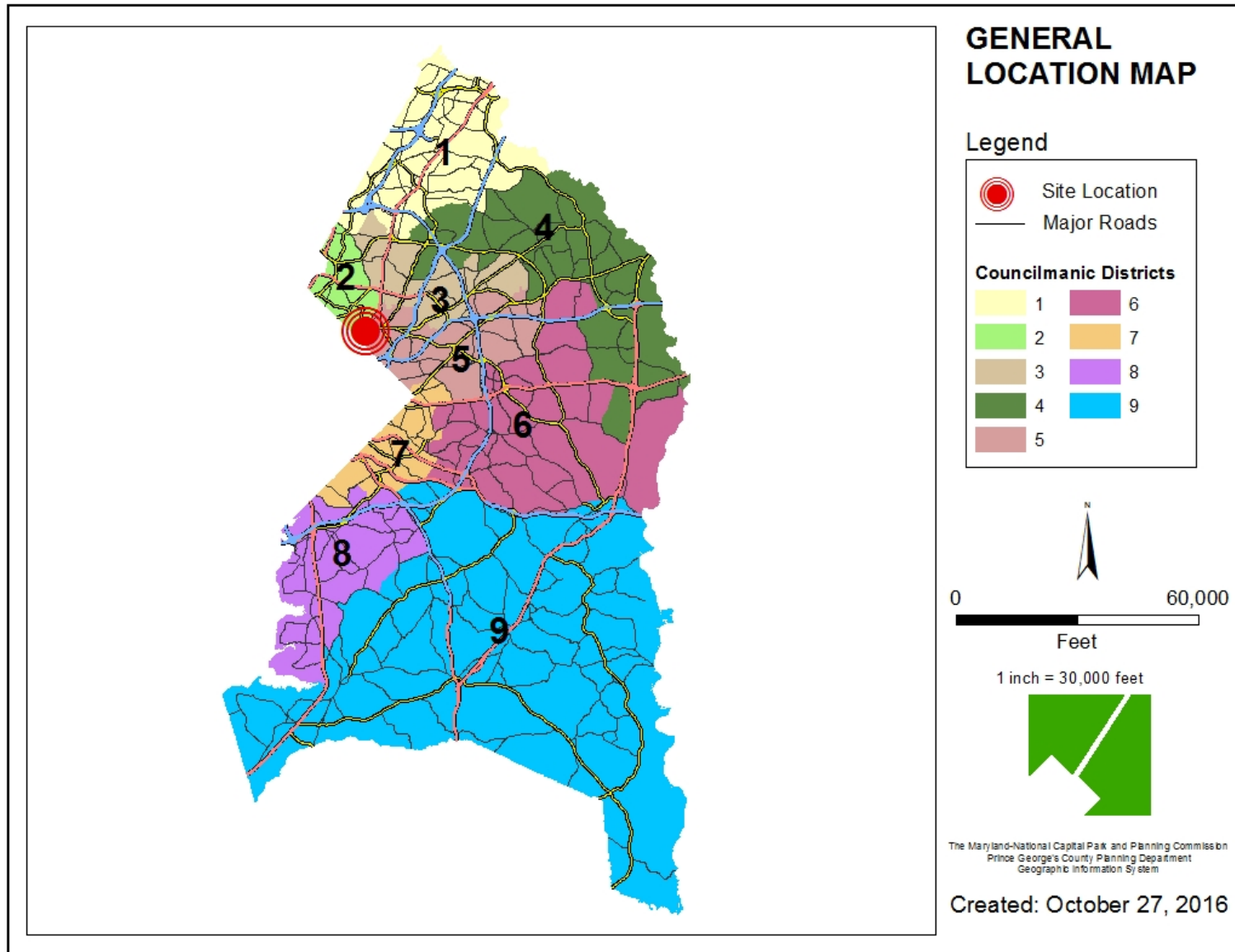


ITEM: 7

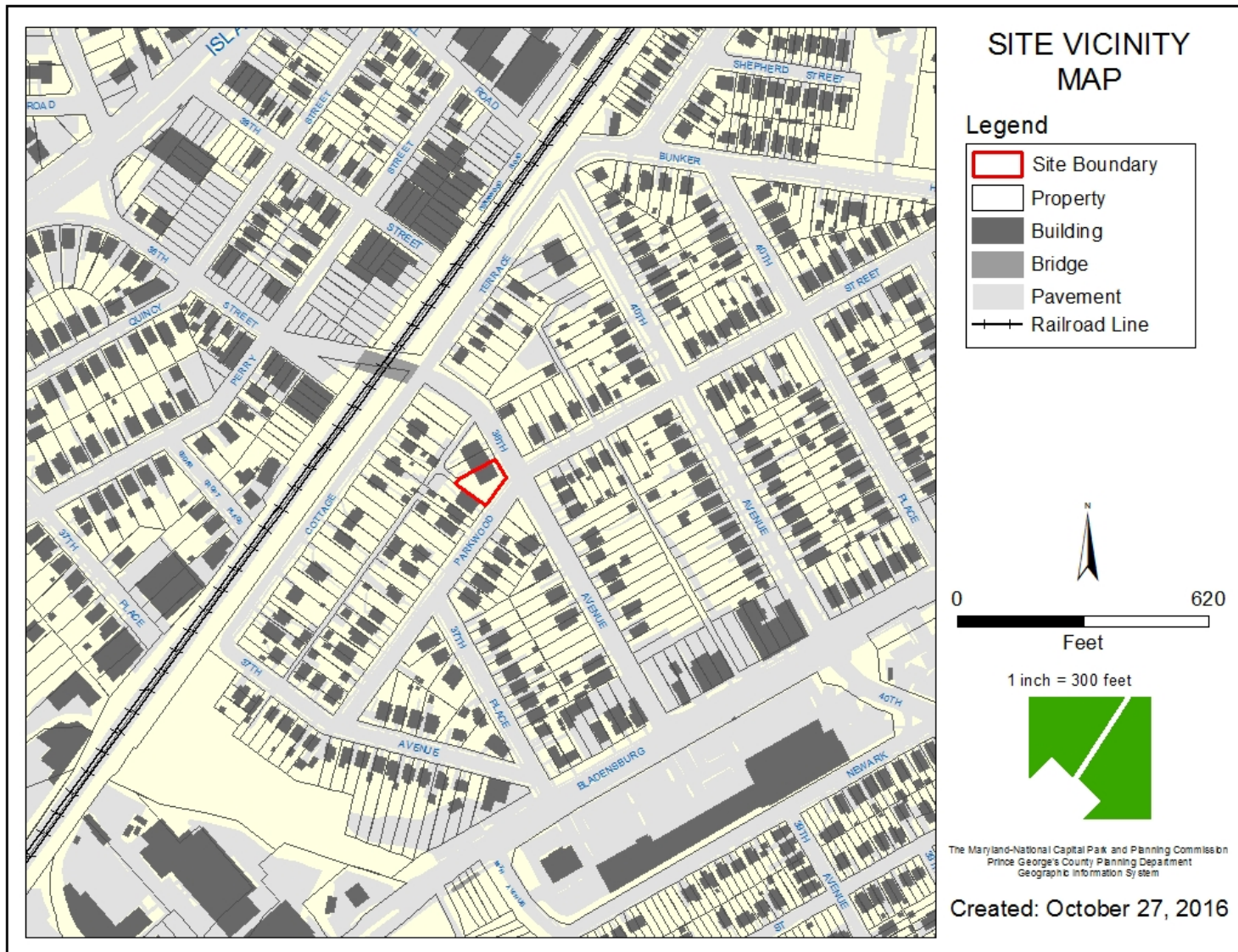
CASE: CNU-30038-2015

OBINNE ENTERPRISE, LLC
3800 38TH AVENUE

