



**PLANNING COMMISSION
STAFF REPORT**

Prepared by: Kevin Small, AICP, RLA
Date: January 28, 2026
Meeting Date: February 05, 2026 Case No. 02P-26-01-SP/LP/SD

General Information

Applicant: Casey Brooks (owner/developer)

Owner: 126NorthMain, LLC

Status of Applicant: Tenant - 126 North Main Street

Location: 126 North Main Street

Existing Lot/Building Size: Building 3,748 square feet, 0.8089 acre property

Parcel 577	0.69 acres	30,056 square feet
Parcel 290	0.0369 acres	1,610 square feet
Parcel 578	0.0482 acres	2,100 square feet
Parcel 578	0.0338 acres	1,474 square feet

Requested Action: The Applicant requests:

1. A **Site Plan and Landscape Plan** approval for the conversion of an existing vacant 3,694-square-foot building into a proposed restaurant. The project includes a 1,070-square-foot addition featuring a freezer/refrigerator and interior storage area, an outdoor storage area, an office, and a seasonal outdoor seating.
2. **Special Development** approval for the proposed outdoor dining area.

Zoning: B-2, Central Business

Existing Land Use: Vacant Building (previous bank use)

Surrounding Land Use & Zoning: Adjacent Town properties to the north and east of the site are zoned B-2 (Central Business), while properties to the south and west are zoned B-3A (Central Business Gateway).

The properties to the north and east, across North Main Street, are commercially developed and include the Historical Society of Harford County, the Harford County Department of Community Services, and other commercial office uses. To the west, across North Bond Street, the area is developed with commercial uses such as a café/bakery, a personal service salon, and several retail shops. Directly to the south, the property is occupied by an institutional use, the American Legion.

Comprehensive Plan: The 2022 Bel Air Land Use Plan shows the project area, and the surrounding land designated as *Commercial*.

Zoning History: The property and existing building were formerly occupied by the Bay Net Bank commercial entity within the existing building. Prior to that use, the building was occupied by Restaurant uses. The property has two existing zoning violations. One for too many (3) recycling containers on the property and one for constructing parking spaces without the required 3'-0" landscape buffer from right-of-way. The recycling containers have been removed.

Applicable Regulations: Applicable sections of Chapter 165 Development Regulations:

- Article III (Sect. 165-30. B-2 Central Business District);
- Article VII (Sect. 165-51. Parking and Loading & Sect. 165-53 Performance Standards and Development Guidelines);

- Article VIII Landscaping Standards (Sect. 165-54 through Section 165-61);
- Article XI Permits and Procedures (Sect. 165-82 Building Permit);
- Article XII Appeals; Variances; Special Exceptions; Special Developments (Sect. 165-94 Special Developments);
- Permitted Use Tables, Table 3-7, Service Uses; and,
- Lot Requirement Tables, Table 165-30, B-2 Central Business

Public Utilities & Services: Public utilities are currently provided to site. Bel Air Volunteer Fire Company and Bel Air Police Department also provide emergency services (fire, EMS and police protection).

Transportation: The Harford County Transit Link runs the Bel Air Circulator (Orange Line), which has one stop at an intersection of North Main Street and East Gordon Street.

North Main Street and North Bond Street are Principal Urban Arterial and an Urban Collector roadway according to the Harford County Road Classification Map. The subject site has three entrances: one ingress and one egress on North Main Street and one full access on North Bond Street. The property also has access to an alley owned by the adjacent American Legion, post 55.

The applicant submitted an exemption letter from the Traffic Impact Analysis (TIA) requirement which is under review.

**Environmental
Assessment/Physical
Characteristics:**

The proposed project is within an existing developed site with five trees scattered around the existing parcel. Per Town of Bel Air Code§ 216-4J, the proposed project is exempt from the applicability of Forest Conservation.

The site was developed in 1967 so SWM “redevelopment” requirements apply.

Performance Standards: The general performance standards in Section 165-53.B apply. Other specific performance standards also apply:
Outdoor Dining or Bar Service – Section 165-53I(2)(i)
Service Use – Section 165-53.I(1)
Restaurant Use – Section 165-53.I(2)(l)

Architectural Review: Architectural elevations and renderings in color of all sides of the proposed buildings have been submitted for review. A copy of the Town architectural consultant comments is attached.

