



**PLANNING COMMISSION
STAFF REPORT**

Prepared by: Waqar Shah

Date: November 25, 2025

Meeting Date: December 4, 2025

Case No. 12P-25-02-SD/SP

General Information

Applicant	WLR Investment Group, Inc.
Status Of Applicant	Developer
Location	710 Belair Road (Baltimore Pike), Bel Air, MD 21014. MSDAT shows the address as 716 which duplicates the abutting property.
Lot/Building Size	1.256 acres with an existing 16,256-square-foot building.
Requested Action	The applicant requests: <ul style="list-style-type: none">• Approval of the Site Plan for the demolition of existing 16,256 commercial building and construction of a two-story, 4,470-square-foot express car wash facility.• Approval of a Special Development to permit a drive-thru service use and permit a car wash and auto detailing service use.• Landscape Plan approval for the project.
Zoning	B-3, General Business District
Existing Land Use	The property was formerly occupied by a car dealership (Heritage Mazda) and seasonally occupied by the Costume Cabaret in the existing building.
Surrounding Land Use & Zoning	The surrounding properties are zoned B-3 (General Business District) to the northeast, and southwest of the subject site. The property directly southeast lies outside the Town of Bel Air corporate municipal limits and is also zoned B-3 General Business District within Harford County. The general land use in the area is commercial, with retail and service-oriented businesses located along Belair Road to the southwest, northeast, and northwest of the site, as well as along Tollgate Road to the northwest.
Comprehensive Plan	The 2022 Town of Bel Air Comprehensive Plan designates the subject property as Commercial Land Use.
Zoning History	The property was recently occupied by The Costume Cabaret commercial entity within the existing 16,256-square-foot building.
Applicable Regulations	<ul style="list-style-type: none">• Chapter 165 Part 2, Article III (B3 Zoning);• Article VIII (Landscaping Standards);• Article VII (Special Developments);

	<ul style="list-style-type: none"> • Article XI Permits and Procedures; • Article XV Sign Regulations. <p>Specific Sections -- Town of Bel Air Zoning Code Sections</p> <ul style="list-style-type: none"> • § 165-32(A-E) B-3 General Business District's Standards; • § 165-94(B-C) Special Development Criteria; • § 165-106(B)(3) Signs in the B-3(General Business District); • § 165-53I(2)(c) Performance Standards - Drive-through facility; • § 165-51H Required Off Street Parking; • § 165-53I(2)(h) Motor vehicles and related service uses/car wash/auto detailing; • § 165-73-88 Permits and Procedures; and • § 165-56-63 Landscaping Standards
Public Utilities and Service	The property is served by Baltimore Gas and Electric (Electric and Gas), Maryland American Water Company (Water), and the Town of Bel Air Sewer. Bel Air Police and Bel Air Volunteer Fire Company also provide emergency services to this property.
Transportation	<p>The property has frontage along Belair Road, a state-maintained roadway.</p> <p>There are two existing direct access points from Baltimore Pike (Belair Road) to the site, as well as two additional indirect access points: one from BMW of Bel Air at 716 Baltimore Pike to the southwest, and another from the vacant lot at 708 Baltimore Pike to the northeast.</p>
Environmental Assessment/Physical Characteristics	The proposed project is in an existing developed area with two trees on the northeastern portion of the parcel. Per Town of Bel Air Code § 216-4J, the proposed project is exempt from the applicability of Forest Conservation.
Architectural Review	The applicant submitted colored architectural elevations of the proposed building on November 6, 2025. Comments from the Town Architectural Consultant are attached. A Photometric Plan indicating light levels is attached.

Analysis

The applicant is requesting Site Plan and Landscape Plan approval to construct a new 4,470-square-foot single-tunnel Auto Spa Express Car Wash at 710 Belair Road (Baltimore Pike/Route 1). The proposed development includes associated site improvements such as pay lanes, parking spaces, vacuum stations, and landscaped areas. The 1.256-acre property lies within the B-3 General Business Zoning District and was previously approved for Heritage Automotive on June 1, 2006. The site is tentatively identified as 710 Baltimore Pike, though it is also referenced as 716 Belair

Road on the recorded subdivision plat (Liber 03064, Folio 0577, dated October 15, 1986). In addition, Special Development approval to allow car wash and auto detailing service use within the B-3 General Business District is requested, along with Special Development request for a Drive-Thru service.

