



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

BOARD OF COMMISSIONERS

Kevin M. Bianca
Mary F. Chance
Paula S. Etting
Erin S. Hughes
Donna L. Kahoe

DIRECTOR OF PLANNING

Kevin L. Small

DIRECTOR OF PUBLIC WORKS

Stephen D. Kline

February 18, 2021

Bel Air Planning Commission
39 N. Hickory Avenue
Bel Air, MD 21014

Dear Member:

The Bel Air Planning Commission will hold its regular meeting on the date of **Thursday, March 3, 2022** at **6:30 p.m.** in person at **39 North Hickory Ave. (Town Hall)**.

The agenda is as follows:

- I. Administrative Matters
 - A. Approval of Minutes – January 6, 2022
- II. New Business:
 - A. 03P-22-01-SB: St. Matthew Lutheran Church of Bel Air (1200 E. Churchville Road):
Review application for approval of a Subdivision of Lot 4 into two (2) lots, Lot 1A
and Lot 4 (remainder).
- III. Old Business:
- IV. Miscellaneous
 - A. Project Status Update

If you are unable to attend, please let us know as soon as possible.

Sincerely,

A handwritten signature in blue ink that reads "Rowan G. Glidden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rowan G. Glidden, R.L.A.

Senior Planner

Department of Planning & Community Development

cc: Bel Air Board of Town Commissioners
Jesse Bane, Town Administrator
Charles Keenan, Jr., Town Counsel
Blaise Sedney, St. Matthew Lutheran Church of Bel Air
David Taylor, DGT&A, LLC
Joseph Thompson, JT&A, LLC
File

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS.

PRESIDENT _____ DATE _____
ST. MATTHEW LUTHERAN CHURCH OF BEL AIR, MARYLAND

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THE PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

JOSEPH C. THOMPSON _____ DATE _____
PROFESSIONAL LAND SURVEYOR #21039 EXP. 3-20-2024

APPROVED: _____
CHAIR, BEL AIR PLANNING COMMISSION DATE _____

APPROVED: _____
DIR., DEPARTMENT OF PUBLIC WORKS DATE _____

APPROVED: _____
DIR., DEPARTMENT OF PLANNING DATE _____

Rec'd for Record _____
at _____ o'clock _____ M Same
day recorded in Liber _____
No. _____ Folio _____ one of the
_____ Records of Harford
Co., Md. and examined per
James Reilly, Clerk

