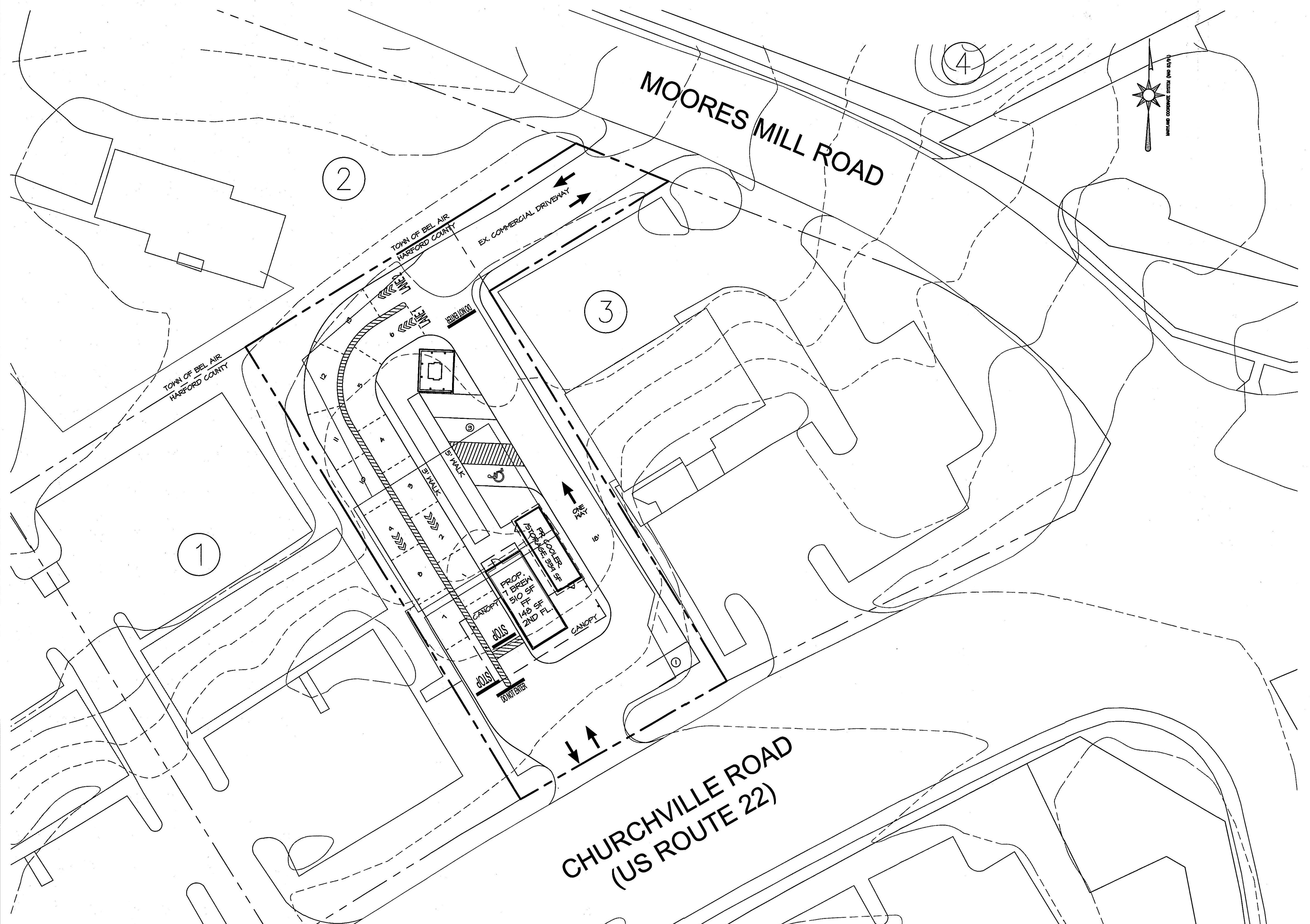


1. 6:00 P.M. 7 Brew Coffee - Bel Air North

Meeting Date/Time:	Wednesday, October 29, 2025 at 6:00 pm
Meeting Location:	Bel Air Library Meeting Room, 100 East Pennsylvania Avenue, Bel Air 21014
Location of Proposed Development:	1216 Churchville Road, Bel Air, MD 21014.
Description of Proposed Development:	Proposing to remove an existing restaurant and build a coffee shop with drive thru lanes.
Applicant:	Bob Capalongo, EN Engineering
Contact:	Bob Capalongo at EN Engineering at (443) 652-6458 or bcapalongo@engrustsol.com .