SITE PLAN

The proposed principal building is positioned toward the western (rear) of the site, maintaining required setbacks from Belair Road and lot lines. Most of the vehicle queuing for the car wash is proposed behind the building towards the northeast, effectively screened from public view and minimizing visual and traffic impacts along the corridor. The site plan shows that adequate queuing of 11 vehicles will be provided, as well as on-site circulation and parking to accommodate operations. It appears 19 spaces are dedicated for vacuum of vehicles and four (4) spaces for employees. The applicant is encouraged to address the largest shift for parking purposes. In addition, the handicapped space cannot double as a vacuum space and the plan must be revised accordingly. Access from Baltimore Pike is subject to an access permit from Maryland State Highway Administration and comments from MD-SHA are pending. A Traffic Impact Study (TIS) was required for the project. The study is currently under review and additional Conditions of Approval are to be finalized.

Please address the following at the hearing:

- Four (4) parking spaces measuring nine (9) feet in width by eighteen (18) feet in length are shown on the proposed site plan; however, they are not specifically labeled. Please address the intended use of these four non-vacuum spaces and add a note indicating that there will be a maximum of four employees on site during any work shift.
- Provide documentation of an easement for construction disturbance with the property owner of 708 Baltimore Pike (Corollee B Getz and Joel A Getz Etal).
- Indicate whether there will be directional signage and a business identification sign. If so, please show their locations on the site plan. Be advised that each directional sign is to be five square-foot or less, per Town of Bel Air Code § 165-109A
- Please confirm the location of the mechanical equipment (HVAC, cellular, etc). If proposed on the rooftop of the proposed Auto Spa Express Building or on-site.
- Please clarify the reason for the 30-foot-wide drive aisle between the general and vacuum parking spaces, given that only a 24-foot width is required per Town of Bel Air §165-51E (1) and the Town discourages unnecessary impervious surfaces.
- The site plan should specify the breakdown of floor area between the first floor and mezzanine levels of the proposed 4,470-square-foot Auto Spa Express car

wash building, either within the bulk requirements table or under the general notes.

LANDSCAPE PLAN

- Per the requirements outlined in Town of Bel Air Code § 165-58A, the proposed site has a 250-foot public road frontage. This requires one major deciduous tree per 40 linear feet or one minor deciduous tree per 30 linear feet along a public road frontage.
 - As such, six (6) major deciduous trees are required along the frontage with Baltimore Pike; or
 - Eight (8) minor deciduous trees are required along the frontage with Baltimore Pike.
- It is recommended that the proposed 72 Cherry Brandy English Laurel shrubs (*Prunus laurocerasus* 'Cherry Brandy') be replaced with Schipka Cherry Laurel (*Prunus laurocerasus* 'Schipkaensis') or Otto Luyken Cherry Laurel (*Prunus laurocerasus* 'Otto Luyken'), or a mix of these two species.
- The Site Plan and Landscape Plan do not show pedestrian access to the trash enclosure. Please provide pedestrian access and indicate that the enclosure's materials and colors will match those of the proposed building.

LIGHTING PLAN

A Photometric Lighting Plan was submitted, indicating illumination levels ranging from 0.0 to 5.0 footcandles across the property. Additional staff comments are as follows:

- Please identify the locations of Parking Lot 1 and Parking Lot 2 on the site plan so they correspond with the values listed in the calculation summary.
- Please identify pole height of the proposed lighting fixtures on the plan.

SPECIAL DEVELOPMENT

DRIVE THROUGH FACILITY FOR A CAR WASH, AND OTHER SIMILAR USES (Town of Bel Air Code § 165-53I(2)(c))

The proposed development appears to meet the Town's performance standards for drive-through facilities outlined in Town of Bel Air Code § 165-53I(2)(c). Drive-through lanes are clearly marked without obstructing parking areas, service zones, or emergency access. The site design also meets stacking requirements by providing a minimum of 9 (nine) stacking spaces. Noise generated by speaker systems must comply with State of Maryland noise regulations.

