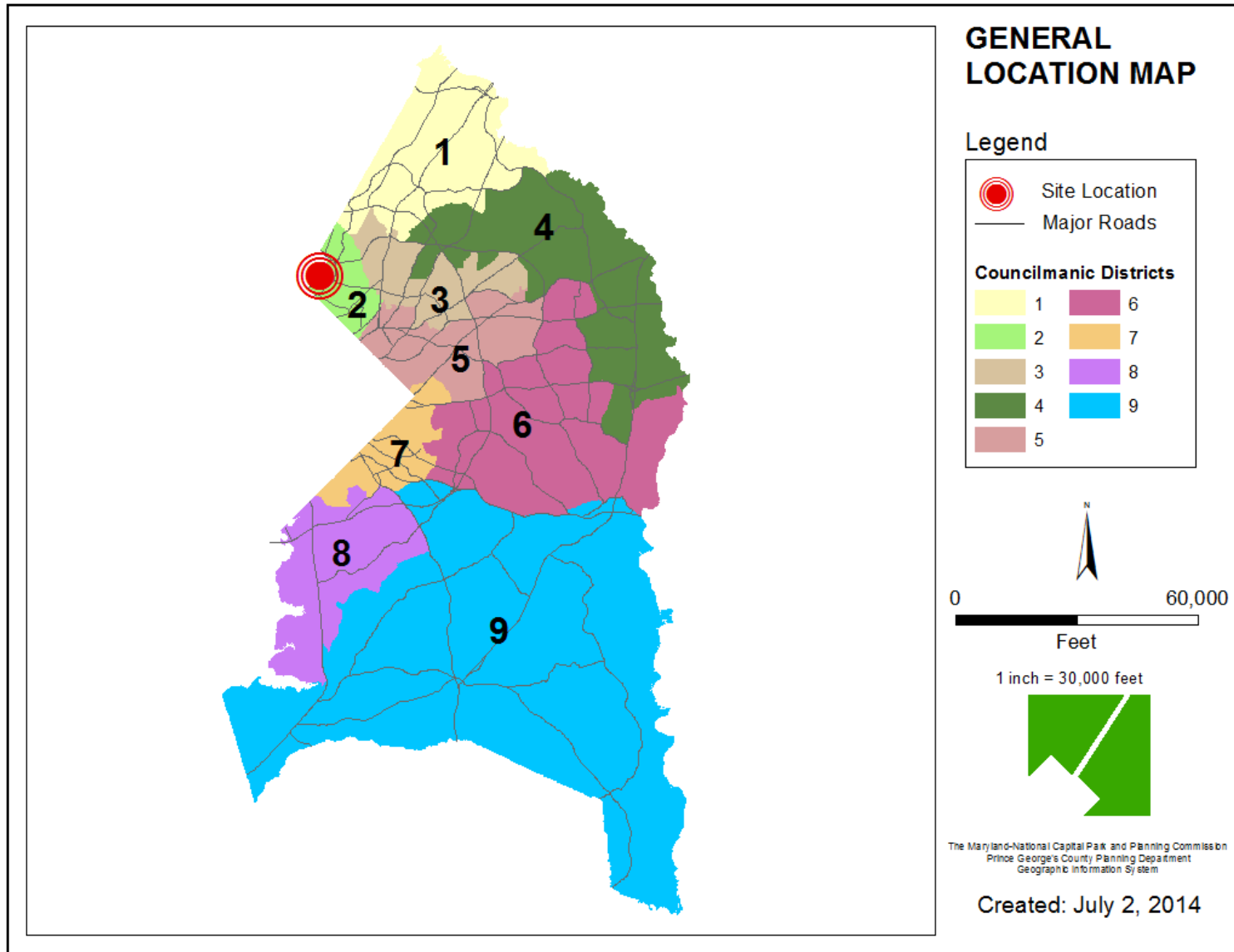


ITEM: 5

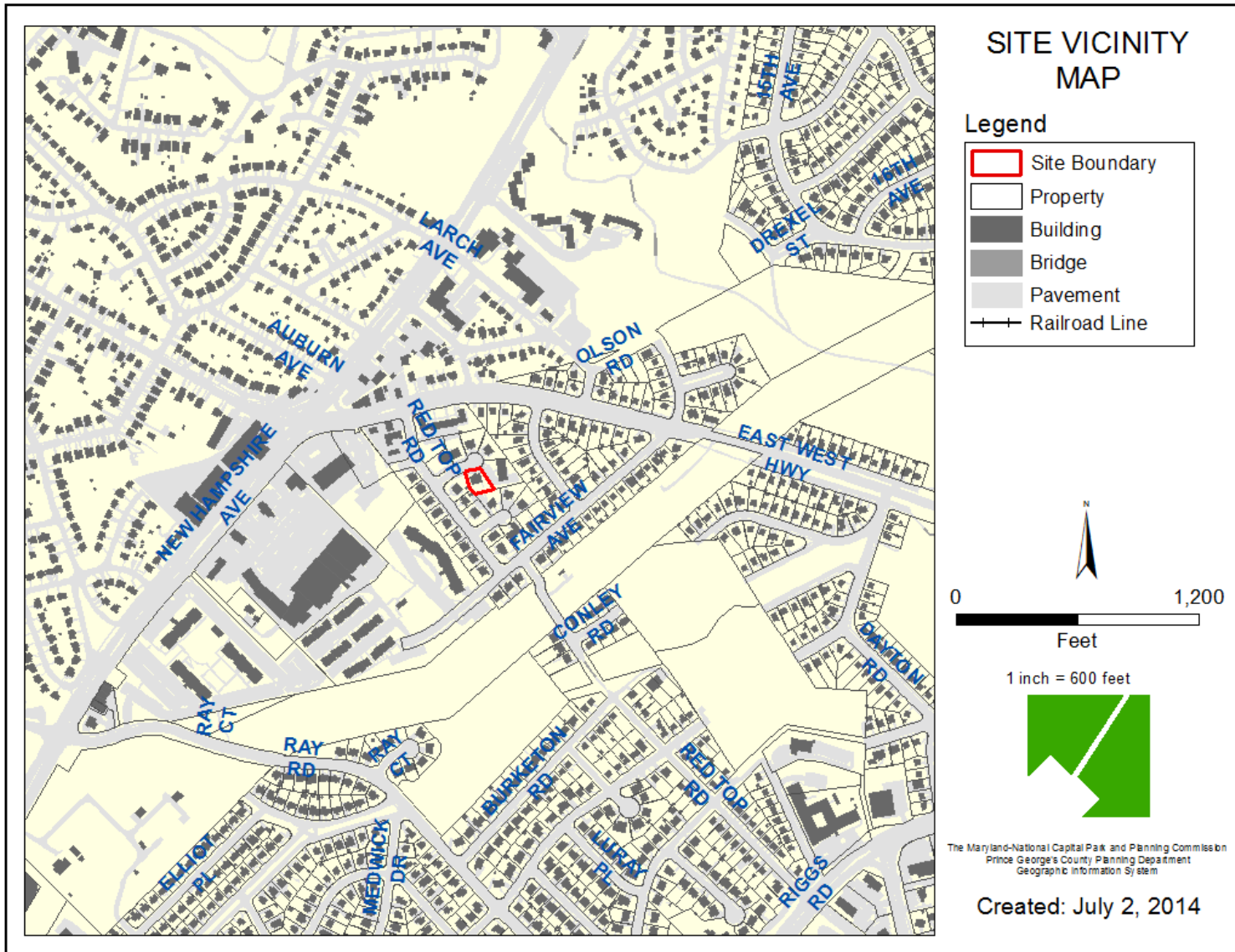
CASE: CNU-30458-13

6819 RED TOP ROAD

GENERAL LOCATION MAP



SITE VICINITY



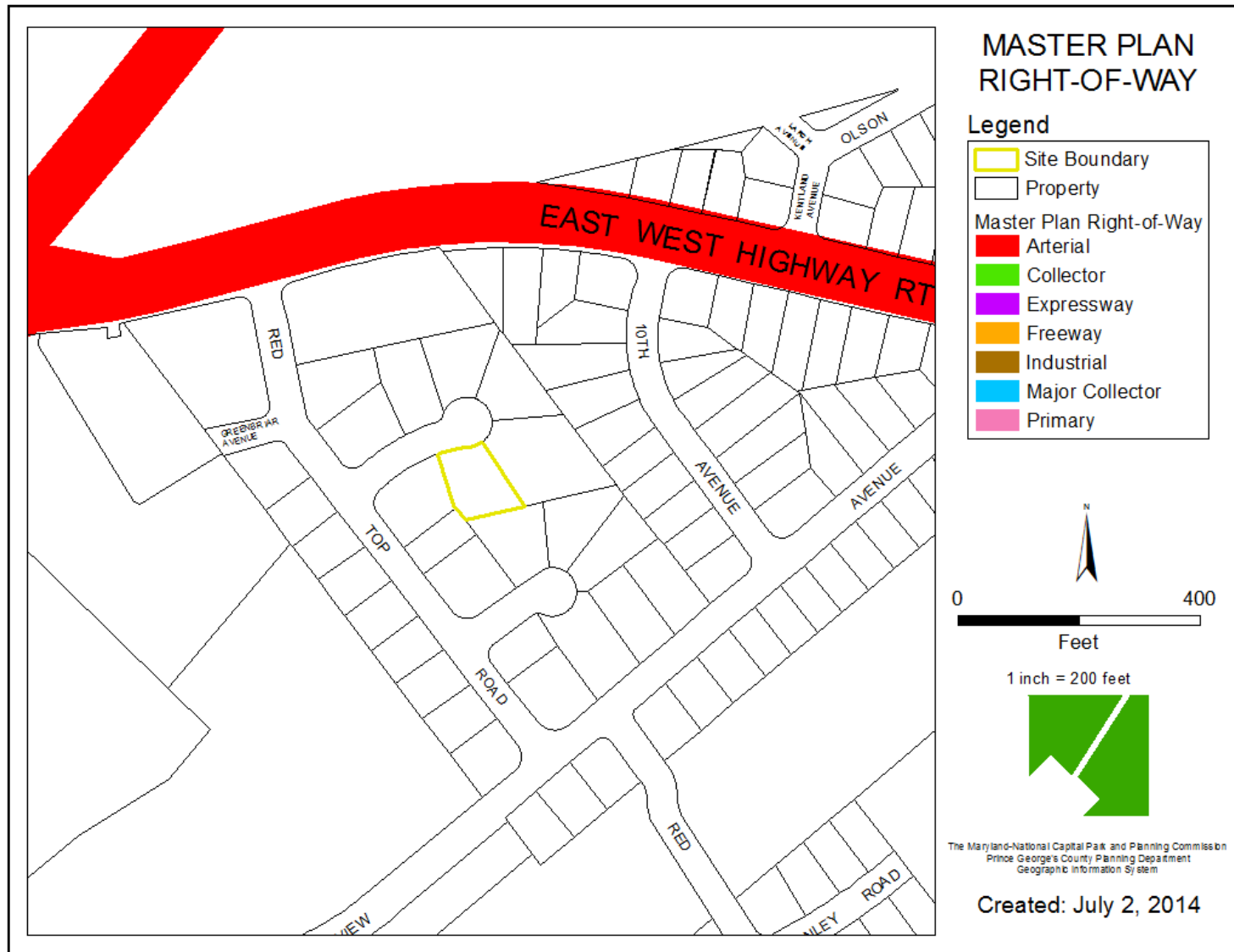


AERIAL MAP





MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN

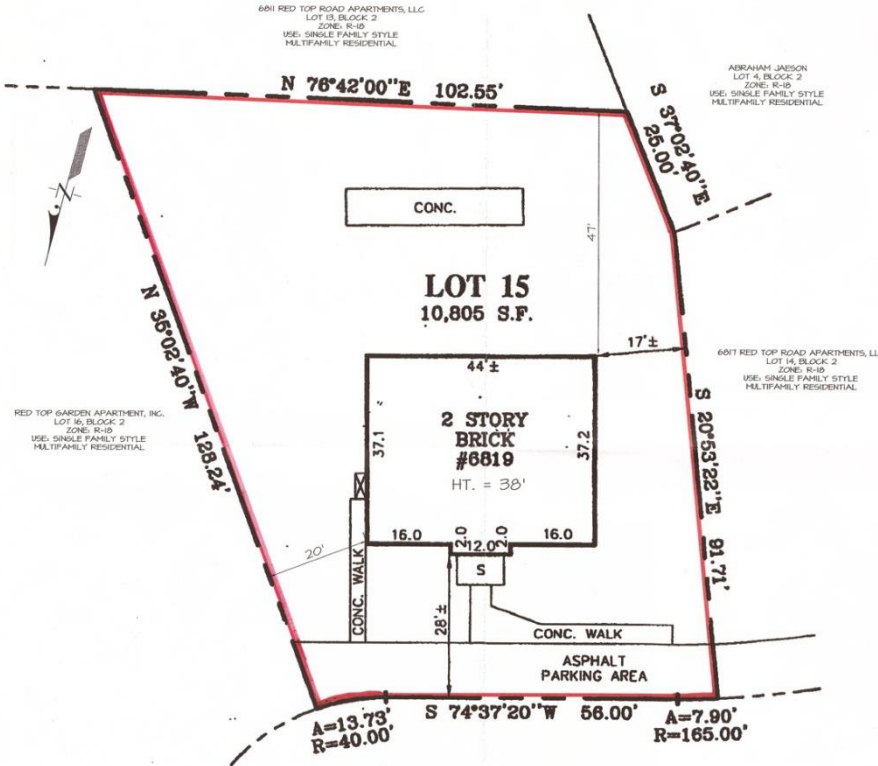
- Site Plan Notes**
- The purpose of this nonconforming use site plan is for the certification for an existing dwelling unit single-family style multifamily apartment building in the R-10 Zone constructed in 1950. Based on a lot size of 10,805 sq. ft., the property provides the current maximum density allowed in the R-10 Zone by providing a density of 24.2 units per acre. The purpose of Resolution 30-1170 by the District Council adopted February 24, 2014, is to allow the property to be used as a multifamily dwelling unit in the Hampshire View Subdivision. This evaluation is based on a comparison of the regulations of the R-10 Zone which were in effect at the date the project was originally constructed and the zoning regulations in effect at the date of this plan's preparation.
 - Table of Development Statistics in R-10**