Analysis:

The Applicant (Brookside Market) is seeking Site Plan and Landscape Plan approval to convert and expand the existing 3,694-square-foot building at 126 North Main Street into a proposed 4,764-square-foot restaurant (expansion of 1,070 sf) with a total interior seating capacity of 59. The proposal includes a 494-square-foot outdoor dining area (24 seats). The 1,070-square-foot addition to the building is for a freezer/refrigerator unit, 428-square-foot interior storage area, 111-square-foot outdoor storage, and a 37-square-foot office. The project development area encompasses four (4) parcels totaling 0.8089 acres in the B-2 Central Business District. The building was formerly used as a bank and restaurant. The Site Plan notes should be revised to provide existing total acreage, existing and proposed building area, the proposed number of seats (indoor and outdoor) and the current deed of record. There is also a discrepancy between the tax records and the site plan regarding acreage.

SITE PLAN

The existing principal structure is in the central portion of the subject site and complies with all applicable setbacks. Vehicular access from both North Bond Street and North Main Street will be maintained in their current location. The site plan shows a total of 41 parking spaces are provided on-site, including two (2) handicapped spaces. Be advised that handicapped spaces have slope requirements that must be addressed. Parking requirements for a service use are exempt within the B-2 Central Business District. However, $59+24=83$ seats would typically require 28 parking spaces, and 41 spaces are provided. The proposed development information notes should be corrected to show 41 spaces as indicated on the site plan.

1. Regarding the proposed trash dumpster pad shown on the northwest corner of the subject property, staff recommends the following:

- a. A note for the “PROP. 20’ (W) x 10’ (D) CONC. TRASH PAD AND ENCLOSURE W/ 6’ HIGH PVC FENCE ENCLOSURE TO MATCH ARCHITECTURE” be provided.
 - b. A pedestrian access entrance (for an example a door/gate) to the enclosure and confirm the materials and colors of the trash enclosure.
 - c. Please clarify whether the graphic shown within the enclosure is a portable grease trap. Staff does not recommend an above ground grease trap since it attracts rodents and creates a nuisance. Please clarify at the hearing.
2. One existing freestanding sign, currently located within the North Bond Street right-of-way, is shown to be relocated. Please specify the size, height and setback proposed on the final plan. If an additional sign is proposed, a separate submission to the Board of Appeals is required to obtain a variance from the limit of one freestanding sign per parcel.
 3. The site plan includes a note stating “A/C UNITS TO BE REMOVED.” Please indicate the new location of the HVAC system on the Site Plan. It was noted that there will be “RELOCATED ELECTRICAL.” Please confirm it is inside the structure at the hearing.
 4. Please provide a legend detailing symbols, lines, and patterns used on the site plan.
 5. A development agreement is required if the four parcels are not proposed for consolidation in the land records. Although these parcels are under the same ownership, they are recorded separately and need to be consolidated, or an agreement submitted.
 6. Please clarify at the hearing if there will be exterior pedestrian access into the proposed outdoor dining area which could also be used to access the restaurant?
 7. Please provide a callout identifying the type and height of the proposed railing located around the proposed outdoor dining area.
 8. Please provide a bike rack on the final plan as required by Section 165-51.
- An agreement for parking with the American Legion, post 55, should be explored to formalize the parking and access.

LANDSCAPE

The applicant submitted a Landscape Plan for review, however, while existing vegetation is identified, none of the proposed plantings are specified. Additional work is needed to provide the required information on the plan.

1. Provide a detailed Plant Schedule with the following information:
 - a. Plant Names (both common and botanical);
 - b. Quantity of each plant type to be installed;
 - c. Proposed height/caliper for trees and height for shrubs;
 - d. On-center spacing between proposed plants;

- e. Additional notes regarding planting characteristics (ex. balled & burlapped = B&B, container = cont., multi-stem, etc.).
2. Please label each proposed (and existing) plant on the plan or provide a legend that differentiates symbols.
3. Please provide a calculation of how the proposed (and existing) plantings will address the code requirements (see attached form).
4. The Final Landscape Plan must be signed, dated, sealed by a Maryland Registered Landscape Architect or approved professional on the final plan.
5. While the buffer along N Main Street only needs to be three feet to meet the width for commercial parking to right-of-way, four feet is needed to accommodate minor deciduous street trees.

The existing zoning violation for required landscape buffer between commercial parking and right-of-way is addressed with this submission. A Photometric Lighting Plan was not included with this application. If new lighting is planned, please provide locations and height of the proposed fixtures.