MOTOR VEHICLES AND RELATED SERVICE USES/CAR WASH/AUTO DETAILING
(Town of Bel Air Code § 165-53I(2)(h))

The proposed car wash facility appears to meet the performance standards outlined in Town of Bel Air Code § 165-53I(2)(h). All car wash and cleaning will take place inside the building, and no outdoor storage or display areas are included in the proposal. The project is designed to minimize impacts on neighboring commercial properties, with lighting, noise, and odors appropriately addressed. All adjoining properties are zoned B-3 General Business, so residential screening, fencing, or walls are not required.

The site layout provides clear and safe driving lanes, incorporating landscape islands, curbs, and signage to direct traffic flow and separate parking from loading and circulation areas. Adequate space is provided for service and delivery vehicles, including proper turning areas. As, no outdoor service areas, pump islands, or vehicle display areas are proposed, those standards do not apply. The building design also meets the required 30% window area. Overall, the project complies with the intent of the performance standards and fits within the site and surrounding area.

ARCHITECTURE (Sheet # A1.1, A1.2, and A2.1)

The elevations were submitted for review by the staff, and the Town Architectural Consultant comments are attached. Staff recommends the following:

- As previously stated, the site plan should specify the breakdown of floor area between the first floor and mezzanine levels of the proposed 4,470-square-foot Auto Spa Express car wash building.
- Will HVAC and/or mechanical equipment be proposed on the building roof? If not, please show the location of this equipment with the required screening, in accordance with Town of Bel Air Code § 165-64E(1).
- Staff recommends reconsideration of the building material selection, as the limited use of stone veneer and metal panels shown on all elevation facades does not comply with Town of Bel Air Code § 165-32C(4)(a) and is incompatible with the quality, color, texture, finish and dimension with other buildings in the area, and is not architecturally harmonious..
 - Consider increasing the proportion of stone veneer or brick cladding to meet this requirement.
- Please clarify whether the Low-E glass proposed for SF01, SF02, and SF03 is reflective. This information is required to ensure compliance with Town of Bel Air Code § 165-32C(4)(f).
- Sheet A1.1 should be renamed from “Floor Plan” to “First Floor Plan.”
- The west and east elevations currently show an uneven single-line tunnel roof and awning. Please consider a flat roof and awning to achieve architectural consistency across the entire building.

Recommendations

At a minimum, approval of the Site Plan and Landscape Plan should be conditioned on the following 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 of Bel Air Code § 165-19.

Site Plan

At 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. Harford County Planning and Zoning – comments pending
 - b. MD SHA Highway Administration comments – dated October 22, 2025
 - c. Harford County Health Department – comments dated November 24, 2025
 - d. Harford County Soil Conservation District – comments dated November 24, 2025
 - e. Maryland American Water Company – comments pending
 - f. Town of Bel Air Department of Public Works comments – dated November 17, 2025
 - g. Town Architectural Consultant – comments dated November 24, 2025
2. Provide an easement or agreement for construction disturbance from the 708 Baltimore Pike property owners and the property owners of 716 Baltimore Pike.
3. Show proposed directional and business signage on the site plan (directional signs ≤5 sq. ft.).
4. Confirm mechanical equipment locations; indicate rooftop placement if applicable.
5. Reduce the 30' drive aisle between general and vacuum parking to 24 feet.
6. Specify floor area breakdown between first floor and mezzanine (4,470 sq. ft. total).
7. Revise the Architectural Elevations based on staff comments and the architectural consultant letter.

Landscape and Lighting Plan

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

1. Add six (6) major street deciduous trees or eight (8) minor deciduous trees adjacent to the public right-of way along the eastern frontage on Baltimore Pike to meet Section 165-58. A.
2. Replace the proposed 72 Cherry Brandy English Laurel shrubs with Schipka or Otto Luyken Cherry Laurel, or a mix of these species.
3. On Sheel L-201, Identify Parking Lot 1 and Parking Lot 2 on the aerial lighting plan to match calculation summary values.