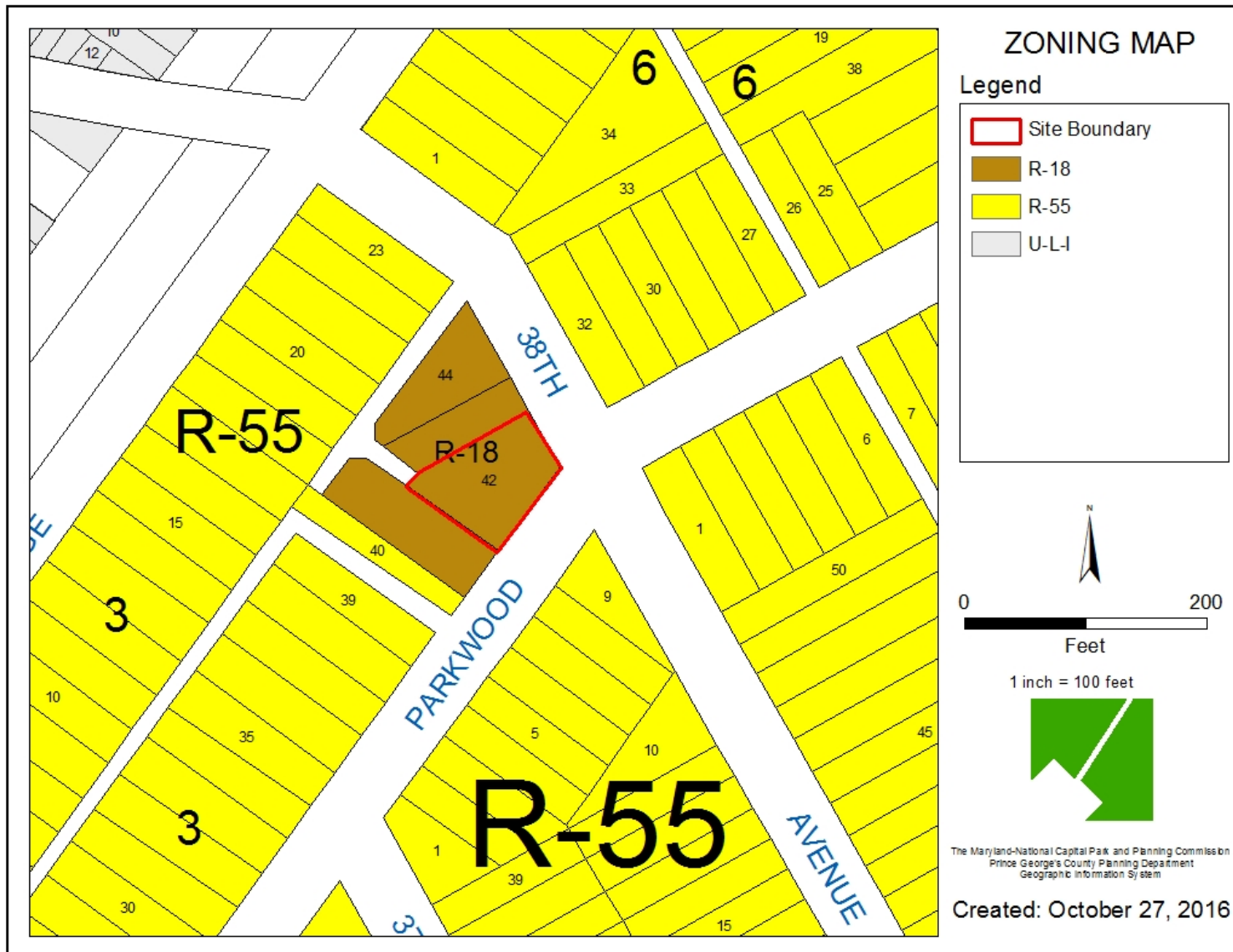
GENERAL LOCATION MAP



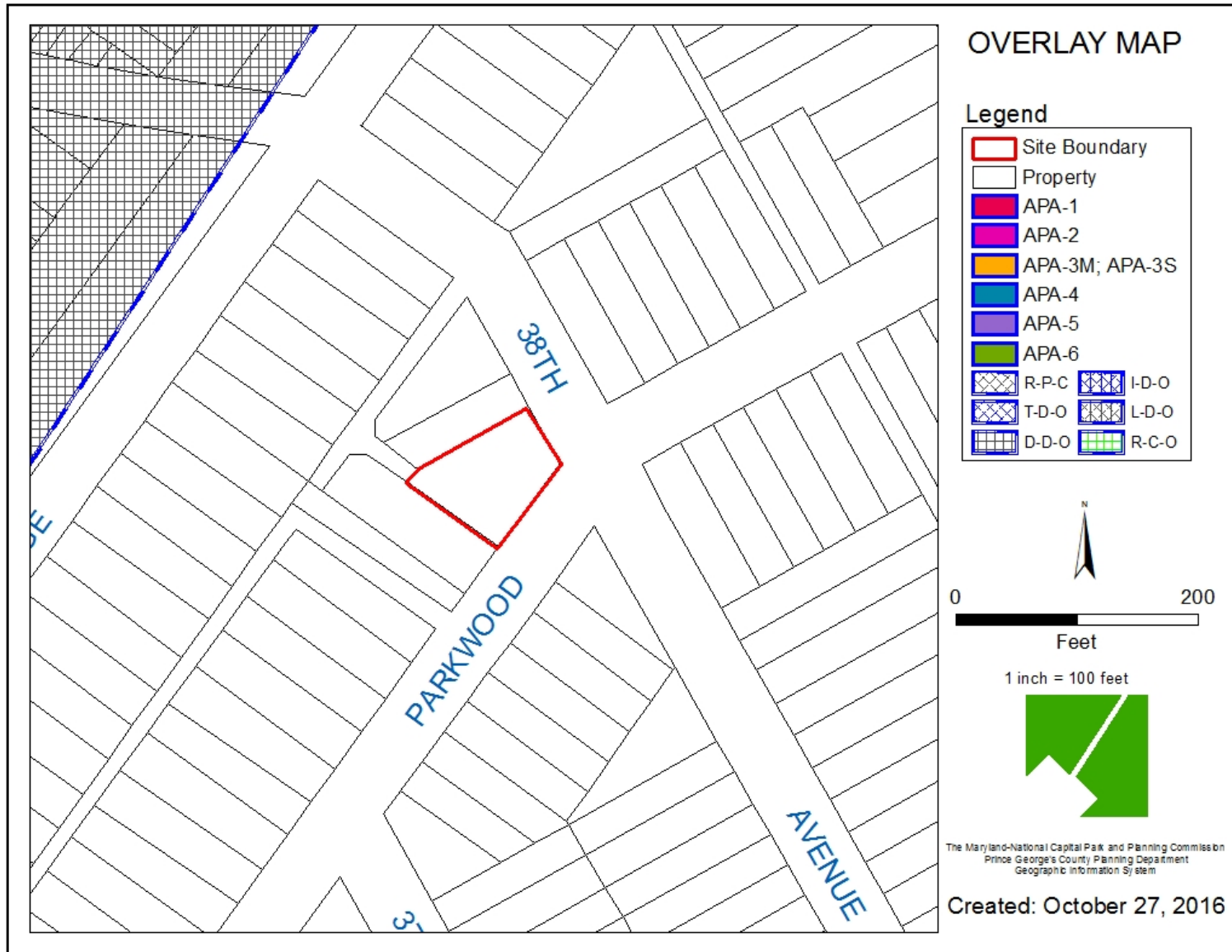
SITE VICINITY



ZONING MAP



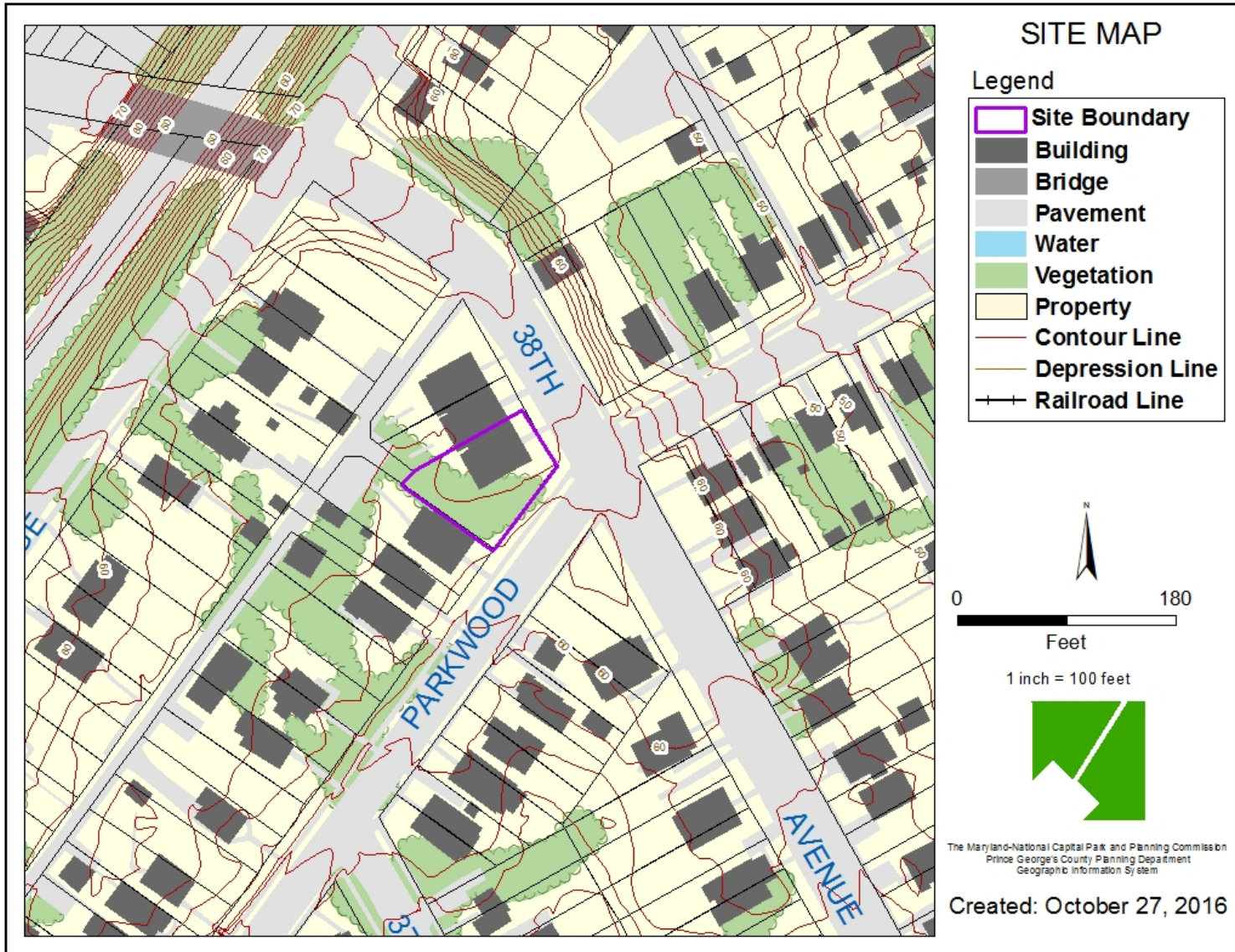