Item	Value	Notes
a. Zoning Classification	R-10 (Multifamily Medium-Density Residential)	
b. Net Lot Area	10,805 sq. ft. (5000 or 0.248 Acres)	
c. Total Lot Coverage (by ALL buildings)	1,875 sq. ft. (0.18)	
d. Total Number of Apartment Units	8 units	
e. Lot Area per Dwelling Unit (d/c b)	1,350 sq. ft. / 8 units = 168.75 sq. ft.	
f. Floor Area Ratio (Total Bldg Area / Net Lot Area) = 0.358 / 0.248 = 0.30 total FAR		
 - Table of Development Statistics in R-10B**

Item	Value	Notes
a. Zoning Classification	R-10B (Multifamily Medium-Density Residential)	
b. Net Lot Area	10,805 sq. ft. (5000 or 0.248 Acres)	
c. Total Building Coverage Area	1,875 sq. ft. (0.18)	
d. Total Lot Coverage (by ALL buildings)	1,875 sq. ft. (0.18)	
e. Total Lot Coverage (by ALL buildings)	1,875 sq. ft. (0.18)	
f. Total Lot Coverage (by ALL buildings)	1,875 sq. ft. (0.18)	
g. Density: Total Dwelling Unit Per Acre (d/c b)	8 du. / 0.248 Acres = 24.2 du./acre	
h. Bedroom unit Breakdown		
i. 1-Bedroom	10.8%	
j. 2-Bedroom	63.3%	
k. 3-Bedroom	0.0%	
l. 4-Bedroom	0.0%	
 - Prince George's County Zoning Ordinance, in effect 1950**

Section of Ordinance	Requirement	Provided	Conforms
Section 17.12	Min. 1,000 sq. ft. lot area per du.	1,001 sq. ft. lot	Yes
Section 17.13	Min. 3,000 sq. ft. net lot area	10,805 sq. ft.	Yes
Section 17.22	Max. 30% lot coverage (by building, including accessory buildings)	0.18	Yes
Section 17.31	Min. 25 ft. front building line	28' +/-	Yes
Section 17.32	Min. 25 ft. corner side yard at 90° line	NA	Yes
Section 17.46	Min. 50 ft. from center of street	NA	Yes
Section 17.42	Min. 25 ft. lot width at front building line	87' +/-	Yes
Section 17.52	Min. 25 ft. front yard	17' +/-	Yes
Section 17.53	Min. 50 ft. per side yard (2 side yards required)	17' +/-	Yes
Section 17.55	Min. 20 ft. rear yard	47' +/-	Yes
Section 17.61	Min. 40 ft. width of water court	NA	Yes
Section 17.65	Min. 40 ft. between existing buildings	NA	Yes
Section 17.7	10 spaces / du.	8 spaces	Yes*
Section 17.7	Total spaces Required	8 spaces	Yes*
Section 17.7	Total spaces Provided	8 spaces	Yes*
Section 17.8	Min. 4' x 20' parking space	4' x 20'	Yes*
Section 17.8	Max. car floor Area Ratio	0.30	Yes
Section 17.14	Min. bldg H. of 3 stories or 40 ft.	2 stories	Yes
Section 17.14	Max. 12 ft. accessory bldg.	NA	Yes
 - Prince George's County Zoning Ordinance, in effect 2014**

