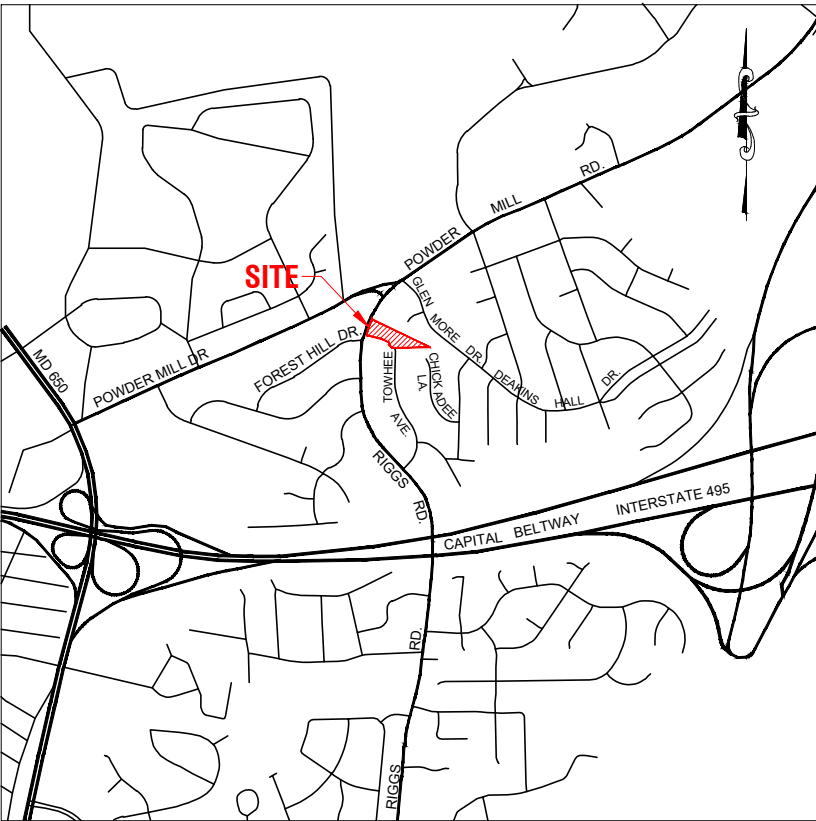




1.	MINIMUM LOT AREA	REQUIRED: 20,000 SF	PROVIDED: 76,725 SF
2.	MINIMUM LOT WIDTH AT STREET LINE:	REQUIRED: 70'	PROVIDED: 173.70'
3.	MINIMUM LOT WIDTH AT BUILDING LINE:	REQUIRED: 100'	
4.	COVERAGE:	MAXIMUM: 50%	PROVIDED: 0.42 AC. (24.15%)
5.	SETBACKS:	SEE TABLE	
6.	MAXIMUM BUILDING HEIGHT:	35'	
7.	MAXIMUM DENSITY:	2.17 DWELLING PER NET ACRE OF NET LOT/TRACT AREA	

PP 1 OF 1

RAZTEC ASSOCIATES, INC

Civil Engineers

Land Planners

July 6, 2022

MNCPPC-Development Review Division
14741 Governor Oden Bowie Drive, 4th Floor
Upper Marlboro, MD.

Re: Spirit and Truth Tabernacle, Plan # 4-22013

STATEMENT OF JUSTIFICATION- Preliminary Plan

Description of Proposed Use/Request

The existing site consists of one parcel, Parcel 10. The project is to record the parcel to obtain one buildable parcel. There are no existing buildings on the property. The proposed project is for construction of a church and associated appurtenances, such as utilities, parking, access driveway, and stormwater management. A total of forty-two parking spaces are proposed. Sixteen spaces will be located on the exterior of the building, and twenty-six spaces will be located under the building.

Description and Location of the Subject Property

The site is located at 10209 Riggs Road, Hyattsville, approximately ,660 feet south of the intersection of Riggs Road and Powder Mill Road. The property is described as Parcel 10, and is zoned as R-R. The adjoining properties are all existing single family dwelling units.

Description of Each Required Finding

Prince George's County zoning code-Chapter 27, Division 3 and 4.
Prince George's County Subdivision Regulations, Chapter 24, Divisions 2,3 and 5.
Requirements of the Prince George's County Environmental Technical Manual
Prince George's County Stormwater Management Design Manual
Prince George's Landscape Manual

Variance Request

Tree Variance request is submitted.

Summary Conclusion:

The proposed project meets the requirements for the subdivision of the subject property based on findings of the zoning code, chapter 27.

Prepared by : Mike Razavi, P.E./Owner's Engineer and Representative
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