

GENERAL NOTES

- Number of Lots Proposed: (2) SINGLE FAMILY DETACHED
- Existing Zoning: R-80 ; Ex. Use: Single Family Dwelling
- Property Use : Residential
- Property Area for Parcel 188: 177,052 SF OR 4.0464 AC.
- Net Property Area for Parcel 188: 177,052 SF OR 4.0464 AC.
- Water Supply : Public ; Water Category : W-3
- Sewer Supply : Public ; Sewer Category : S-3
- Tax Map : 18 ; Grid : D-2
- W.S.S.C. 200' Sheet Number : 214 NE 04
- Tax Accounts: Parcel 188: 0035428
- Topographic Information : County Record
- Flood Plain Information : No Flood Plain On-Site
- Easement Area : 10' PUE along Existing Road
- Mandatory Park Dedication "Parkland" : NO, Fee-in-Lieu.
- Wetlands Or Perennial Streams : Yes
- Historic District : NO
- Adjacent Cemetery : NO
- Gateway Sign Or Entrance Feature Proposed : NO
- Soil Type: N/A
- This site is subject to the Woodland Conservation Ordinance.
- Site within the Chesapeake Bay Critical Area: NO
- Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO
- Deed Reference : L. 39879, F. 264
Grantor: NEZIANYA INVESTMENTS LLC
Grantee: NEZIANYA INVESTMENT LLC
Dated: 08/10/2017
- Sustainable Growth Tier : Yes ; Tier 1
- SWM Concept Plan # 42825-2018, dated Oct. 24, 2018.
- Military Installation Overlay Zone : No
- Center or Corridor Location: No

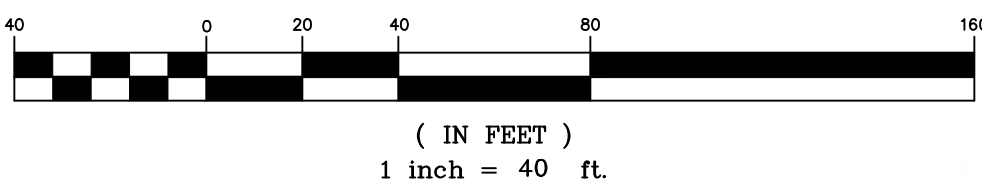
SITE ANALYSIS (PROP LOT 1)

Ex. House Area = 2,400 SF (2-Stories)
Area of Garage/Shed = 2,455 SF
Area of Existing Driveway = 4,700 +/- SF
Total Existing Structure Area = 9,555 +/- SF
Lot Coverage = 9,555/123,276 = 8% +/-

SITE ANALYSIS (PROP LOT 2)

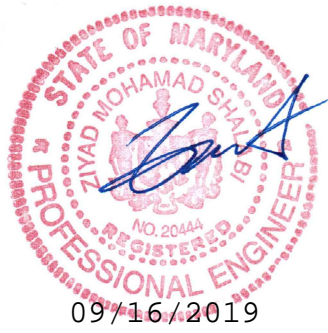
Ex. House Area = 3,612 SF (2-Stories)
Area of Garage/Shed = 871 SF
Area of Garage/Shed = 1,010 SF
Area of 2 Car Port = 1,292 SF
Area of Existing Driveway = 9,000 +/- SF
Total Existing Structure Area = 13,979 +/- SF
Lot Coverage = 13,979/53,776 = 27% +/-

GRAPHIC SCALE



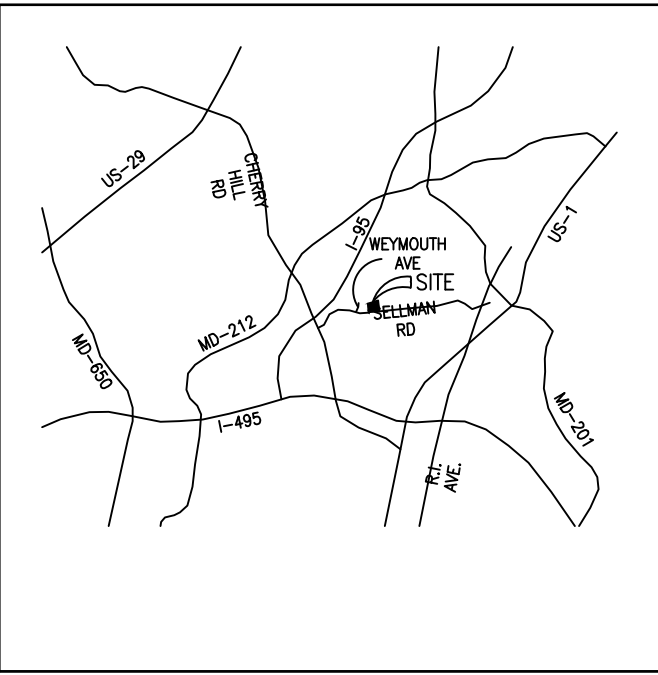
PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20444, Expiration Date: 5/9/20.