ARCHITECTURE

The applicant has submitted color elevations and architectural renderings of the proposed building for review. These materials are also reviewed by the Town Architectural Consultant, whose comments are attached. Based on this review, staff recommends the following:

1. Please indicate the location of any HVAC or rooftop mechanical equipment included in the project. If rooftop HVAC or mechanical equipment is proposed, ensure that rooftop screening is provided in compliance with Town of Bel Air Code Section 165-53B(1)(k).
2. On Sheet A2.1, please elaborate on the materials, finishes, and colors of the proposed walk-in cooler/freezer and storage on the South (Rear) and West (Side) Elevations at the hearing. Based on staff review, the addition does not appear to not meet Town of Bel Air Code Section 165-30.D. The appearance of the proposed addition must be in harmony with the rest of the structure and the neighborhood and there does not seem to be an attempt to do so based on the information provided.

SPECIAL DEVELOPMENT

Outdoor Dining or Bar Service (Town of Bel Air Code Section 165-53.I(2)i)

The proposed development must comply with the Town of Bel Air's performance standards for outdoor dining as outlined in Code Section 165-53.I(2)i. The southern addition to the building will feature an outdoor seating area equipped with a television and other visual displays but will

not include a bar. The development must adhere to restrictions on amplified music and live entertainment, limiting such activities to between 9:00 AM and 9:00 PM daily.

Typically, the exterior seating area is limited to 75% of the fire-rated capacity of the principal permitted use in accordance with the provisions of § 165-71C. Since parking is not required for service uses within the B-2 Central Business Zoning District, the development is not required to provide additional parking. This also means there is no limitation to the treatment of this area so it can be enclosed if desired.

Recommendations:

Approval of the Site Plan and Landscape Plan should be addressed with the following conditions as outlined in Town of Bel Air Development Regulations:

Comprehensive Plan

The proposed use meets the provisions of the 2022 Comprehensive Plan as required by Town Code Section 165-19.

Site Plan

At a minimum, approval of the preliminary Site Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Site Plan for signature incorporating comments from this staff report, and comments from:
 - a. Bel Air Volunteer Fire Company comments pending
 - b. Harford County Health Department comments dated January 23, 2026
 - c. MD-SHA comments pending
 - d. Harford County Soil Conservation District comments dated January 15, 2026
 - e. Bel Air Public Works comments dated January 23, 2026
 - f. Town Architectural consultant comments dated January 27, 2026
 - g. Maryland American Water Company comments pending
2. Site Plan general notes and graphics:
 - a. Include the existing and proposed floor area, the total interior and exterior seating capacity, the correct parking count, and confirm the deed/owner on the final site plan. Provide a legend for site features detailed on the final site plan.
3. Refuse/Recycling Enclosure required prior to building permit issuance:
 - a. Revise the note for the trash dumpster pad to read:

“PROP. 20’ (W) x 10’ (D) CONC. TRASH DUMPSTER PAD AND 6’-0” ENCLOSURE W/ 6’ HIGH PVC FENCE ENCLOSURE TO MATCH ARCHITECTURE.”

- b. Provide a pedestrian access entrance to the enclosure.
- c. Remove the portable grease trap from the enclosure and note the location of an underground facility coordinated through the Health Department prior to building permit.
4. Specify the size, height and location of the proposed freestanding sign adjacent to North Bond Street on the final plan.
5. Confirm the relocation of the HVAC units shown to be removed on the Site Plan on the final plan.
6. Provide a development agreement for all four parcels or submit a parcel consolidation plan to merge the parcels into one prior to building permit.
7. Provide a callout identifying the type and height of the railing located around the proposed outdoor dining area.
8. Provide a bike rack on the property on the final plans.
9. Revise the Architectural Elevations based upon the staff report and architectural consultant comments prior to final plan.

Landscape Plan

At a minimum, approval of the Landscape Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Landscape Plan incorporating comments from this staff report and the following:
 - a. A Maryland Registered Landscape Architect must sign, date, and seal the plan.
 - b. Include a plant schedule that identifies the species, quantity, size, height, spacing and material description of the proposed planting.
 - c. Provide a calculation on the plan of the proposed landscape based upon the code requirements found in Article VIII and the Landscape Manual.
 - d. Provide identification on the plan graphic for all proposed plantings.
 - e. Increase the width of the landscape area between North Main Street and parking to accommodate street trees.

