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Date: Feb 9, 2022

To: Planning Director

Prince Georges County National Capital Parks and Planning

Statement of Justification

Case Name: Iglesia Christiana Rios De Agua Viva Church

Application (Case) Number: 4-21053

Description of proposed use/request:

The existing site is 2.19 ac in the R-80 zoning has a 2,170 SF church building with a compacted gravel / paved parking lot. We will remove a portion of the existing patio, gazebo, compacted gravel, grass area in the rear area and construct a new 76'x56', 4,516 sf addition/sanctuary, construct new 202 SF concrete porch/entrance to exit building, and utilize existing parking lot. The new total building size will be 6,888 SF. No trees will be removed for this construction work. The new church will hold approximately 100 additional parishioners to a total of 172. The required parking is 43 spaces. We have provided 46 parking spaces which is more than the minimum.

The purpose of this SOJ is to ask for permission to get direct access to Walker Mill Rd. that's designated as an arterial roadway.

Description and location of the subject property:

The subject property is located on the north side of Walker Mill Road approximately 80 feet southwest of Shady Glen Drive, parcel number 255 with a street address of 7222 Walker Mill Road. The current and future zoning is R-80 along with the adjoining residential neighborhood to the north along Shady Glen Drive. The vacant property to the south is zoned R-55 along with the property to the west.

Description of each required finding:

Since the new building and the existing building's floor space is 6,888 SF, a Preliminary Plan of Subdivision (minor) is required. According to Sec. 24-121(a)(3), "When lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or a service road."

1. The existing subject property is located on Walker Mill Road. Walker Mill Road is designated as an arterial roadway and therefor some justification is required for getting direct access to Walker Mill Rd.

Variance Request/s and required findings for each request:

The following variations depict the findings as shown in Sec. 24-113.

- 1. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property:
 - This site has been utilized as a church for the pass nine (9) years and there have been no incidents. Also, the driveway nearer to Shady Glenn Drive will be closed during services to minimize impacts on the intersection.
- 2. The conditions on which the variation is based are unique to the property for which the variation is sought and are not applicable generally to other properties:

This variation is very typical for multiple properties along Walker Mill on the same side of the street. The public can't access this parcel of land through no other means as Walker Mill Rd. is the only public access.

- 3. The variation does not constitute a violation of any other applicable law, ordinance, or regulation:
 - This variation is not in conflict with any other applicable law, ordinance, or regulation.
- 4. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as

distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

This parcel of land is land locked on three sides. Trying to access the site through the other adjacent lots is not practical. The public can't access this parcel of land through no other means as Walker Mill Rd. is the only public access.

5. In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed:

Not Applicable

Summary/conclusion of request:

The existing lot already has access to Walker Mill Road (an arterial road). This site has been utilized as a church for the pass nine (9) years and there have been no incidents. This variation is not in conflict with any other applicable law, ordinance, or regulation. This parcel of land is land locked on three sides. With all the things considered, please allow this site to access Walker Mill Rd. for this project.

Thank you for your consideration in this variance request.

Sincerely,

Tharox Engineering

Alan V. Tharp, P.E.

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Project Director