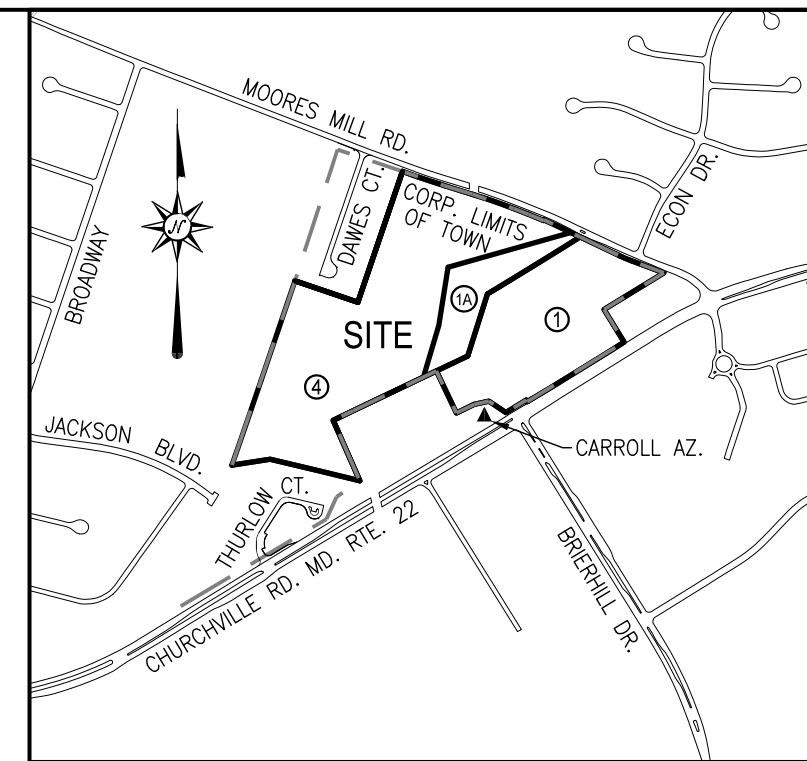
PURPOSE STATEMENT

THIS PLAT CONSISTS OF TWO SHEETS. ALL NOTES, CONDITIONS, RESTRICTIONS, ETC. WHICH APPEAR ON THIS SHEET SHALL ALSO APPLY TO REVISED FINAL PLAT - SHEET 1 OF 2 INTENDED TO BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT. REVISED FINAL PLAT - SHEET 1 OF 2 IS NECESSARY TO MAKE THIS PLAT COMPLETE.

THIS PLAT, TOGETHER WITH REVISED FINAL PLAT - SHEET 1 OF 2, SUPERSEDES THE PLATS ENTITLED FINAL PLAT - SHEETS 1 AND 2, "REVISED FINAL PLAT - SUBDIVISION OF LOT 1 - ST. MATTHEW LUTHERAN CHURCH OF BEL AIR, MARYLAND" AS RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY IN PLAT BOOK J.J.R. 201 FOLIOS 46 AND 47 INsofar AS TO REVISE THE FOREST RETENTION AREA, REVISE THE WETLANDS, TO REVISE THE FLOOD PLAN AND FLOODWAY AND TO CREATE LOT 1A AS SHOWN HEREON.

COORDINATE DATA

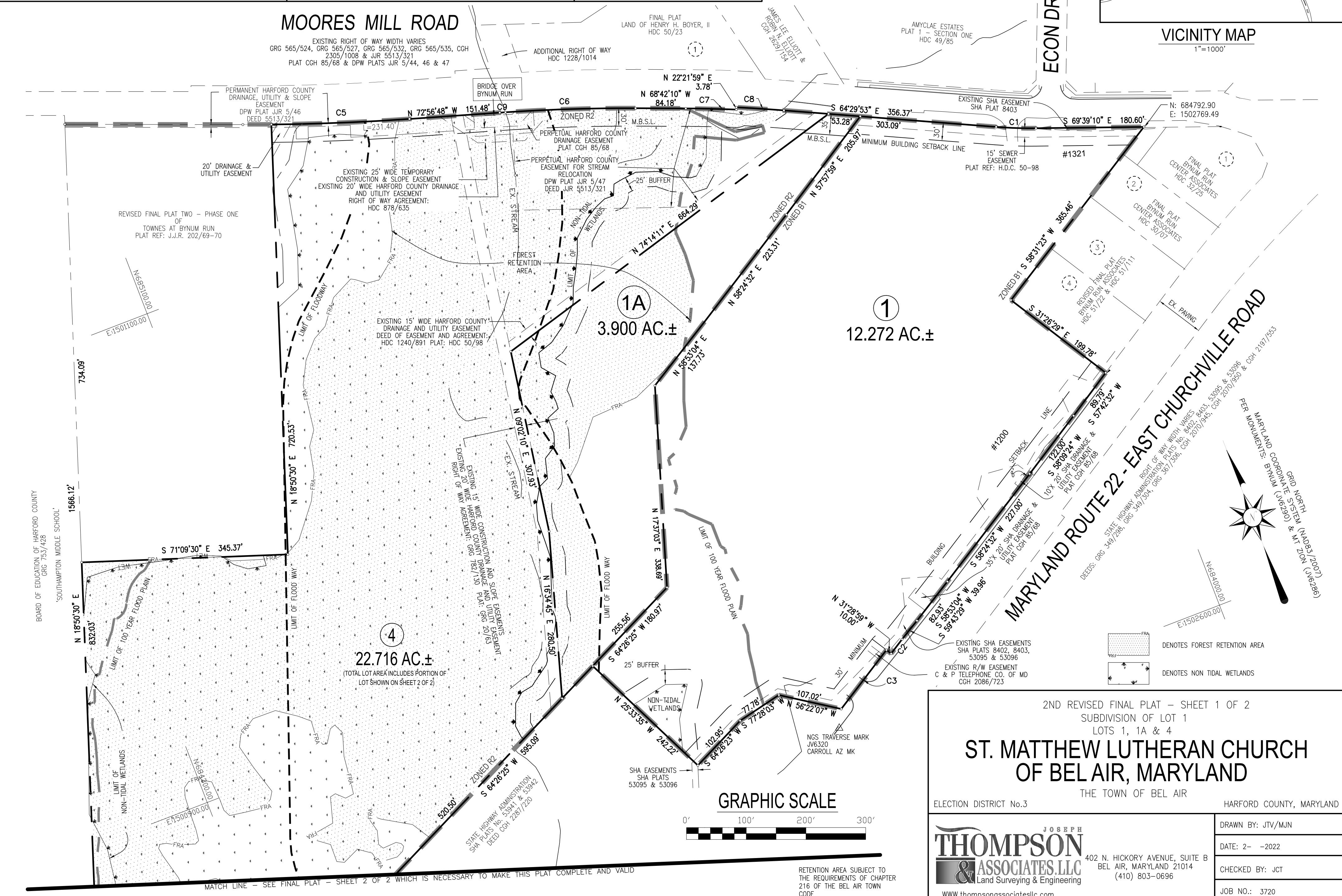
No.	NORTHING	EASTING
JV6320	684036.310	1501932.01