Special Development- Drive-Thru Facility

Approval of the Drive-Thru Facility is based on the following findings of fact:

1. Proposed development generally meets Town of Bel Air drive-through performance standards § 165-53I(2)(c).
2. Drive-through lanes are clearly marked without obstructing parking, service zones, or emergency access.
3. Provision of 11 stacking spaces, exceeding the minimum requirement.
4. Noise from speaker systems will comply with Maryland state regulations.
5. Drive-through windows and queuing lanes are located along the rear facade, away from the public right-of-way, meeting screening and location standards.

Special Development- Car wash/Auto Detailing Service

Approval of the Car Wash/Auto Detailing Service is based on the following findings of fact:

1. Car wash meets Town performance standards (§ 165-53I(2)(h)); all car wash services are performed indoors.
2. No outdoor storage, service, or display areas; adjoining properties are all Commercial, so no screening is required.
3. Lighting, noise, and odors are addressed; site layout provides safe driving lanes, traffic separation, and adequate service/delivery access.
4. Vehicle queueing lane parking spaces are to be dimensioned.
5. Outdoor service, pump island, and display standards do not apply.
6. Building meets the maximum 30% window requirement.



Waqar Shah
Deputy Director of Planning

Attachments

Application

Performance Standards checklist

Site Plan (Sheet # C-301)

Landscape Plan (Sheet # L-101)

Lighting Plan (Sheet # L-201)

Floor Plans of First Floor and Mezzanine (Sheet # A 1.1 and A 1.2)

Architectural Elevations (Sheet # A 2.1)

Photos

Agency Comments



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

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MEMORANDUM

To: Kevin Small, Director of Planning
From: Buddy Haight, Associate Engineer
Date: November 17, 2025
Subject: Site Plan Review- Bohler Engineering

A review has been made of Site Plan provided by Bohler Engineering dated 11/5/2025 for the above referenced project. The following comments are provided as a guide for revisions:

1. Town approved signature blocks for owner, engineer certification, Planning Commission and Director of Planning need to be added. These can be provided upon request.
2. Remove LOD lines and LOW lines, those will be shown on grading plan and should not be shown on site plan.
3. New address of 710 Baltimore Pike will need to be approved by Emergency Services.
4. Please label all easements as public or private and if public label the owner.
5. Remove unnecessary notes from plan, i.e. stormdrain filled with debris etc.
6. Remove "General Notes 8-12" and replace with the following
 8. Stormwater Note:
 - a. Access to all Stormwater management practices including ones that are on private property shall be made available to Town of Bel Air at all times during construction and for inspections after construction in perpetuity.
 - b. Maintenance of all Stormwater Facilities (once as-built drawings are approved) is the responsibility of the Property Owner(s) in perpetuity.
 - c. Stormwater Management will be provided in accordance Town of Bel Air Code Chapter 405 per the approved plan.
7. Per the January 1, 2025 Teams meeting with the Town to discuss sanitary sewer - The proposed use of project will exceed the Baltimore Pike Pump Station capacity and as such is the responsibility of the developer to upgrade or replace as needed. A sperate sewer plan must be submitted and approved before final site plan is approved.

Please make those corrections and resubmit 2 print copies for final review before mylars. Should you have any questions please feel free to contact myself or Buddy Haight.

Cc: DPW file

Paul D. Edmeades
ARCHITECT / PLANNER
AIA



Town of Bel Air
Department of Planning & Community Development
Mr. Kevin L. Small, Director
705 E. Churchville Road
Bel Air, Maryland 21014

November 24, 2025

RE: Design Review
Express Car Wash
710 Baltimore Pike
Demolition of Existing Buildings and Construction of a New Car Wash Facility

Dear Mr.Small:

The following is a response to your request to review the design aspects of the submittal for the proposed demolition and construction of a new car wash facility at 710 Baltimore Pike. I received a site plan, floor plans, elevation drawings and perspectives for the proposed development. The documents I received are as follows:

1. Site Plan: Proposed Car Wash: Sheet C-301 prepared by Bohler and dated November 5, 2025
2. Auto Spa Express Car Wash, Floor Plan: Sheet A1.1 prepared by Lawrence Alsip III of Alsip Associates PC and dated August 19, 2025
3. Auto Spa Express Car Wash, Mezzanine Floor Plan: Sheet A1.2 prepared by Lawrence Alsip III of Alsip Associates PC and dated August 19, 2025
4. Auto Spa Express Car Wash, Exterior Elevations Sheet A2.1 prepared by Lawrence Alsip III of Alsip Associates PC and dated August 19, 2025
5. Auto Spa Express Car Wash, Three Sheets of Perspective Renderings of the Site Undated