Special Development for the Outdoor Dining (Town of Bel Air Code Section 165-53.I(2)i)

The Special Development for Mixed-Use Center is based upon the following findings of fact that the applicant has demonstrated adherence to Town of Bel Air Code Section 165-53.I(2)(i):

- [a] Amplified music or use of a public address system will not be permitted between 9:00 p.m. and 9:00 a.m.

- [b] Live entertainment or recreational games will not be permitted between 9:00 p.m. and 9:00 a.m.
- [c] Outdoor dining/bar operations will adhere to requirements of Chapter 345 of the Town Code.
- [d] The exterior area capacity will not be limited to 75% of the interior space since no parking is required with the exception of handicapped spaces.
- [e] The proposed development is not proposed within a shopping center and is proposed in a stand-alone commercial building in the B-2 Central Business District.



Kevin L. Small, AICP, RLA
Director of Planning & Community Development

Attachments: Application with description and annotated performance standards
Agency Comments
Site Plan
Landscape Plan
Architectural Elevations & Renderings
Floor Plan



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

705 E. CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belairmd.org

PLANNING [410] 879-9500
PUBLIC WORKS [410] 879-9507
FAX: [410] 838-0775

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MEMORANDUM

To: Kevin Small, Director of Planning

From: Buddy Haight, Associate Engineer

Date: January 23, 2026

Subject: Site Plan Review – 126 North Main St.

A review has been made of the Site Plan provided by Development & Design Solutions, LLC dated 1/05/2026 for the above referenced project. The following comments are provided as a guide for revisions:

1. Remove all existing conditions not to remain.

Should you have any questions regarding this matter, please feel free to contact me directly.

Cc: DPW file

Paul D. Edmeades
ARCHITECT / PLANNER
AIA



Town of Bel Air
Mr. Kevin Small, Director
Bel Air Department of Planning and Zoning
705 E. Churchville Road
Bel Air, Maryland 21014

January 27, 2026

RE: 126 North Main Street
Conversion of Existing Building to a Restaurant in a B-2 Central Business District

Dear Mr. Small:

The following is a response to your request to review the architectural aspects of the proposed renovation and addition to the existing building at 126 North Main Street to convert the existing building to a new restaurant. The site is located in a B-2 Business District. The documents I received are as follows.

1. Site Plan: 126 North Main Street: Drawing C-1 dated January 5, 2026 and prepared Development & Design Solutions, LLC.
2. Perspective Rendering of the Restaurant from Main Street: untitled and undated, prepared by Architectural Design Works.
3. Exterior Elevations of the North and East Elevations: Drawing A2.0 dated August 6, 2025 prepared by Architectural Design Works
4. Exterior Elevations of the South and West Elevations: Drawing A2.1 dated August 6, 2025 prepared by Architectural Design Works

The project is a redevelopment of an existing building on North Main Street. The proposed renovations include a new front pediment entrance and new wall treatments. The lower part of the front façade is proposed to receive a thin stone veneer and the upper portion is proposed to be covered with horizontal Fiber Cement Siding. These materials are repeated on the East Elevation and most of the South Elevation. The proposed West Elevation is proposed to be exposed new cooler units which continue around the corner for a portion of the South Elevation. In my opinion, the cooler units should be inside the building and an exterior wall should be constructed around them and finished to provide a wall treatment similar to the proposed treatments on the other elevations of the building. The proposed use is compatible with the uses on North Main Street. A number of office buildings are on Main Street. On Bond Street across from the proposed restaurant are a variety of businesses including a bake shop, clothing shops, and other restaurants. When completed the proposed restaurant will add to the vitality of the street, but changes need to be made to the exposed freezer and cooler units.

The property is located in a B-2 Central Business District. In the B-2 District the development is subject to the requirements in §165-30 of the Development Regulations. As part of the requirements in §165-30D, the project needs to comply with §165-118.A(6). The project also needs to comply with the Performance Standards for outdoor dining and bar service in §165-53.I.i. Following is an item by item analysis regarding the regulations.

Specifically I find the following:

§165-30.A PURPOSE

The proposed development meets the requirements of the stated purposes in the Regulations.

§165-30.B GENERAL REGULATIONS

1. Home Occupations are not a part of the proposed development
2. Comments on street trees are not a part of this visual architectural analysis
3. Comments on a sign plan are not a part of this visual architectural analysis
4. A restaurant is a permitted use in a B-2 District.