VICINITY MAP
1"=1000'

MOORES MILL ROAD

EXISTING RIGHT OF WAY WIDTH VARIES
GRG 565/524, GRG 565/527, GRG 565/532, GRG 565/535, CGH 2305/1008 & JJR 5513/321
PLAT CGH 85/68 & DPW PLATS JJR 5/44, 46 & 47



GRAPHIC SCALE



RETENTION AREA SUBJECT TO THE REQUIREMENTS OF CHAPTER 216 OF THE BEL AIR TOWN CODE

2ND REVISED FINAL PLAT - SHEET 1 OF 2
SUBDIVISION OF LOT 1
LOTS 1, 1A & 4
ST. MATTHEW LUTHERAN CHURCH OF BEL AIR, MARYLAND
THE TOWN OF BEL AIR

ELECTION DISTRICT No.3 HARFORD COUNTY, MARYLAND

THOMPSON & ASSOCIATES, LLC
Land Surveying & Engineering
402 N. HICKORY AVENUE, SUITE B
BEL AIR, MARYLAND 21014
(410) 803-0696
www.thompsonassociatesllc.com

DRAWN BY: JTV/MJN
DATE: 2- -2022
CHECKED BY: JCT
JOB NO.: 3720

MATCH LINE - SEE FINAL PLAT - SHEET 2 OF 2 WHICH IS NECESSARY TO MAKE THIS PLAT COMPLETE AND VALID

PURPOSE STATEMENT

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AREA TABULATION

TOTAL SITE AREA = 38.888 AC±
 PROPOSED ROAD IMPROVEMENT RIGHT-OF-WAY = 0.00 AC±
 NET LOT AREA = 38.888 AC±

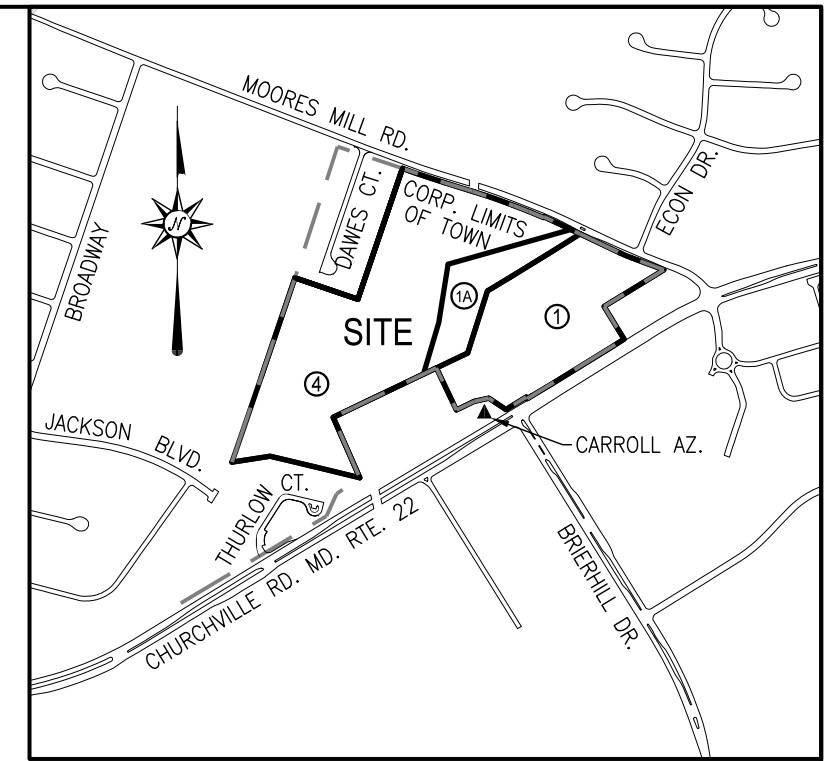
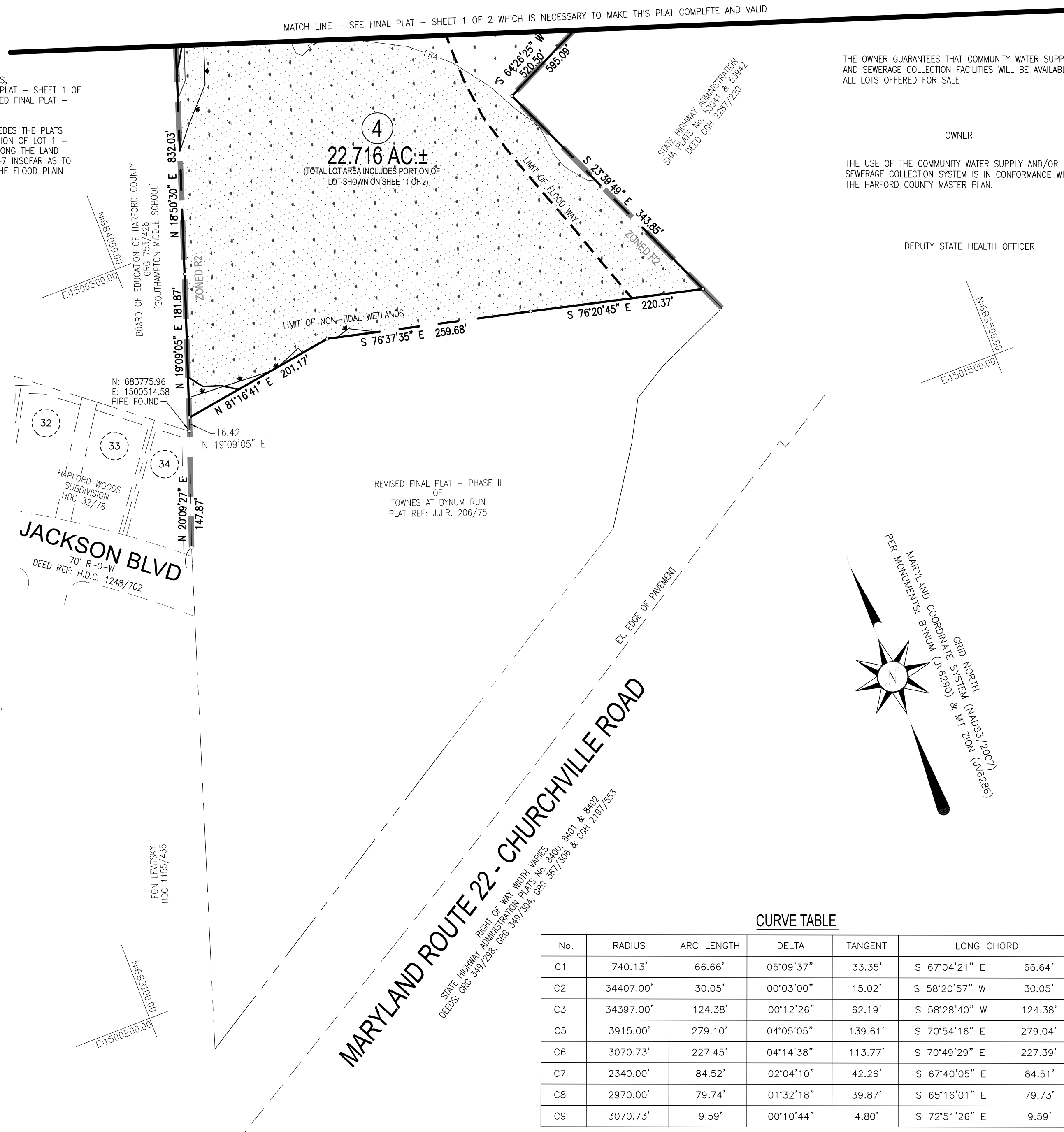
SUBDIVISION DATA

