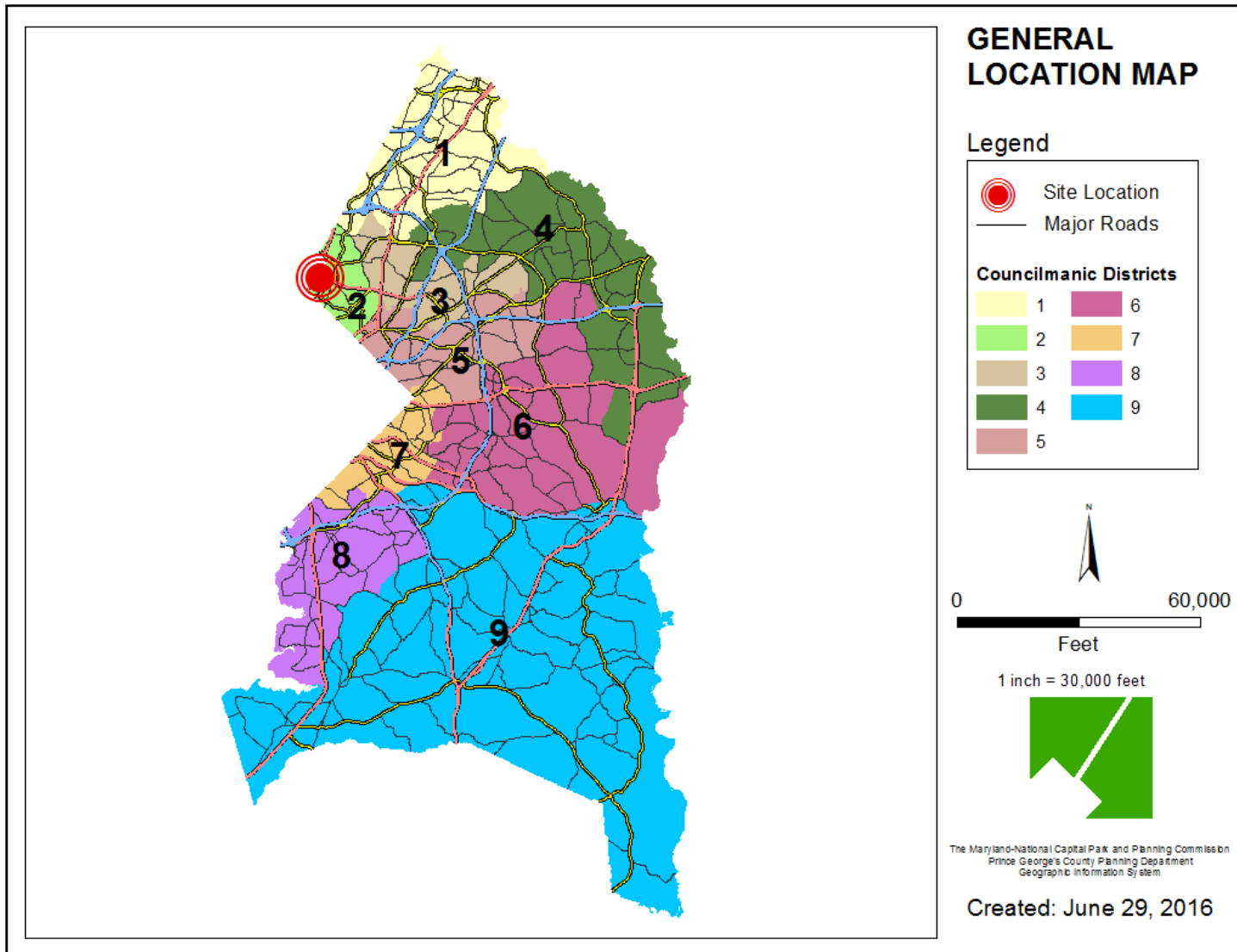


ITEM: 6

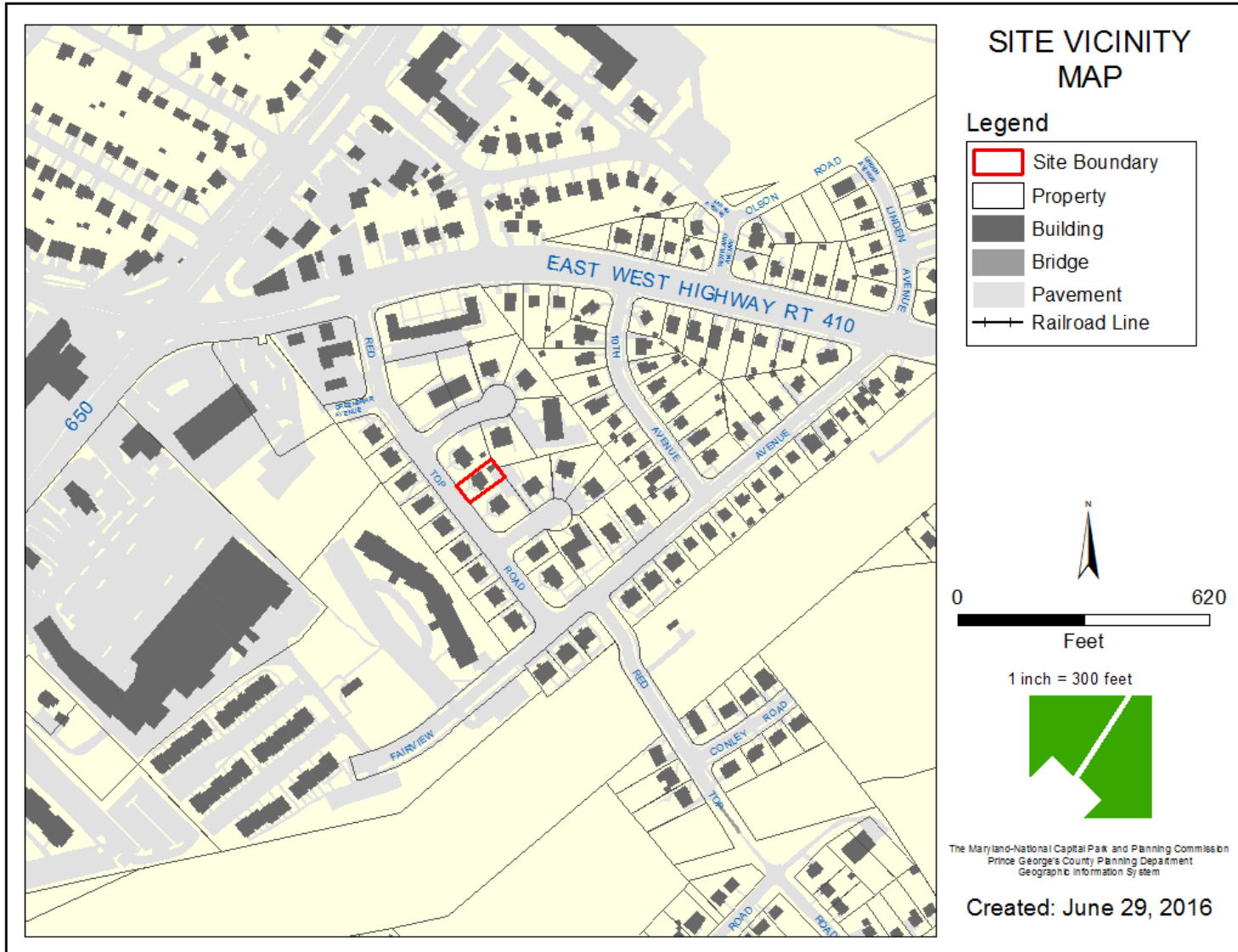
CASE: CNU-24691-2016