OVERLAY MAP



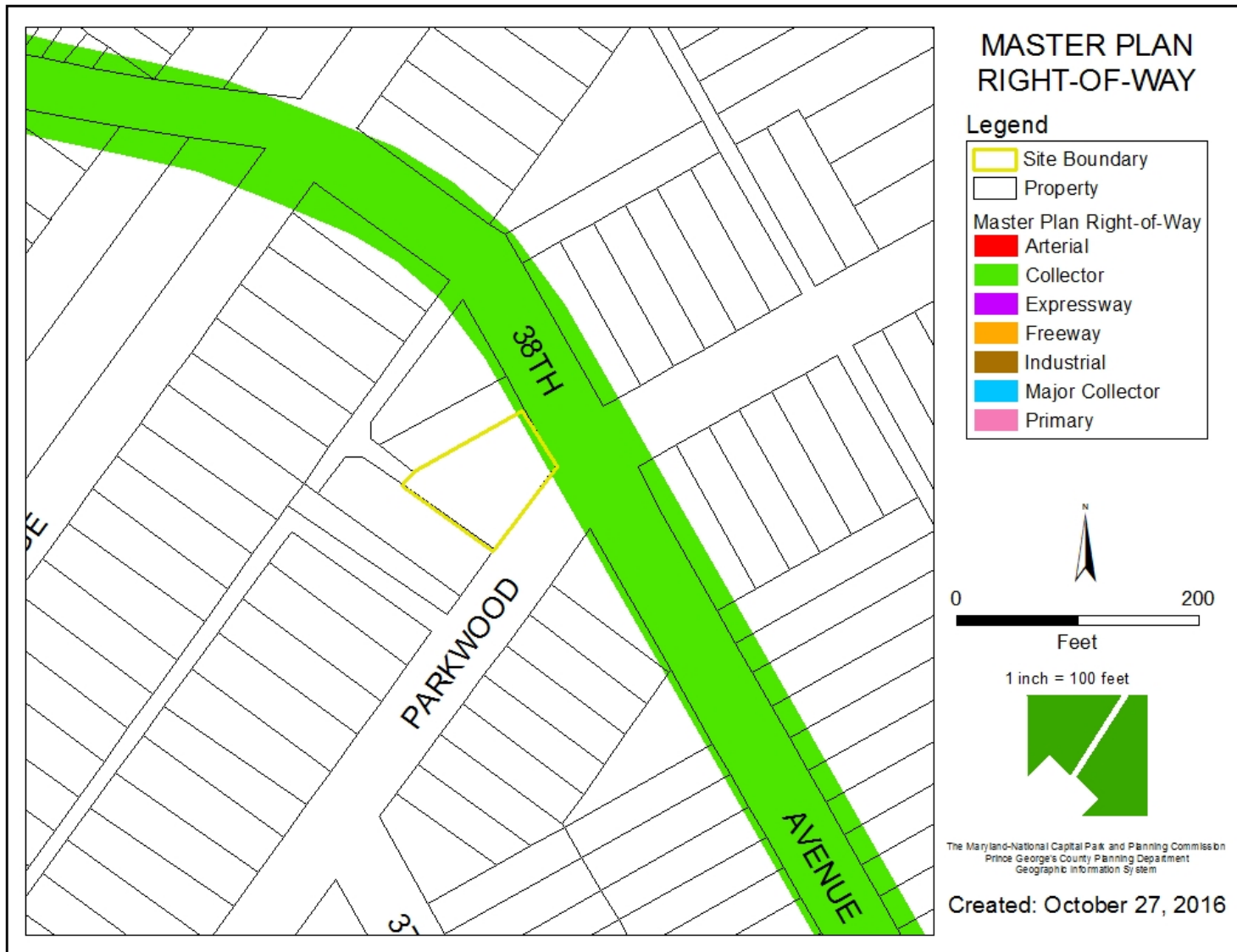
AERIAL MAP



SITE MAP



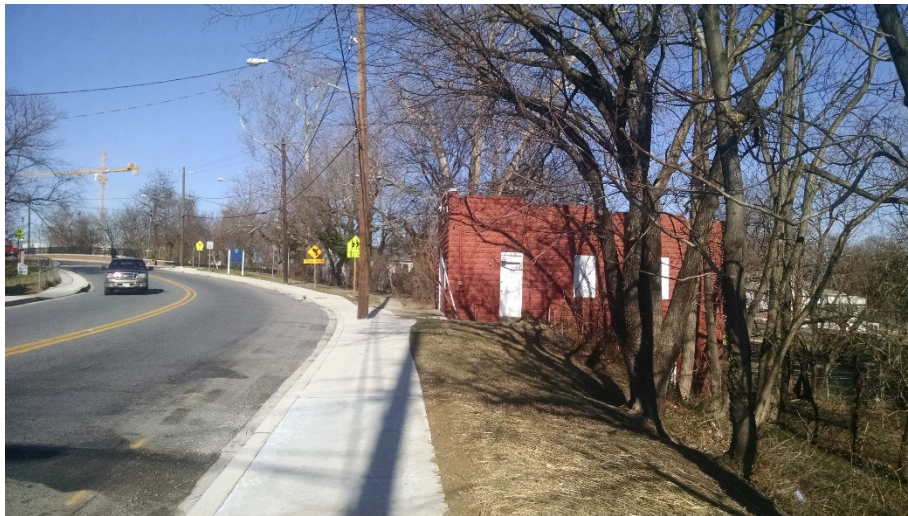
MASTER PLAN RIGHT-OF-WAY MAP



FRONT AND SIDE VIEWS OF PROPERTY



VIEWS ALONG 38TH AVENUE



SITE PLAN

SITE PLAN NOTES:

1. The purpose of this nonconforming use site plan is for the certification for an existing 4 dwelling unit single-family multi-family apartment building in the R-10 Zone constructed prior to November 20, 1988. Based on a lot size of 7,260 square feet, the property exceeds the current maximum density allowed in the R-10 Zone by providing a density of 30.9 units per acre.

