











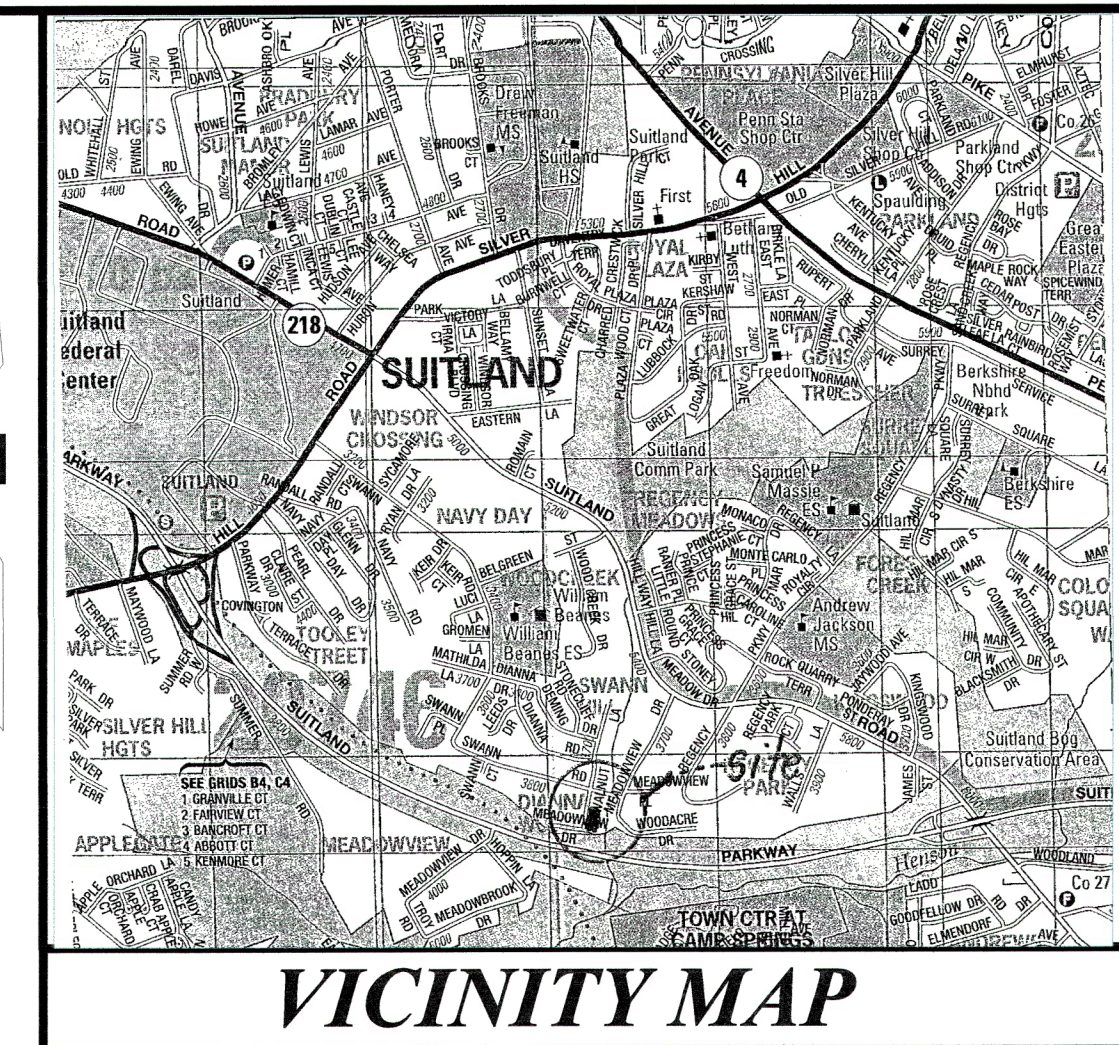


These standard symbols will be found in the drawing.	
+	EXISTING ELEVATIONS
⊕	ANCHOR/GUYWIRE