**HAMPSHIRE VIEW
LOT 4, BLOCK 2**

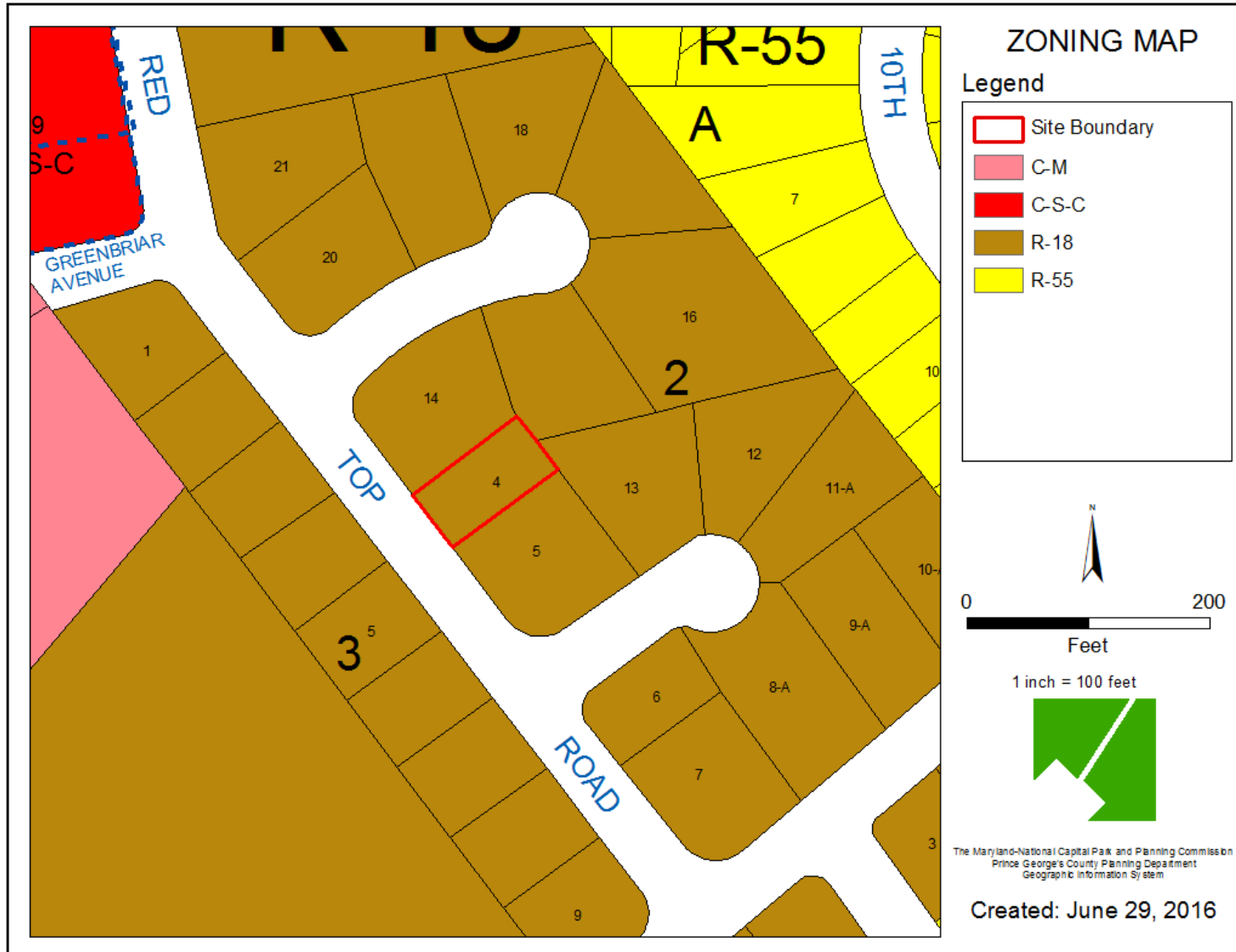
GENERAL LOCATION MAP



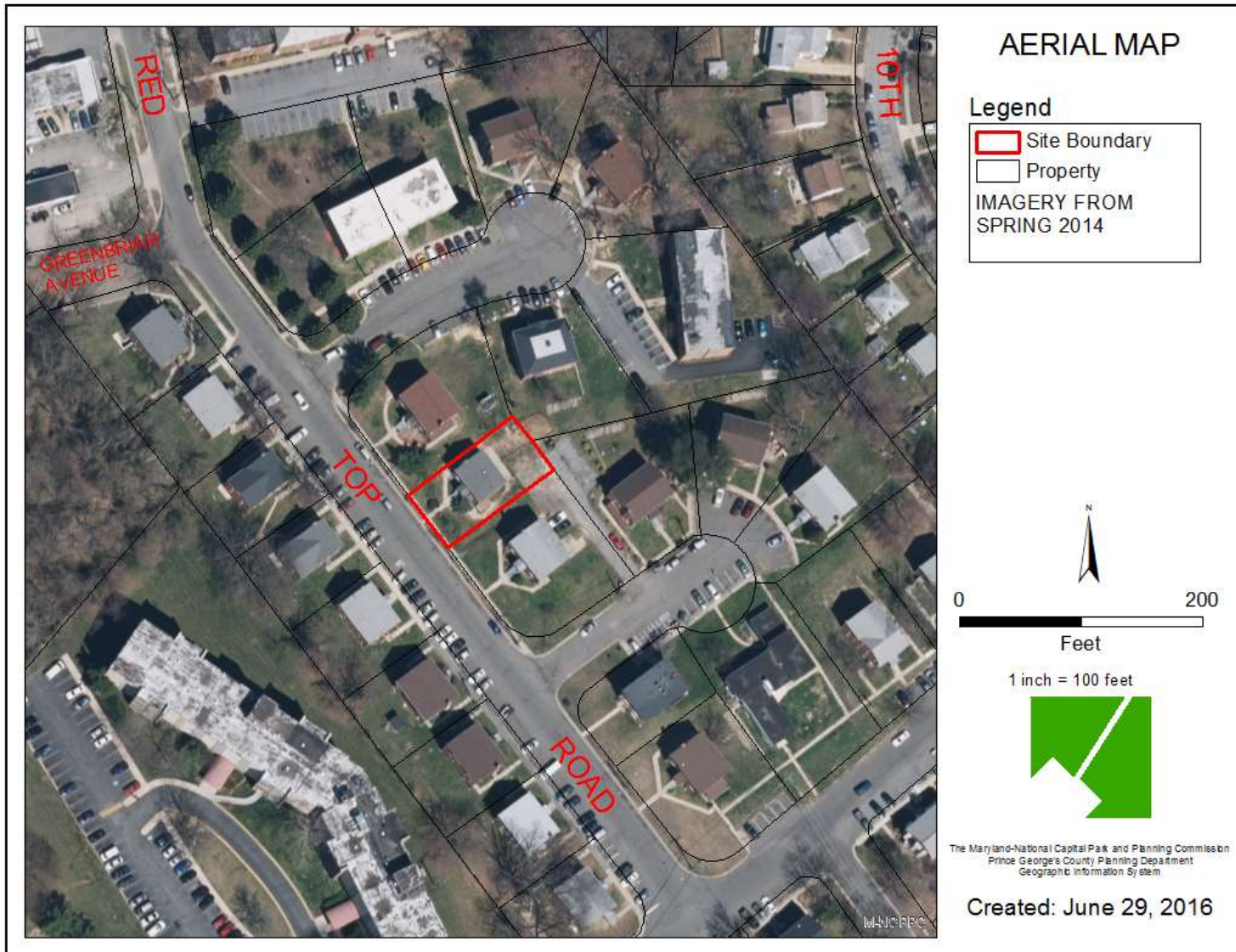