§165-30.C SITE DESIGN STANDARDS

Comments on site design standards are not a part of this visual architectural analysis

§165-30.D ARCHITECTURAL STANDARDS

1. Building façade quality and variation

- a. The proposed addition facing Main Street Bond has a number of elements to provide visual interest and human scale. The base of the building will be stone veneer. The entrance is defined by a new pediment which will cover the entrances to the restaurant.
- b. From the renderings it appears that three façades will be treated in a similar way to the front. The west façade is not consistent in color and material with the front of the building. The proposed freezer and cooler units need to be considered as a normal exterior wall and be treated similar to the other façades.
- c. The building is not on a corner lot.
- d. The front façade is broken into several segments highlighted by the entrance feature. The side façades are not greater than 40 feet in length.
 - a. The front façade is articulated into several sections as noted above and is defined by the pediment the over the entrance.
 - b. Façades are effectively articulated with the lower stone veneer and the upper fiber cement siding capped with a cornice. As noted above the west elevation will need to be redesigned to be compatible with the other façades.
 - c. The building is not on a corner lot but does front on Bond Street as well as Main Street. The Bond Street façade is treated with acceptable materials consistent with the front elevation.
 - d. The façades that are longer than 40 feet are articulated with horizontal and vertical articulation consistent with the requirements of the regulations.
 - 1 The façades are effectively articulated except as noted for the west elevation
 - 2 The proposed design uses breaks in the wall surface and articulation of the major front pediment which defines the entrances to the building.
 - 3 There are no display windows
 - 4 The entries are recessed at the sides of the major pediment on the front of the building.
- e. The building is not more than 45 feet or more than three stories.

2. Entrances and windows

- a. The design emphasizes the entrance toward Main Street. As stated above, the front pediment defines the front façade. Recesses at each side of the pediment accommodate the entrances and

complete the composition.

- b. It appears that attention needs to be given to improve the access from the side and rear façades.
- c. The proposed windows are similar to the existing windows and are acceptable. There are no continuous strip windows.
- d. It is not clear from the rendering whether the windows are reflecting or tinted. The Town should verify the glass type before approving the project.
- e. The window area as indicated on the elevations is acceptable for the restaurant use proposed. Many of the windows are reworked from the original building and are acceptable.

3. Roof design

The design includes a well-defined cornice as required by the regulations.

4. Compatibility with neighboring buildings

- a. The redevelopment of this building is not an infill building.
- b. This building is not adjacent to a designated historic site.

5. Awnings and canopies:

- a. The building does not have awnings or canopies. The entrances are under the front pediment.
- b. There are no awnings.
- c. Since there are no canopies this does not apply.

6. Materials and colors

- a. The base of the building will be stone veneer. Above the stone veneer will be horizontal fiber cement siding. The west elevation needs to be redesigned using this same vocabulary.
- b. The design appears to employ an appropriate number of colors. The base will be stone veneer. Above this is the horizontal fiber cement siding with a contrasting color to the stone veneer. The composition is capped by a cornice feature.
- c. The cornice and trim appear to be a contrasting color.

7. Trademark building

This building is not a trademark building.

8. Mechanical equipment

Mechanical equipment was not shown on the architectural rendering. As a result I cannot comment on the mechanical equipment on the roof.

9. Structured parking: There is no structured parking.

10. Fire protection

The building is one story and less than 45 feet in height. Comment on the sprinkler system is beyond the scope of this report.

§165-30.E SITE ELEMENTS

Comments on Site Elements are not a part of this visual architectural analysis

§165-30.F DENSITY, LOT AREA, WIDTH, HEIGHT, AND YARD REQUIREMENTS

Comments on density, lot area, width, height, and yard requirements are not a part of this visual architectural analysis

§165-30.F THRESHOLDS OF APPLICABILITY

Comments on thresholds of applicability are not a part of this visual architectural analysis

§165-118 ARCHITECTURAL REVIEW

A(6) Architectural renderings showing all sides of the building were provided.

§165-53.I.i PERFRMANCE STANDARDS FOR OUTDOOR DINING OR BAR SERVICE

1. Performance Standards

- a. Comments about amplified music or public address system are not a part of this visual architectural analysis.
- b. Comments on live entertainment or recreational games are not a part of this visual architectural analysis.
- c. Comments on outdoor dining/bar operations are not a part of this visual architectural analysis.
- d. Applicant shall verify that the exterior area is no more than 75% of the principal permitted use.
- e. The dining area is not located in a Shopping Center.