	WATER VALVE
	SEWER MANHOLE
	EX. CONTOURS
	SEWER LINE
	EDGE OF PAVING
	STREAM/CREEK
	WATER LINE
	EX. WOODSLINE
	SOILS LINE
	UTILITY POLE
	FIRE HYDRANT
	SPECIFIC TREES



SCALE = 1" = 2000'

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1. Site Zoned R-55 Residential.
  - Development District Overlay: Southern Green Line Sector Planning SMA.
2. Proposed Use: Single Family Residential.
3. Property located on Tax Map 88, Grid F-2.
4. Owners: Zenith Investment, LLC.
  - PO Box 5113
  - McLean, Va. 22101
5. Size of Sites: Lot 1 = 6,712 sf.
  - Lot 2 = 6,850 sf
6. Total Area of Subdivision = 17,693 sf.
7. WSSC 200' Sheet Number 205SE-05.
8. Site Located on ADC Map , Grid
9. Mandatory Park Dedication: Exempt.
10. Water Category: 3 Sewer Category: 3.
11. Proposed Lots to be on Public Water and Sewer.
12. Boundary information taken from Deeds. Topography and structure locations are field surveyed. Boundary performed by Survey's Inc. December 2015.
13. Location of Utilities shown hereon are taken from available utility records and cannot be guaranteed prior to any construction in this area.
14. No title report furnished at the time of this plan.
15. No historic sites on or adjacent to this property.
16. There are no known cemeteries on this site.
17. There are no known tidal or non-tidal wetlands on this site.
18. This site is not located within the Chesapeake Bay Critical Area.
19. This site does not contain any wetlands or streams.
20. This site is not in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation or any land trust or organization.
21. Soil delineation and type obtained from NRCS custom Soils Report for PG, Co., Md.
22. Tree conservation is exempt S- 176-17.
23. This site is not within a center or corridor.
24. This site is Sustainable Growth Tier 1.
25. Lot 1 to be in accordance with the approved Stormwater Management Concept Number 4895-2018-00.
26. Variance Required: Lot 1 = Section 27-442(e) Table IV 5'
  - Lot 2 = Section 27-442(e) Table IV 18'
27. Variation Request: Section 24-121(a)(4) 300' Lot Depth.

Lot 1.....	6,706 sf. or 0.1539 ac.
Lot 2.....	6,850 sf. or 0.1572 ac.
Dedication to Public Use.....	4,137sf. or 0.0949 ac.
Total Area .....	17,693 sf. or 0.4061 ac.

CbD = Chillum urban land complex 5% to 15% slopes  
CzD = Croom-Urban land complex, 5% to 15% slopes

Existing Lot 4.....	9.95 %
Proposed Lot 2.....	25.7 %


Lot Size: 6,500 sf.  
Minimum width at building line = 65'  
Minimum width at street line = 45'  
Front building Setback 25'  
Side building setback min. 8', totla 17'  
Rear building setback 20'

QR label certifies that this plan meets condition of final approval by the Planning Board, it designee or the District Council.

PROJECT NAME:	HARRISON'S LAND
PROJECT NUMBER:	4-16003

Zenith Investing, LLC  
PO Box 5113  
McLean, Virginia 22101  
Jamie Magne Phone: 703-863-1337  
zenithinvestingllc@gmail.com

**SURVEYORS**  **ENGINEERS**  **LAND PLANNERS**

 PERMIT SERVICES  
350 MAIN STREET  
LAUREL, MARYLAND, 20707

PHONE 301-776-0561 FAX 301-776-0642 E-MAIL SURVEYSINC@VERIZON.NET

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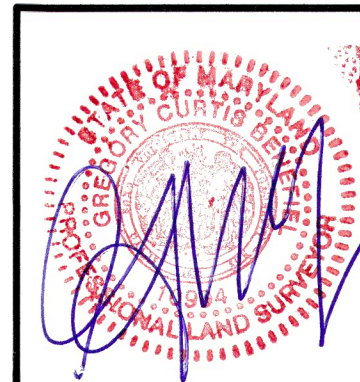
Proposed Lots 1 & 2  
Walnut Lane & Meadowview Drive