SITE VICINITY



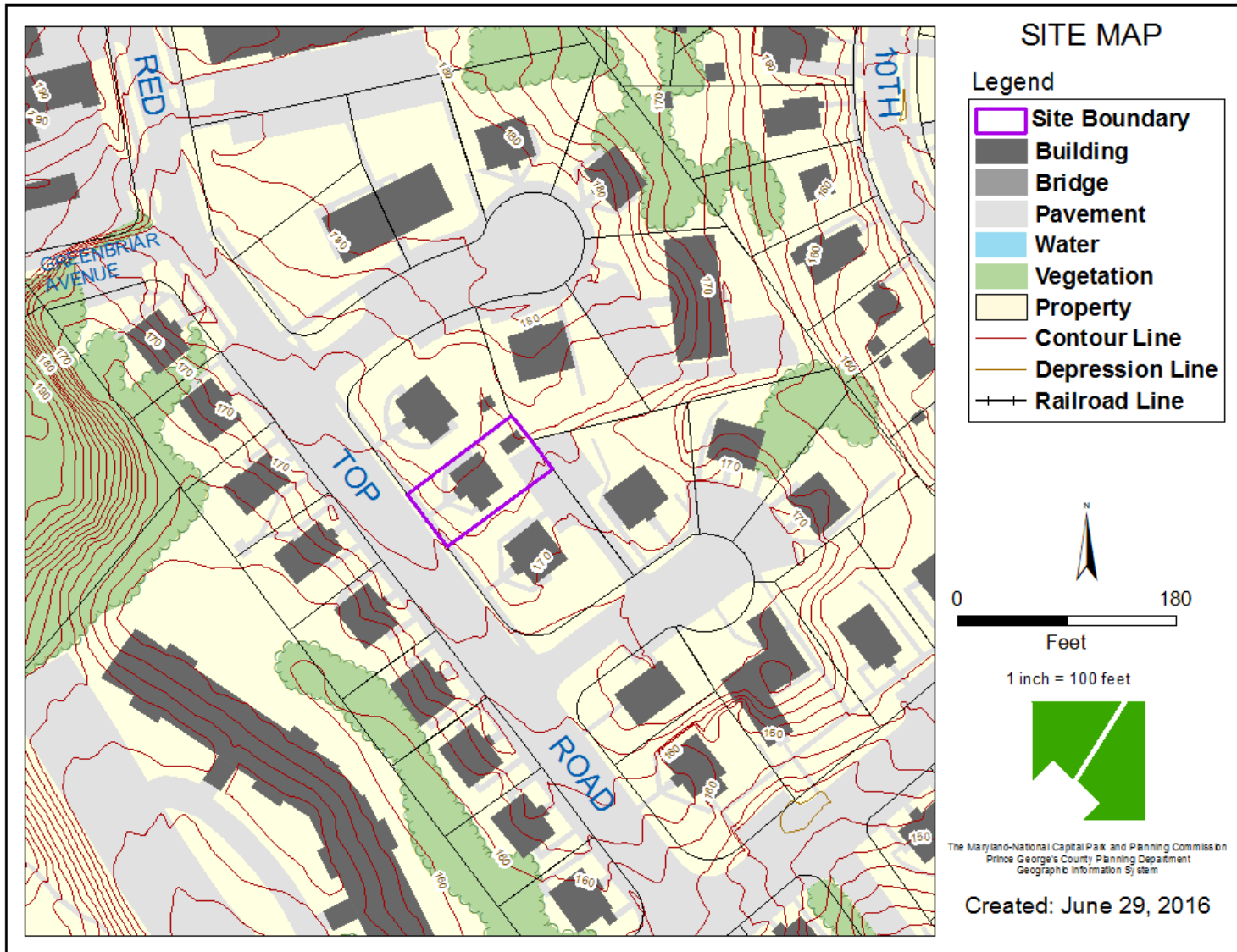
ZONING MAP



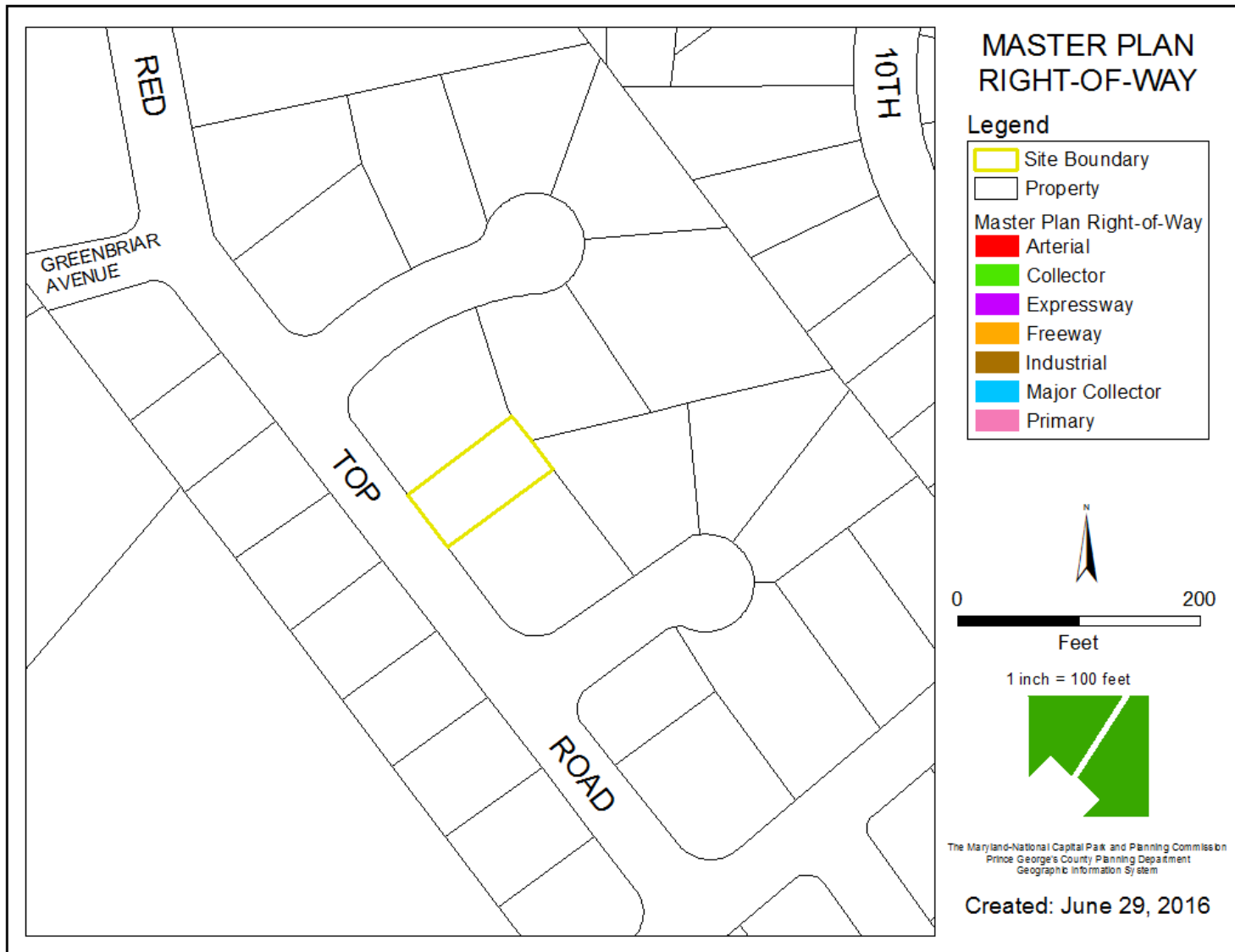
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



FRONT ELEVATION



EAST SIDE ELEVATION



EAST SIDE DETAIL



REAR ELEVATION



REAR HVAC DETAIL



WEST SIDE ELEVATION



SITE PLAN



~ Vicinity Map ~
Scale: 1" = 2,000'

