

December 5, 2019

Sherri Conner
Supervisor, Subdivision and Zoning Review
M-NCPPC – Prince George's County
Development Review
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: 10640 Gross Lane, Beltsville, MD 20705 – Preliminary Plan 4-19045

Dear Ms. Conner,

Please find the attached the submission of the application for a Preliminary Plan of Subdivision (PPS 4-19045) (the 'Application') for the property located at 10640 Gross Lane, located in Beltsville, Maryland. The Application proposes the subdivision of one (1) existing single-family detached residential lots into two (2) new single-family detached lots within the R-R / Rural Residential Zone.

Due to the limited scope of the proposed subdivision, we would like to respectfully request that the Application be allowed to follow the procedures for a minor subdivision as outlined in Section 24-117 (Procedures for Minor Subdivisions) of the Prince George's County, MD Zoning Ordinance and receive an administrative level review with Planning Director approval (Sec. 24-117(b)(1)).

Thank you in advance for your review of this Application and consideration of our request.

If you have any questions, comments, or concerns as they might relate to this Application or request, please do not hesitate to contact this office. We look forward to working with you and the rest of the Planning Staff at M-NCPPC to approve this plan.

Sincerely,

George R. Warholic, RLA
Project Manager
Dewberry Engineers

Cc: Meredith Byer, RLA - Dewberry Engineers
Jim Unger - Allen Roy Builders II, Inc