MAGNE'S ADDITION TO

## HARRISON'S LAND

(6th) Spauldings Election District  
Prince George's County, Maryland

SCALE 1"=20'	DESIGNER GB	CHECKED BY GB
DATE June 2017	DRAFTER DB	FIELD BOOK _____
JOB NUMBER 15-42	SHEET NUMBER 1 OF 1	FILE NUMBER L-455





# **SURVEYS, INC.**

Surveying \* Engineering \* Land Planning \* Permits

350 Main Street

Laurel, Maryland 20707

Phone: 301-776-0561 \* Email: [surveysinc@verizon.net](mailto:surveysinc@verizon.net)

MNCP&PC, Subdivision Section  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Date: February 19, 2018

Subject: Prel. Plan 4-16003 Walnut Lane and 3919 Meadowview Drive  
"MAGNE'S ADDITION TO HARRISON LAND" Proposed Lots 1 & 2  
Statement of Justification for Variance of Section 27-442(e) Table IV 5'  
Proposed Lot 1, rear yard. Section 27-4429(e) Table IV 18' Front yard corner lot,  
existing house and proposed right of way dedication.

Dear Subdivision Section,

**Description of Proposed use/request:**

The owner and applicant Zenith Investment, LLC request subdivide the above referenced property into two (2) Lots with existing house to remain on one (1) lot, creating one buildable lot. Zoning for the site is R-55 and is in the Southern Green Line DDO zone. The property lies on the perimeter of the DDO zone and special design requirements are not necessary for this site according to Community Planning. Subdivision has preliminarily approved a minor subdivision at staff level and we're requesting the Detailed Site Plan to be done at staff level too do to no special design requirements by Community Planning.

**Description and location of the subject property:**

The property is located at the northeast corner at the intersection of Meadowview Drive and Walnut Lane. The existing house fronts on Meadowview Drive. The existing roads end at the site with little possibility for extension do to Suitland Road which runs parallel to Meadowview Drive.

**Description of each finding:**

The existing house fronts Meadowview Drive (Lot 2). The dedication required to bring this side of the right of way to standard will create the house to be within the required building setback for the zone, thus requiring a variance of 18'. The new buildable lot being created (Lot 1), along the rear yard, has an old existing right of way to access adjacent property. The deed states that it was unimproved when created and still unimproved today. Access has been provided for that adjacent property by another road.

**Variance Request and required findings:**

- (a) A variance may only be granted when the District Zoning Hearing Examiner, Board of Appeals, or Planning Board as applicable, find that:



- (1) A specific parcel of land has exceptional narrowness or other extraordinary exceptional topographic conditions or other extraordinary situations or conditions;

**Response:** *The existing house (Lot 2) is already over the building restriction line prior to the subdividing of the lot. The addition dedication required by The Department of Public Works is for future improvements for public use. The vacant lot (Lot 1) has an ingress egress right of way along the rear yard that has never been occupied or abandoned. We are requesting to have a required rear yard of 20' as per the R-55 zone instead of the 25' off a right of way.*

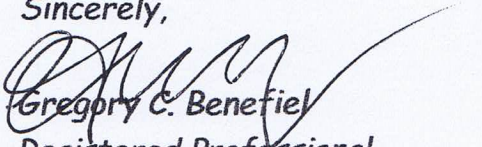
- (2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property;

**Response:** *The depth of the vacant lot (lot 1) is less than 100 feet. The additional five feet is needed to construct the house the owner wants to build on the site. The existing house (Lot 2) is not a hardship but a requirement by Prince George's County.*

- (3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

**Response:** *The dedication of the street is so the site will conform to the Master Plan. The 5 feet for the rear yard is according to the zoning ordinance of the R-55 zone.*

Sincerely,

  
Gregory C. Benefiel  
Registered Professional  
Land Surveyor, Md. 10994  
License Expiration 08-08-2018