VICINITY MAP

SCALE: 1"=2000'



E.F. NAME:		REVISIONS			<div></div> <div>APPLIED CIVIL ENGINEERING INC.</div> <div>ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING</div> <div>9470 ANNAPOLIS ROAD, SUITE 414 LANHAM, MARYLAND 20706 TEL. (301) 459-5932</div>	OWNER/APPLICANT/DEVELOPER		PRELIMINARY PLAN OF SUBDIVISION	
DESIGNED:	ZS DATE: MAY 2018	DATE	BY			NEZIANYA INVESTMENT LLC 3800 Sellman Road Beltsville, MD 20705 202 6074661		3800 Sellman Road Parcel 188 NEZIANYA SUBDIVISION Vansville (1st) Election District Prince George's County, Maryland	
DRAWN:	ZS DATE: MAY 2018								
CHECKED:	DATE:								
APPROVED:	DATE:								
SCALE: 1"=40'		CONTRACT No.:		SHEET 1 OF 1					

Statement of Justification Request for PMA Impac

PRELIMINARY PLAN 4-18015

Nezienya Property

Daniel Nezienya

Property Information & Proposed Use

The subject property is known as Parcel 188 having an area of 4.0646 acres. The property is located in a fully developed area with mainly single family houses. The proposed development is in compliance with the current zoning, R-R, and the general characteristic of the neighborhood. A two lot subdivision is being proposed. In so doing, a limited amount of impact to the stream buffer and Primary Management Area is unavoidable due to the existing conditions of the site as detailed below.

Current Conditions & Background

The subject property used to be a legally established Nursery with multiple existing structures, and one of which was the residence of the previous owner. Over time, the previous owner erected several garages, sheds and a second house without obtaining permits for said structures. The county had cited the previous owner with multiple violations and repair orders, but non were addressed. Due to financial hardships, the previous owner lost the property to foreclosure, and Mr. Nezienya, the applicant/current owner, purchased the property. Since it was a foreclosure sale, non of the legal issues associated with the property were know to potential purchasers. Upon discovering all the violations, Mr. Nezienya has been working with the County officials/Inspectors to address outstanding violations and removal of all unsightly structures that the County was demanding of the previous owners.

Upon several meetings with officials from the County and Park & Planning, it was recommended that the legal way to have two dwelling structures on the subject site is to divide the property into two single family dwellings. By doing so, a lot of the zoning violations will be addressed.

In the process of preparing subdivision plans, an NRI was prepared and approved for the site. Existing structures and PMA area associated with a stream that partially runs on site are delineated . According to the Subdivision Definition of Impact Sec. 24-101 (b) (15.1), "An impact to a regulated environmental feature is the physical disturbance or the inclusion of a regulated feature within the required net lot area".

The accompanying TCP1 & PMA IMPACT EXHIBIT "A" show the extent of PMA for each lot and net lot area quantified in the tables shown on said plans as well as the disturbed area within the PMA associated with each lot. A summary table of each is also shown below;

LOT AREA TABLE

<i>Lot #</i>	<i>Gross Lot Area</i>	<i>Area within PMA</i>	<i>Net Lot Area</i>
Lot 1	123,276 SF	52,366 SF	70,910 SF
Lot 2	53,776 SF	245 SF	53,531 SF

PROPOSED & DISTURBED AREA WITHIN PMA TABLE

LOT 1	LOT 2
1. EX HOUSE = 1200 sf	1. EX HOUSE = 0 sf
2. EX SHEDS = 493 sf	2. EX SHEDS = 0 sf
3. EX DRIVEWAY, SD, Sewer, PLANTER BOX & SMALL SHED=3590 sf	3. EX DRIVEWAY = 245 sf
	4. SEWER CONNECTION= 0 sf
4. REMOVAL/GREEN HOUSES = 4798 sf	
TOTAL AREA = 10081 sf	TOTAL AREA = 245 sf

Therefore, and as shown on the TCP1 & EXHIBIT submitted as part of the subdivision plan, structures within PMA whether to remain or to be removed is counted as area of impact to the PMA.

according to the Environmental Technical Manual, Part C, Section 2.0, the following three steps will be addressed in sequence as required by the Manual in the case of impact to PMA;

1. Avoidance: Can the impacts be avoided by another design?

In reference to the TCP1 plan as part of the package, the impact to the PMA is due:

A. Existing structures within the PMA: some of these structures will have to be removed as mandated by the county, i.e., green houses in the front. the other existing structures i.e., House, driveway and sheds will remain with no proposed disturbance.

B. Proposed Structures within PMA: There are no proposed structures to be built for either lots within the PMA except for limited trench work to build water and sewer connection to Lot 1 as shown on plan and said impact area is very small, see table of impact areas on TCP1 Plan.

2. Minimization: Have the impact been minimized?

It is very clear from the plan that there are no intent to do any disturbance within the PMA except for reasons imposed by the County and site conditions that requires it. Said impact is very limited and contained as shown on plan. Therefore, minimizations is met.

3. Mitigation: For areas of significant impacts, has a mitigation package been proposed to provide for an equal or better trade-off for the proposed impact?

The mitigation plan consists of two folds:

A. Minimization of impact to PMA area. This is done by reducing limit of disturbance to the least extent possible to accomplish the removal of the structure mandated by county to be removed.

B. As Green Houses are removed, soil within said structures will be tested for chemical contamination due to agricultural use. If present, soil restoration steps shall be undertaken.

Summary/Conclusion of Request

Based on the above, this request does meet the requirements for the granting of the variance as stated in the subdivision regulations, and denial of said request will be a significant hardship to the applicant.

Respectfully submitted,

Ziyad Shalabi, P.E.,
Engineer for Applicant