TOTAL NUMBER OF LOTS: 3
 ④ - INDICATES LOT NUMBER
 #1200 - INDICATES HOUSE NUMBER
 DEED REFERENCE: GRG 636/248, HDC 1125/864, HDC 1158/591,
 HDC 1225/979 & CGH 2219/312
 PRESENT ZONING: R-2 & B-1
 TAX MAP NO.49 PARCEL NO.45

OWNER

ST. MATTHEW LUTHERAN CHURCH
 OF BEL AIR, MARYLAND
 #1200 CHURCHVILLE ROAD
 BEL AIR, MD 21014

MATCH LINE - SEE FINAL PLAT - SHEET 1 OF 2 WHICH IS NECESSARY TO MAKE THIS PLAT COMPLETE AND VALID



CURVE TABLE

No.	RADIUS	ARC LENGTH	DELTA	TANGENT	LONG CHORD
C1	740.13'	66.66'	05°09'37"	33.35'	S 67°04'21" E 66.64'
C2	34407.00'	30.05'	00°03'00"	15.02'	S 58°20'57" W 30.05'
C3	34397.00'	124.38'	00°12'26"	62.19'	S 58°28'40" W 124.38'
C5	3915.00'	279.10'	04°05'05"	139.61'	S 70°54'16" E 279.04'
C6	3070.73'	227.45'	04°14'38"	113.77'	S 70°49'29" E 227.39'
C7	2340.00'	84.52'	02°04'10"	42.26'	S 67°40'05" E 84.51'
C8	2970.00'	79.74'	01°32'18"	39.87'	S 65°16'01" E 79.73'
C9	3070.73'	9.59'	00°10'44"	4.80'	S 72°51'26" E 9.59'

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DIR., DEPARTMENT OF PLANNING _____ DATE _____

SURVEYOR'S SEAL

Rec'd for Record _____
 at _____ o'clock _____ M Same
 day recorded in Liber _____
 No. _____ Folio _____ one of the
 _____ Records of Harford
 Co., Md. and examined per
 James Reilly, Clerk

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 OF BEL AIR, MARYLAND**

ELECTION DISTRICT No.3 THE TOWN OF BEL AIR HARFORD COUNTY, MARYLAND



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