2. Guidelines

- a. Comments about bar service are not a part of this visual architectural analysis.
- b. Comments on hours of food or alcohol service are not a part of this visual architectural analysis.
- c. Comments on size of bar including television and other visual display are not a part of this visual architectural analysis.

In my opinion the design of this building does not comply with the Development Regulations of the Town of Bel Air. It needs to be resubmitted to address the issues raised regarding the west wall of freezers and coolers. Except for the west elevation, in my opinion, the building fits the overall goals of the Town.

Please note that these comments concern only the visual aspects of the design proposal submitted. Zoning code analysis, site analysis, building code analysis, life safety code analysis and all other code and constructability analyses have not been done and are not a part of this review. In addition this review does not include structural, mechanical, civil, electrical, plumbing or other engineering services.

If you have any questions please call me.

Sincerely,



Paul D. Edmeades, RA, AIA, NCARB



Harford County Health Department

Main Office: 120 S. Hays Street • P.O. Box 797 • Bel Air, Maryland 21014 • 410-838-1500



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**Harford County
Health Department**

Lauren Levy, JD, MPH · Health Officer

Silvana Bowker, LCPC, ACRPS · Deputy Health Officer of Operations

Jamie Sibel, MD, MPH · Medical Deputy Health Officer

410-877-2323

FAX: 443-643-0334

January 23, 2026

Kevin Small
Town of Bel Air, Senior Planner
Department of Planning & Community Development
705 Churchville Road
Bel Air, MD 21014

**Re: 126 N. Main Street
Bel Air, MD 21014
TP26-01-01-B
Tax Map 301 Parcel 577
Tax ID 03-013731**

Dear Mr. Small:

The Harford County Health Department (HCHD) has extended its approval for the above-referenced site plan. The site is located at 126 N. Main Street, Bel Air, MD.

This plan proposes to convert the existing vacant building into a 4,764 sqft restaurant with an outdoor seating area. The site is serviced by existing public sewer and Maryland American Water Company.

This office has the following comments regarding this project:

- If any structures are to be razed, it will require a demolition permit obtained through the Town of Bel Air. All aspects of the demolition permit must be completed to the satisfaction of the approving agency(s). If there are any questions concerning Health Department requirements or required documentation for the disposal of the waste and/or rubble, the owner/applicant should contact the Permits and Plan Review Division at 410-877-2300.
- Any type of future food service operation planned for this site, must be reviewed and approved by the HCHD prior to the issuance of a building permit. To request a food service facility review package, the owner or his/her agent should contact Doug Lee. If the plan is recognized as a prototype plan, review will also be required by the Maryland Department of Health (MDH), Division of Food Control, Center of Facility and Process Review. If there are any questions regarding this review, the applicant should contact MDH at 410-767-8400.
- Additional comments from this office will be provided at the time of the building permit or certificate of occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.
- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust.

If you have any questions, feel free to call.

Sincerely,

James Weixel, LEHS Supervisor
Land and Water Resources Division
Bureau of Environmental Health
JDW/lww/jh
cc: FWA

BEL AIR OFFICE
1 N. Main Street
Bel Air, MD 21014
410-638-3060

EDGEWOOD OFFICE
1321 Woodbridge Station Way
Edgewood, MD 21040
410-612-1779

EDGEWOOD OFFICE
2204 Hanson Road
Edgewood, MD 21040
443-922-7670

HAVRE DE GRACE OFFICE
2027 Pulaski Highway
Havre de Grace, MD 21078
410-939-6680

HAVRE DE GRACE OFFICE
2015 Pulaski Highway
Havre de Grace, MD 21078
410-942-7999



Harford Soil Conservation District

3525 Conowingo Road ♦ Suite 500 ♦ Street, Maryland 21154
(410) 638-4828 ♦ www.harfordscd.org

Date: January 15, 2026

To: Mr. Kevin Small, AICP, RLA
Director of Planning & Community Development
Town of Bel Air Department of Planning & Zoning

From: Clarence Cullum, PE
Harford Soil Conservation District

Subject: Site Plan – 126 North Main Street

The plan indicates a total disturbance of less than 5,000 sf, so long as this remains through the final design, and the volume of excavation is less than 100 cubic yards no sediment control plan would be required.

Cc: Mr. Quintin Cornwell, HSCD