I checked the Maryland State Board of Architects listing of Architectural Firms and Alsip & Associates, PC does not have a Firm Permit to practice architecture in the State of Maryland. Lawrence Alsip III, their principal architect in charge of the project, is a registered architect in Maryland. In my opinion, Bel Air can accept these preliminary architectural drawings based on the fact that Lawrence Alsip III from the firm is a registered architect in Maryland. To submit the construction documents in conformance with Maryland law, Alsip & Associates, PC needs to have a Firm Permit in Maryland or the submission should be done directly under Lawrence Alsip III's license practicing as a sole practitioner in Maryland.

The proposed design involves the demolition of the existing buildings at 710 Baltimore Pike and the construction of a new car wash facility. The new facility has elevated building massing elements at each end of the facility with which are topped with cornices. The base of the walls at the elevated building masses is a 3'-0" high stone veneer with a precast stone cap. Much of the façade facing Baltimore Pike is glass above a 1'-8" high the stone veneer base with a precast stone cap. The elevated mass elements at the ends of the facility are metal panels above the stone base. There are vacuum bays in front of the building. In my opinion, these vacuum bays are no different than the parking spaces in front of many buildings in the area. In general I believe that the proposed facility complements the existing buildings along Baltimore Pike. The adjacent BMW facility is similar in design. Across the street the Wawa Store uses stone as the base to its wall treatments. In general there are a number of automotive uses near to the proposed facility. I believe it fits with the general design of the area and is an improvement over the existing building which will be demolished

The proposed project is located in a B3 General Business District and must comply with the Bel Air Development Regulations as follows:

1. Article III §165-32 B-3 General Business District: See item by item analysis below.
2. Article VII Performance Standards
 - a. §165-53 A & B General Performance Standards. See item by item analysis below
 - b. §165-53 I (1) Service Use Performance Standards. See Item by item analysis below.
 - c. §165-53 I (2) (c) Drive Through Facility Performance Standards. See item by item analysis below
 - d. §165-53 I (2) (h) Motor vehicles and related service uses / car wash / auto detailing See item by item analysis below
3. Article XVI §165-118E Landscape and Amenity Design. Comments on this article are not a part of this visual architectural analysis.
4. Article VIII Landscaping. Comments on this article are not a part of this visual architectural analysis.
5. Article XI Permits. Comments on this article are not a part of this visual architectural analysis.
6. Article XV Signs. Comments on this article are not a part of this visual architectural analysis.
7. Article XVI Subdivision and Site Development. Comments on this article are not a part of this visual architectural analysis.

Article III §165-32 B3 General Business District.

A. Purpose

- 1 The proposed redevelopment of the car wash fits with the Town of Bel Air Comprehensive Plan to provide for more intense commercial development
2. The proposed car wash is compatible with the adjacent development and is an improvement over the existing building that currently occupies the site.

B. General Regulations

1. Special Regulations There are no home occupations in the development
2. The new building will improve the visual character of the site and is compatible with the adjacent buildings.
3. Comments on street trees is not a part of this visual architectural analysis
4. Comments on any sign plan are not a part of this visual review.

C. Site Design Standards

(1) Comments on the access permit are not a part of this visual Review.

(2) The proposed car wash will complement the existing surrounding development. The building appears to ensure visual privacy and sunlight for adjacent structures.

(3) There are no special street views in this complex. The proposed building is a simple mass which fits into the context of the many automotive related facilities in the area.

(4) Building Design, Height, and Massing

(a) The building is a simple mass which is consistent with the use and will fit into the nature of the buildings in the area.

(b) The rear façade and all façades will of the same finished quality and will be consistent with the rest of the building.

(c) The simple mass of the building is appropriate for the site

(d) The building will be articulated with several material changes along the façades. The building façades are modulated and they are articulated in a way that, in my opinion, they meet the intent of the 40 foot requirement.