Section of Ordinance	Requirement	Provided	Conforms
Section 21-416(d)	Max. 30% lot coverage	0.18	No
Section 21-416(d)	Max. 108 ft. bedroom apt.	NA	No
Section 21-416(d)	Min. 6,000 sq. ft. net lot area	10,805 sq. ft.	No
Section 21-416(d)	Max. 30% lot coverage	0.18	No
Section 21-416(d)	Min. 108 sq. ft. area for bldg. 14 stories	11.3%	No
Section 21-416(d)	Min. 125 ft. lot width at front building line	87' +/-	No
Section 21-416(d)	Min. 125 ft. lot width at front building line	116' +/-	No
Section 21-416(d)	Min. 50 ft. front yard	28' +/-	No
Section 21-416(d)	Min. 60 ft. from centerline	39' +/-	No
Section 21-416(d)	Min. 50 ft. both sides	17' +/-	No
Section 21-416(d)	Min. 50 ft. rear yard	47' +/-	No
Section 21-416(d)	Min. 50 ft. corner side yard at 90° line	NA	No
Section 21-416(d)	Min. 50 ft. from centerline	NA	No
Section 21-416(d)	Min. 50 ft. rear yard	47' +/-	No
Section 21-416(d)	Min. 50 ft. building H. for lot or block having net area 14 acres	30' +/-	No
Section 21-416(d)	Min. 50 ft. rear yard	NA	No
Section 21-416(d)	Max. 12.0 du. per acre	24.2 du. per acre	No
Section 21-416(d)	Min. setbacks for accessory bldg.	NA	No
Section 21-416(d)	60 ft. front street	NA	No
Section 21-416(d)	Min. 2 ft. side lot line and 3 ft. rear lot line	NA	No
Section 21-416(d)	Max. 10 ft. for accessory bldg.	NA	No
Section 21-416(d)	43 ft. x 11 ft. parking space	4' x 20'	No
Section 21-416(d)	2.00 spaces/11 ft. bedroom	1 du. = 2.0 spaces	No
Section 21-416(d)	2.00 spaces/2 bedroom	5 du. = 10.0 spaces	No
Section 21-416(d)	3.00 spaces/3 bedroom	0 du. = NA	No
Section 21-416(d)	Total spaces Required	0 spaces	No
Section 21-416(d)	Total spaces Provided	0 spaces	No
Section 21-416(d)	1 parking space for 100' - 500' du.	NA	No
Section 21-416(d)	200' du.	NA	No
Section 21-416(d)	Total spaces Required	NA	No
Section 21-416(d)	Total spaces Provided	NA	No
- *As a result of the passage of Resolution 30-1170 by the District Council adopted February 24, 2014, all off-street parking requirements are relaxed for this property.



CNU-30458-2013-01

THIS BLOCK IS FOR OFFICIAL USE ONLY. Get this certified that this plan is a true and correct copy of the original as filed with the Prince George's County, Maryland Department of Planning and Economic Development.

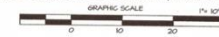
PROJECT NUMBER:

APPROVAL:

DATE:

FOR CONDITIONS OF APPROVAL USE THIS PLAN (Check or Approximate Sheet Number)

CNU-30458-2013-01
NONCONFORMING USE SITE PLAN
LOT 15, BLOCK 2
6819 RED TOP ROAD
(HAMPSHIRE VIEW)
CHILLUM DISTRICT No. 17
PRINCE GEORGE'S COUNTY, MARYLAND



CNU-30458-2013-01 CERTIFICATION OF NONCONFORMING USE NOTES

- The property is identified as being located on Prince George's County Tax Map 41, Grid D-1.
- The property is entirely outside the designated boundaries of any Action Policy Area.
- The subject property has an existing Future Owner Category of R-10B-1 and proposed Future Owner Category of R-10B-1.
- There are no conditions identified on or in the vicinity of the subject property.
- There are no conditions identified on or in the vicinity of the subject property.
- There are no conditions identified on or in the vicinity of the subject property.
- The property is entirely outside the designated boundaries of the Chesapeake Bay Critical Areas.
- Applicable to the owner: 6819 Red Top Road Apartments, LLC.

PRINCE GEORGE'S COUNTY DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

DATE: _____ DESCRIPTION: _____ BY: _____

REVISIONS: _____

DATE: _____ DESCRIPTION: _____ BY: _____

REVISIONS: _____

DATE: _____ DESCRIPTION: _____ BY: _____

REVISIONS: _____

4