2. Table of Development Statistics in 1985

a. Zoning Classification:	Residential "C"
b. LOT 42	
c. Net Lot/Tract Area:	7,260 square feet (162'0" x 45'0") or 0.167 Acres
d. Total Lot Coverage (by ALL buildings):	1,640 square feet (22.7%)
e. Total Number of Apartment Units:	4 UPG
f. Lot Area per Dwelling Unit (a.d./e.):	7,260 A.S. / 4 d.u. = 1,815 S.F./d.u.
1. Floor Area Ratio (Total Bldg. Area / Net Lot Area) =	3,390 / 7,260 = 0.45 Total FAR

3. Table of Development Statistics in 2014

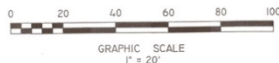
a. Zoning Classification:	R-10 (Multi-Family Medium-Density Residential)
b. Net Lot/Tract Area:	7,260 square feet (162'0" x 45'0") or 0.167 Acres
c. Total Building Coverage Area:	1,640 square feet (22.7%)
d. Total Vehicular Parking Area:	2 square feet (0%)
e. Total Lot Coverage (sum of c and d above):	1,640 square feet (22.7%)
1. Total Cover Area (Total Lot Area less lot coverage):	5,620 square feet (77.3%)
f. Density: Total Dwelling Units per Acre (d.u./acre)	4 d.u. / 0.167 Acres = 24.0 d.u./acre
h. Bedroom Use Breakdown:	
1-Bedroom	0
2-Bedroom	0
3-Bedroom	4
Total	100%

4. Prince Georges County Zoning Ordinance, in effect 1985

Section V - "C" Residence Zone		
Section of Ordinance	Requirement	Provided
Section V.C.1	Min. 625 sq. ft. lot area per family	7,260 sq. ft. lot
Section V.C.2	Min. 25 ft. building line	25 ft.
Section V.C.3	Min. 8 ft. side yard	0 ft.
Section V.C.4	Min. 20 ft. rear building line	39 ft.

5. Prince Georges County Zoning Ordinance, in effect 2014

Section 27-418(a)	Max. 40% 2 Bedroom Apts.	NA
Section 27-418(b)	Max. 10% 3 Bedroom Apts.	NA
Section 27-442(b)	Min. 16,000 sq. ft. net lot area	7,260 sq. ft.
Section 27-442(c)	Max. 30% lot coverage	22.7%
Section 27-442(d)	Min. 70% green area for bldgs. < 4 stories	77.3%
Section 27-442(e)	Min. 125 ft. lot width at front building line	61 ft.
Section 27-442(f)	Min. 125 ft. lot width at front street line	50 ft.
Section 27-442(g)	Min. 30 ft. front yard	25 ft.
Section 27-442(h)	Min. 60 ft. front setback	0 ft.
Section 27-442(i)	Min. 30 ft. both sides	0 ft.
Section 27-442(j)	Min. 10 ft. one yard	0 ft.
Section 27-442(k)	Min. 30 ft. corner side yard at bldg. line	25 ft.
Section 27-442(l)	Min. 60 ft. front setback	0 ft.
Section 27-442(m)	Min. 30 ft. rear yard	39 ft.
Section 27-442(n)	Max. 40 ft. building H. for lot or tract having net lot area < 4 acres	39 ft.
Section 27-442(o)	Min. 50 ft. between multifamily buildings	NA
Section 27-442(p)	Max. 12.0 d.u. per acre	24.0 d.u. per acre
Section 27-442(q)	Min. setbacks for accessory buildings: 10 ft. from front street line, 2 ft. side lot line and 2 ft. rear line	NA
Section 27-442(r)	Max. 19 ft. for accessory bldgs.	NA
Section 27-555(k)	9.5 x 19 ft. parking space	NA
Section 27-568(a)(1)(2)	2.00 spaces/lot & 1-bedroom d.u. = 8.0 spaces	8 spaces
Section 27-568(a)(2)	2.00 spaces/2-bedroom d.u. = 10.0 spaces	0 spaces
Section 27-568(a)(3)	3.00 spaces/3-bedroom d.u. = 12.0 spaces	0 spaces
Total Spaces Required:		8 spaces
Total Spaces Provided:		0 spaces
Section 27-582(a)	1 loading space for 100-200 cu yd. < 1 to 10 ft. additional 200 cu yd.	NA
Total spaces Required:		NA
Total spaces Provided:		NA