Documents:

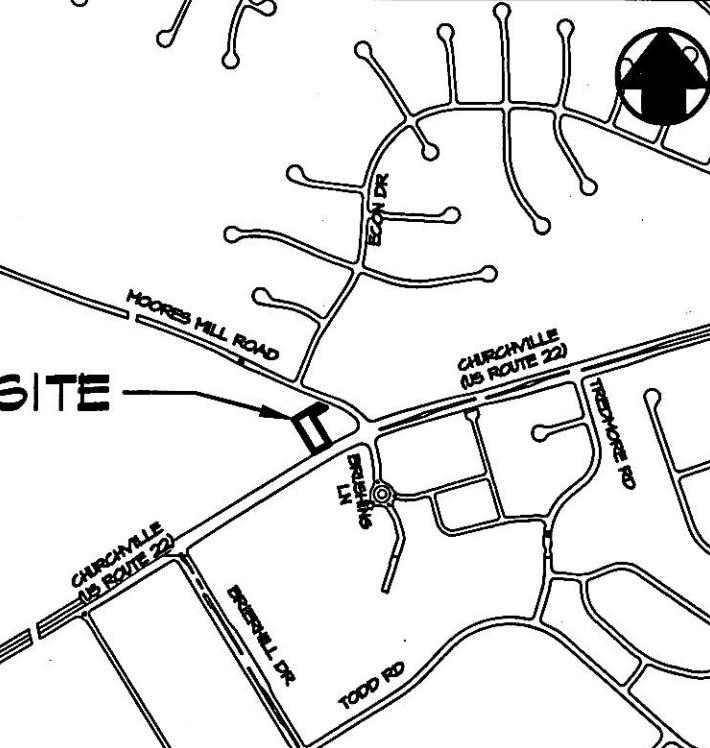
[7 BREW COFFEE BEL AIR NORTH 10-29-25.PDF](#)



ADJACENT OWNERS LIST:

Prop. #	Prop. Address	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip
1	1212 E Churchville Rd.	1212 E Churchville Road LLC	1212 E Churchville Rd., Ste 101	Bel Air	MD	21014
2	1200 E Churchville Rd.	St. Matthew Lutheran Church	1200 E Churchville Rd.	Bel Air	MD	21014-3412
3	1220 E Churchville Rd.	J&J Industries, Inc.	1220 E Churchville Rd.	Bel Air	MD	21014-3412
4	Amyclae Dr.	Amyclae Estates Community Association, Inc.	P.O. Box 767	Bel Air	MD	21014-0767

0 10 20 40 60
SCALE: 1"=20'



LOCATION MAP

SCALE: 1:1000'

NOTES:

1. OWNER, MAIN SITE, LOT 2: CONITS VENTURE 1216, LLC, 423 SAINT JOHN STREET, HAVRE DE GRACE, MD 21018
2. OWNER, 30' PRIVATE RIGHT OF WAY, CONNECTING LOT 2 TO MOORES MILL ROAD (LOT 3B): ONE THOUSAND TWO HUNDRED TWENTY CHURCHVILLE RD PARTNERSHIP, 1220 EAST CHURCHVILLE ROAD, SUITE 200, BEL AIR, MD 21014
3. DEVELOPER/LESSEE: TBC OF MARYLAND, LLC, DBA 7 BREW COFFEE, 2516 AMELIA DRIVE, WESTMINSTER, MD 21157
4. TAX MAP AND PARCEL: MAP 44, PARCEL 815, LOT 2 AND 3B
5. DEED REFERENCES: 3466 / 179 AND 178 / 1026
6. TOTAL PARCEL AREA: 0.46 ACRES/-
7. PLAT REFERENCE: 32/25
8. ZONING: BI, NEIGHBORHOOD BUSINESS DISTRICT
9. EXISTING USE: RESTAURANT
10. PROPOSED USE: COFFEE SHOP WITH DRIVE THROUGH SERVICE (NO INDOOR SEATING OR FOOD SERVICE)
- II. BUILDING SETBACKS AND HEIGHT ALLOWANCE (RETAIL TRADE/SERVICES):
 - FRONT: 25'
 - SIDE: 5'
 - REAR: 40'
 - MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES
12. MAXIMUM BUILDING COVERAGE ALLOWED: 25% OF PARCEL.
13. MAXIMUM IMPERVIOUS SURFACE ALLOWED: 80% OF PARCEL.
14. PARKING REQUIRED: 510 SF AT 1 SPACE PER 200 SF (NO INTERIOR SEATING PROPOSED) = 3 SPACES REQUIRED
15. PARKING PROPOSED: 4 SPACES (INCLUDES 1 HANDICAPPED SPACE)
16. DRIVE THROUGH STACKING REQUIRED: 5 PER LANE, 10 TOTAL.
17. DRIVE THROUGH STACKING PROPOSED: 13
18. BASE INFORMATION SHOWN ON THIS PLAN IS FROM HARFORD COUNTY GIS DATA, IS PRELIMINARY IN NATURE, AND SUBJECT TO CHANGE.

RECEIVED
OCT 15 2025

Harford County Planning & Zoning

PLANTYPE: CIM
PLANNO: 490-2025
VERSION: 1
DATE: 10-15-2025
DADUED:

ENEngineering		SITE PLAN	
		7 BREW COFFEE	
		AT 1216 CHURCHVILLE ROAD BEL AIR, MD 21014	
		1330 Robin Circle Forest Hill, Maryland 21050 Phone (443) 852-6112 www.enengineering.com	
		SITE PLAN	
		7 BREW COFFEE	
		AT	
		1216 CHURCHVILLE ROAD	
		BEL AIR, MD 21014	
		3RD ELECTION DISTRICT	
		HARFORD COUNTY, MARYLAND	
Date	Revisions	Date:	Scale:
10/14/25		1"=20'	
Drawn By:		Job No:	
Design By:		TBD	
Review By:		CRM	1 of 1