Tax Map: 41 Grid: B-1
ADC PG County Street Map #6 Grid: F-13
200' Sheet # 208NE01 Zoning: R-18
Tax Account #1950872
Street Address: 6815 Red Top Road
Takoma Park, MD 20912

Zoning Ordinance in 2016

R-18 (Multifamily Medium-Density Residential)
Lot Coverage= 30%
Front Building Line= 65 Feet
Front Street Line= 65 Feet
Front Yard= 30 Feet
Side Yard= 30/10 Feet
Rear Yard= 30 Feet
Net Lot Area= 15,000 SF
Between Multifamily Buildings= 50 Feet
Green Area (Less than 4 Stories)= 70%
Density Requirement= 12 Units per Acre
Parking= 9.5 X 19' Spaces
2 Parking Spaces per 1 Bedroom Unit

Zoning Ordinance in 1990

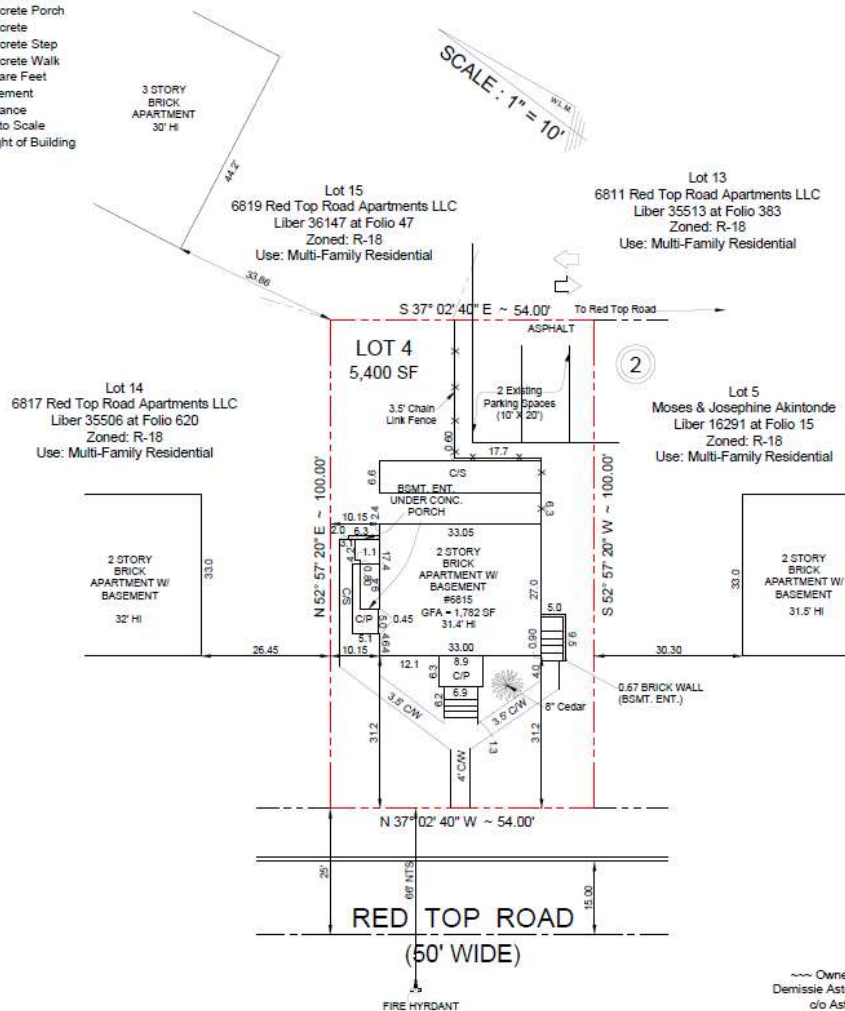
Regulation requirements from the date the property became nonconforming

R-18 (Multifamily Medium-Density Residential)
Lot Coverage= 30%
Front Building Line= 75 Feet
Front Street Line= 75 Feet
Front Yard= 25 Feet
Side Yard= 10 Feet per side (2 Side Yards Required)
Rear Yard= 20 Feet
Between Multifamily Buildings= 40 Feet
Floor Area Ratio= 0.9 FAR
Building Height= 3 Stories or 40 Feet
Accessory Building Height= 15 Feet
Density Requirement= 1 Dwelling Unit per 625 SF of Net Lot Area
Parking= 10' X 20' or 200 SF
1 Parking Space per 1 Bedroom Unit

NOT TO BE REPRODUCED
PLAN SUBJECT TO REVISIONS & AMENDMENTS
OF RECORD OR OTHERWISE

~ Legend ~

C/S Concrete Slab
C/P Concrete Porch
Conc. Concrete
C/Step Concrete Step
C/W Concrete Walk
SF Square Feet
Bsmt. Basement
Ent Entrance
NTS Not to Scale
Hi Height of Building