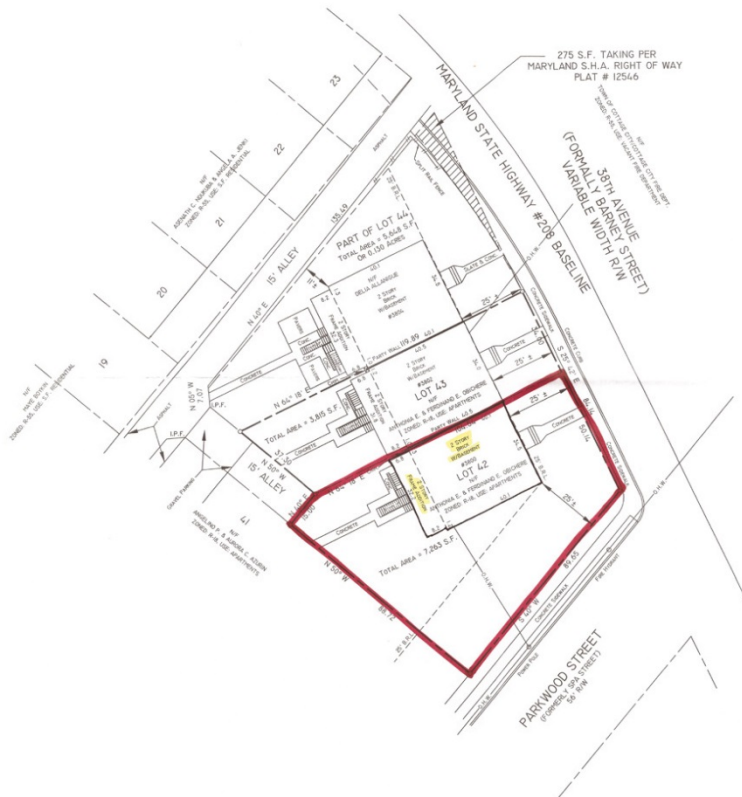


CNU #30038-2015

CERTIFICATION OF NONCONFORMING USE NOTES:

- The property is identified as being located on Prince Georges County Tax Map 80, Grid A-4.
- The property is entirely within the designated boundaries of any Aviation Policy Area.
- The subject property has and existing Water/Sewer Category of W-35-3 and proposed Water/Sewer Category of W-35-3.
- There are no cemeteries located on or contiguous to the subject property.
- There are no historic structures on or in vicinity of the subject property.
- There are no identifiable wetlands or waters of the United States identified on the subject property.
- There are no FEMA or other designated 100-year floodplains on the subject property.
- The property is entirely within the designated boundaries of the Chesapeake Bay Critical Areas.
- Applicant is the Owner: "Clare Enterprises, LLC."

3800 38TH AVENUE
BRENTWOOD, MARYLAND 20722
Phone: 301-279-5005



VICINITY MAP
NO SCALE



DATE	REVISION

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
10000 WOODBURN ROAD
SILVER SPRING, MARYLAND 20914
(301) 594-4005 FAX (240) 564-9946
E-MAIL: RKELLY@RCASURV.COM
WWW.RCASSOCIATES.COM

NONCONFORMING USE SITE PLAN
LOT 42 BLOCK 3
COTTAGE CITY
PLAT BOOK 4, PAGE 52
PRINCE GEORGES'S COUNTY, MARYLAND
DATE: 7/16/2018

CNU-30038-2015
3800 38TH AVENUE
BRENTWOOD, MARYLAND 20722