(e) The flat roof forms are compatible with the predominant flat roofs of the roof structures in the area.

(f) The nature of the glass is not indicated on the submission. The architect should verify that the glass is not reflecting or mirrored. If the glass is tinted, the Zoning Administrator will need to review the glazing.

(g) The simple mass of the building is effectively articulated. A limited range of colors is employed in the design. Contrasting colors accent the various features of the building

(h) The site is not adjacent to a residential zoned district.

(5) Fencing and Screening

(a) Decorative fencing and screening are not included in the design at the perimeter of the site.

(b) In reference to the service areas, it appears that that the dumpster area is appropriately located and screened. The color of the screen wall should match the stone veneer base of the building.

(c) Rooftop mechanical equipment is not indicated so I cannot comment on any screening.

(6) Lighting and Security

- (a) Decorative lighting: Decorative lighting is not a part of this visual review.
- (b) Parking Lot Lighting: Parking lot lighting is not a part of this visual review.
- (c) Security Alarms: Security alarms are not a part of this visual review.

(7) Vehicular and Pedestrian Access: Vehicular and pedestrian access are not a part of this visual review

D. Special Regulations: Refer to Article VII § 165-53 Performance Standards (See item by item analysis below)

E. Analysis of density, lot area, width, height, and yard requirements are not a part of this visual review.

Article VII §165-53. Performance Standards

A. Purpose: The proposed development will comply with the requirements regarding the purpose of the Performance Standards

B. General Performance Standards

(1) Performance Standards for all Districts

- (a) Pedestrian sidewalks are not a part of this visual review
- (b) Applicant confirmation of code conformance is not a part of this visual review
- (c) The size of the site is not a part of this visual review
- (d) Protection of pedestrian areas is not a part of this` visual review
- (e) The walkway system is not a part of this visual review
- (f) Demonstration that the proposed use will be safe and not create a nuisance is not a part of this visual review
- (g) Identification of noise generating uses is not a part of this visual review
- (h) Vehicular access to the site is not a part of this visual review
- (i) The proposed project does not adjoin a historic structure.
- (j) The buildings are architecturally compatible and complement the existing development. The building is acceptable in quality, texture, finish, size, shape, style, rooflines, and materials
- (k) Rooftop mechanical equipment is not indicated so I cannot comment on screening it from public view.
- (l) There do not appear to be fences or screen walls on the site.
- (m) Comments on noise compliance with the regulations are not a part of this visual review
- (n) Comments on landscaped areas are not a part of this visual review.
- (o) Comments on use setbacks and separations are not a part of this visual review.

(2) Guidelines

- (a) Comments on green building elements are not a part of this visual review
- (b) The proposed building will replace an existing building and will complement and contribute to the neighborhood in terms of shape, style, color and materials

Article VII §165-53

I. Performance Standards for Service Uses

(1) Performance Standards

- (a) The location of the property does not abut a residential zone.
- (b) There are no accessory uses.
- (c) The dumpster area is in an acceptable location and is screened.

Article VII §165-53

I. Performance Standards for Service Uses

(2.c) Drive-through facility for car wash.

[1] Performance Standards

- (a) Vehicular and pedestrian circulation is not a part of this visual review.
- (b) Comments on the marking of the drive-through lanes is not a part of this visual review
- (c) Adequate stacking for drive-through lanes is not a part of this visual review.
- (d) Comments regarding noise from speakers are not a part of this visual review.
- (e) Drive-through windows are located on the rear façade of the building

[2] Guidelines

- (a) Comments on stacking requirements are not a part of this visual review
- (b) Comments on additional buffering are not a part of this visual review.

Article VII §165-53

I. Performance Standards for Service Uses

(2.h) Motor Vehicles and related service uses / car wash / auto detailing.

[1] Performance Standards

- (a) There are no sales or installation operations in the car wash. There is no display of motor vehicles for sale and therefore there is no screening required.
- (b) Comments on noise and odor are not a part of this visual review
- (c) The site does not adjoin a residential district.
- (d) There is no vehicle display area.
- (e) Comments on the number and types of vehicles permitted on the site are not a part of this visual review.
- (f) Comments on identifiable driving lanes are not a part of this visual review
- (g) Comments on landscape islands are not a part of this visual review
- (h) Comments on providing space for service and delivery vehicles are not a part of this visual review

- (l) Comments on turning spaces in parking lots are not a part of this visual review
- (j) Comments on the location of service areas are not a part of this visual review
- (k) There are no fuel pump islands in this project.
- (l) The building is not in a B2, B2A, or B3A district so this requirement does not apply.