~ NOTES ~

- Existing Zone of Lot: R-18
- Total Area of Lot: 5,400 SF
- Existing & Requested Use: Residential Apartments (3 Units, 2 Two Bedroom Units and 1 One Bedroom Unit)
- Parking Requirements:
1-Parking Space Per Unit (3 Units) = *3 Spaces
Total No Proposed Spaces = 2 Spaces (10' X 20')
Total No of Parking Spaces = 2 Spaces
- Provide 8' Long (Timber or Concrete) Wheel Stops at Each Parking Space
- Existing Parking Area is Asphalt
- Total Gross Floor Area: 1,782 Square Feet
- Existing Water and Sewer Designations are: W-3 & S-3
- This Site is Not within the Chesapeake Bay Critical Area
- There is Not a 100 Year Flood Plain on this Site.
- There are No Wetlands on this Site
- There are No Historic Sites on or in the Vicinity of this Site
- There are No Cemeteries on or Contiguous to this Site.
- There is no Aviation Policy Area on this Site.
- Existing Building Constructed in 1951
- Apartments became nonconforming on January 1, 1964.
- Lot Coverage
Building: 895 Square Feet
Porch: 158 Square Feet
Asphalt Parking: 630 Square Feet
Total: 1,683 Square Feet or 31% Lot Coverage
Total Green Area: 3,717 Square Feet or 69%

THIS BLOCK IS FOR
OFFICIAL USE ONLY

It is the policy of the City of Prince George's County, Maryland, to encourage the development of the County's resources in a manner consistent with the County's Comprehensive Zoning Ordinance.

APPROVAL

PROJECT NAME: Hampshire View, Lot 4, Blk 2

PROJECT NUMBER: CNU-24691-2016-U

DATE OF APPROVAL: 07-26-2016

BY: [Signature]

Now approved Block

CNU-24691-2016-U

USE AND OCCUPANCY PLAT

Lot 4 Block 2

Hampshire View

Plat Book WWW 17 at Plat No. 5

17th ELECTION DISTRICT PRINCE GEORGE'S CO., MD.

DATE: 07-26-2016 SCALE: 1" = 10' SHEET 1 OF 2

Revised Plan & Added Zoning Information: 11-04-2016

Added 5th Page for Additional Zoning Information: 11-18-2016

W. L. MEEKINS, INC.

10000 W. L. MEEKINS, INC.

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SITE PLAN NOTES

Prince George's County Zoning Ordinance, in effect 1999			
Section of Ordinance	Requirement	Provided	Conforms
Section 17-21	Min. 1,000 SF area per S.U.	5,400 SF	Yes
Section 17-211	Min. 5,400 SF net lot area	5,400 SF	Yes
Section 17-22	Min. 30% lot coverage by buildings, including accessory buildings	19%	Yes
Section 17-23	Min. 20' front building line	31.2'	Yes
	80' from center of street	58.2'	Yes
Section 17-24	Min. 20' corner side yard of building line	N/A	
	Min. 50' from center of street	N/A	
Section 17-41	Min. 10' or width of front building line	52'	Yes
Section 17-42	Min. 10' or width of front building line	52'	Yes
Section 17-51	Min. 20' front yard	31.2'	Yes
Section 17-52	Min. 10' or side yard (2' from lot line)	10.10'	Yes
Section 17-53	Min. 10' rear yard	41.9'	Yes
Section 17-511	Min. 40' width of rear court	N/A	
Section 17-512	Min. 40' between multifamily buildings	N/A	
Section 17-5	1.0 Spacing: Dwelling Unit		
	3 Spacing Units =	3 Spacing	
	Total Spacing Required	3 Spacing	
	Total Spacing Provided	2 Spacing	Yes
Section 17-7	Min. 10' x 20' Parking Space of 200 SF	10' x 20'	Yes
Section 17-8	Max 3.5 Floor Area Ratio	0.19	Yes
Section 17-9	Max Building Height of 3 Stories or 40'	2 Stories	Yes
Section 17-9	Max. 10' Accessory Buildings	N/A	

You are hereby certifying that the project is in compliance with the zoning regulations of the County of Prince George's, Maryland, as they exist on the date of the project's preparation.

Table of Development Statistics in 1999			
a. Zoning Classification:	R-10 (Multifamily Medium-Density Residential)		
b. Net lot/Total Area:	5,400 SF (100%) or 0.1257 Acres		
c. Total Lot Coverage by All Buildings:	1,000 SF (19%)		
d. Total Number of Apartment Units:	3 Units		
e. Lot Area per Dwelling Unit (SF/du):	5,400 SF / 3 du = 1,800 SF		
f. Floor Area Ratio (Total Building Area / Net Lot Area):	1,700 SF / 5,400 SF = 0.3156 FAR		

Table of Development Statistics in 2014			
a. Zoning Classification:	R-10 (Multifamily Medium-Density Residential)		
b. Net lot/Total Area:	5,400 SF (100%) or 0.1257 Acres		
c. Total Building Coverage Area:	1,000 SF (19%)		
d. Total Terrace/Paving Area:	400 SF (7%)		
e. Total Lot Coverage (sum of c & d above):	1,400 SF (26%)		
f. Total Green Area (net lot area less lot coverage):	3,711 SF (69%)		
g. Density: Total Dwelling Unit per Acre (du/acre):	0.84 / 0.1257 Acres = 6.71 du/acre		
h. Bedroom unit breakdown:			
1-Bedroom	2-Bedroom	3-Bedroom	Total
0	2	0	2
0%	100%	0.00%	100%

Prince George's County Zoning Ordinance, in effect 2016			
Section of Ordinance	Requirement	Provided	Conforms
Section 27-419(a)	Min. 50%	N/A	
Section 27-419(b)	3-Bedroom Apartments	N/A	
	Min. 10%	N/A	
Section 27-420(b)	Min. 10,000 SF Net Lot Area	5,400 SF	No
Section 27-420(c)	Min. 30% Lot Coverage	21%	No
Section 27-420(d)	Min. 70% Green Area for Buildings less than 4 Stories	69%	No
Section 27-420(e)	Min. 10' or width at front building line	52'	No
Section 27-420(f)	Min. 10' or width at front street line	52'	No
Section 27-420(g)	Min. 30' Front Yard	31.2'	Yes
	Min. 30' Front Yard	30'-0.40'	Yes
Section 27-420(h)	Min. 10' Side Yard	23.00'	No
	Min. 10' Min. one yard	10.10'	Yes
Section 27-420(i)	Min. 30' corner side yard at building line	N/A	
	Min. 60' from corner	N/A	
Section 27-420(j)	Min. 30' rear yard	41.9'	Yes
Section 27-420(k)	Max. 60' building height for lot or front having net area less than 1/2 acre	31.4'	Yes
Section 27-420(l)	Min. 30' between multifamily buildings	N/A	
Section 27-420(m)	Min. 10' S.U. per acre	23.7 S.U. per acre	No
Section 27-420(n)	Min. setbacks for accessory buildings:		
	60' from front street line	N/A	
	2' side lot line	N/A	
	2' rear lot line	N/A	
Section 27-420(o)	Max. 12' height for Accessory Buildings	N/A	
Section 27-420(p)	0.5' x 10' Parking Space	10' x 20'	Yes
Section 27-420(q)(1)(i)	2.00 Spacing/Bedroom	1 du = 2.0 Spacing	
	2.00 Spacing/Bedroom	2 du = 2.0 Spacing	
	2.00 Spacing/Bedroom	0 du = 2.0 Spacing	
	Total Spacing Required	7 Spacing	
	Total Spacing Provided	3 Spacing	Yes
Section 27-420(q)(1)(ii)	1 building space for 100 S.U. du's plus 1 space for additional 200 S.U.	N/A	
	Total Spacing Required	N/A	
	Total Spacing Provided	N/A	

You are hereby certifying that the project is in compliance with the zoning regulations of the County of Prince George's, Maryland, as they exist on the date of the project's preparation.

Justification

The subject of this nonconforming use site plan is for the certification for an existing 3-bedroom single-family style multifamily apartment building in the R-10 Zone constructed in 1991. Based on a lot size of 5,400 square feet, the property exceeds the current maximum density allowed in the R-10 Zone by providing a density of 24.3 units per acre. The passage of Resolution 20-1470 by the District Council adopted February 24, 2015, all off-street parking requirements are waived for this property, as well as the entire multifamily dwelling unit requirement in the Hampshire View Subdivision if it is waived. This calculation is based on a comparison of the regulations of the R-10 Zone, which were in effect at the time the project was originally constructed and the zoning regulations in effect at the date of this plan's preparation.

Owner/Applicant
Dorothy Aster Revocable Trust
c/o Aster Demise
1201 Rad Top Road
Takoma Park, MD 20912
Phone: 703-263-6346

CNU-24691-2016-J
USE AND OCCUPANCY MAP
LOT 4, Block 3
Hampshire View
Plot Book 20090 17 at Plot No. 3

17th ELECTION DISTRICT PRINCE GEORGE'S CO., MD
DATE: 07-26-2016 SCALE: 1" = 10' SHEET 3 OF 3

DR. J. L. BEEBEE, INC.
1201 Rad Top Road
Takoma Park, MD 20912
Phone: 703-263-6346