[2] Guidelines

- (a) There will be no display for sale or rental of motor vehicles and the property is not adjacent to a residentially zoned property.

Article XII §165-94

C. Special Development Conditions for Approval

Comments regarding the Special Development Conditions of Approval are the purview of the Planning Commission and are not a part of this visual review.

Based on my analysis, I feel that the proposed redevelopment of the Auto Spa Car Wash meets the requirements of the Development Regulations of the Town of Bel Air. The Planning Commission should verify the issues that are raised in this analysis as a part of their review.

Please note that these comments concern only the visual aspects of the design proposal submitted. Other requirements of the development regulations are not a part of this review. All building code analyses, life safety code analyses, other code analyses, and constructability analyses are specifically excluded from this visual review. In addition this review does not include structural, mechanical, 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



Public Health
Prevent. Promote. Protect.
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
November 24, 2025

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

Re: 710 Baltimore Pike
Auto Spa Express
TP25-15-01
Tax Map 304 Parcel 342
Tax ID 03-062767

Dear Mr. Small:

The Harford County Health Department (HCHD) has extended its approval for the above-referenced site plan. The site is located at 710 Baltimore Pike, Bel Air, MD.

This plan proposes to demolish the existing building and construct a 4,470 sqft single tunnel drive-through Auto Spa Express car wash and associated site features, ie. pay lanes, parking spaces, and vacuum spaces. The site is serviced by existing public sewer and water.

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.
- Various permits from the Maryland Department of the Environment (MDE) may be required depending on the services provided. It is the owner's responsibility to be aware of these regulatory requirements and for obtaining appropriate permits.
- If any type of future food service operation is planned for this site, it must be reviewed and approved by the HCHD prior to the issuance of a building permit. A separate plan review application must be submitted to the HCHD's Permits and Plan Review Division in order for this office to be able to review any Food Facility Plans.
- 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.

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
2207 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

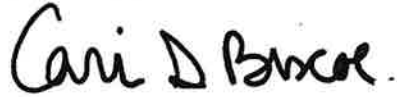
Kevin Small
Town of Bel Air, Senior Planner
Department of Planning & Community Development
Page 2
November 24, 2025

**Re: 710 Baltimore Pike
Auto Spa Express
TP25-15-01
Tax Map 304 Parcel 342
Tax ID 03-062767**

- 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,



Cari S. Biscoe, LEHS Program Supervisor
Land and Water Resources Division
Bureau of Environmental Health
CSB/lww/jh

cc: Bohler



Harford Soil Conservation District

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

Date: November 24, 2025

To: Mr. Syed Shah
Deputy Director of Planning & Community Development
Town of Bel Air Department of Planning and Public Works

From: Clarence W. Cullum Jr. PE
Harford Soil Conservation District

Subject: Site Plan – Auto Spa Express – 710 Baltimore Pike

The following remarks are intended for the developer/owner/consultant:

The proposed construction will require an adequate sediment and erosion control plan. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The sediment and erosion control plan must be integrated with the SWM strategy during the design phases.

Prior to “Final Plan” submission for erosion and sediment control review, please provide our office with the plan review fee and voucher.

The site appears to be located within a Maryland Tier II High Quality Watershed. Tier II buffers should be noted and shown on the plans.

Sites located within a Tier II High Quality Watershed may need an additional level of sediment control. Please contact Angel Valdez of the Maryland Department of the Environment (MDE) @ 410-537-3606 or Angel.Valdez@maryland.gov for more information and recommendations.

The site appears to propose a disturbance of more than 1 acre. A Notice of Intent (NOI) permit is required from MDE when a project disturbs more than 1.0 acre or more. Please contact MDE at (410) 537-3019 for more information in reference to the NOI permit process.

If you have any questions, please feel free to contact me at extension 5223.

Cc: file