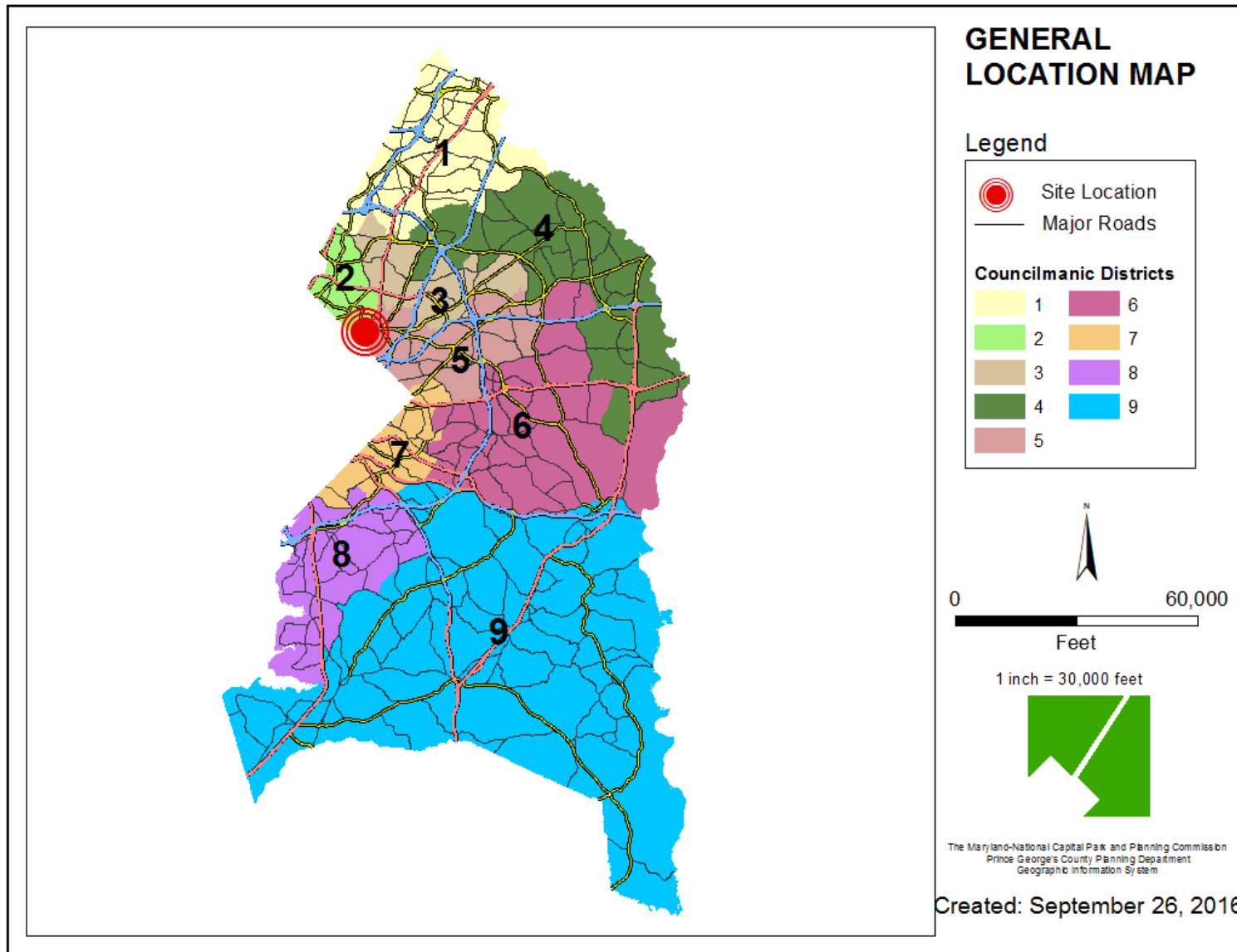


ITEM: 6

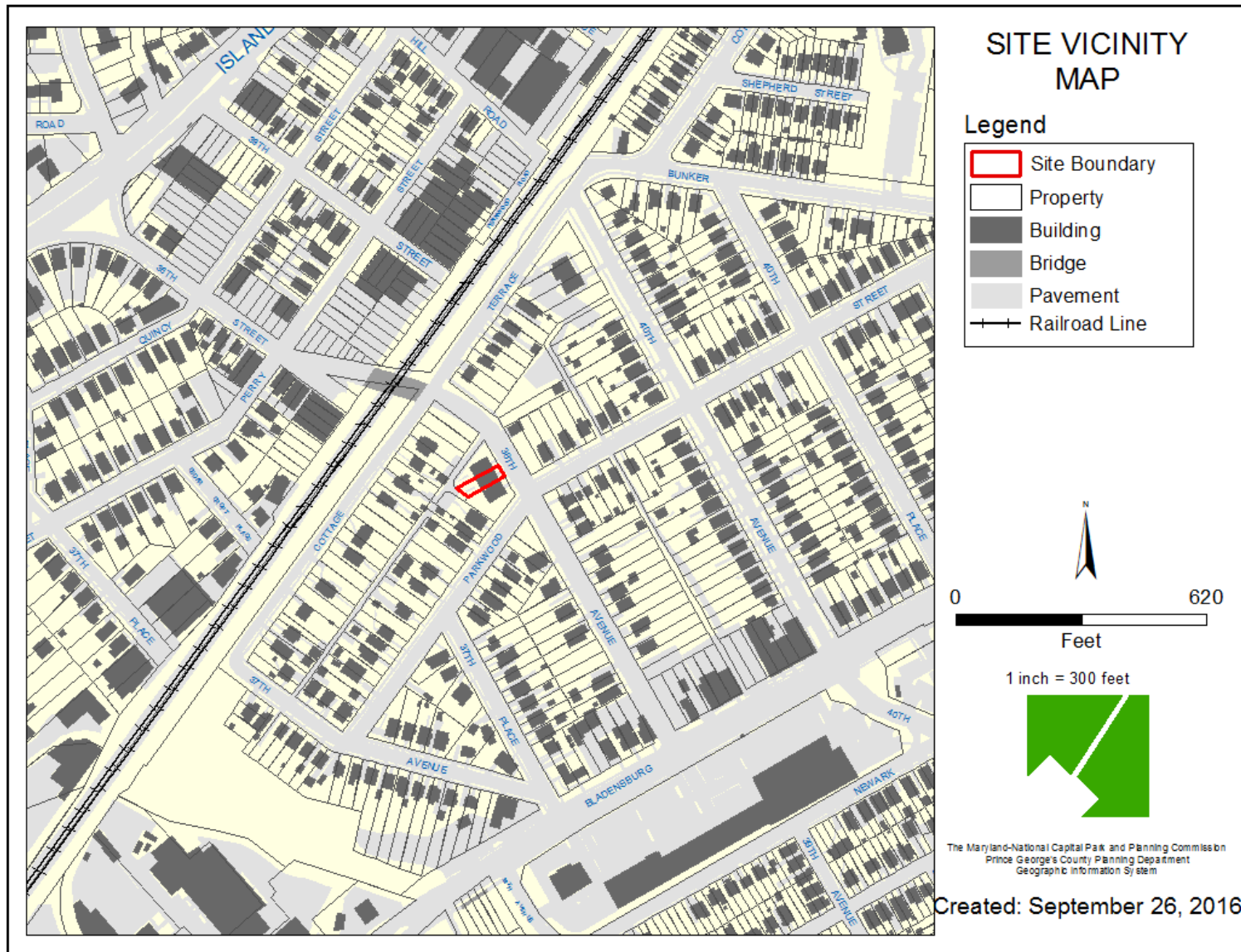
CASE: CNU-35221-2016

OBINNE ENTERPRISE, LLC
3802 38TH AVENUE

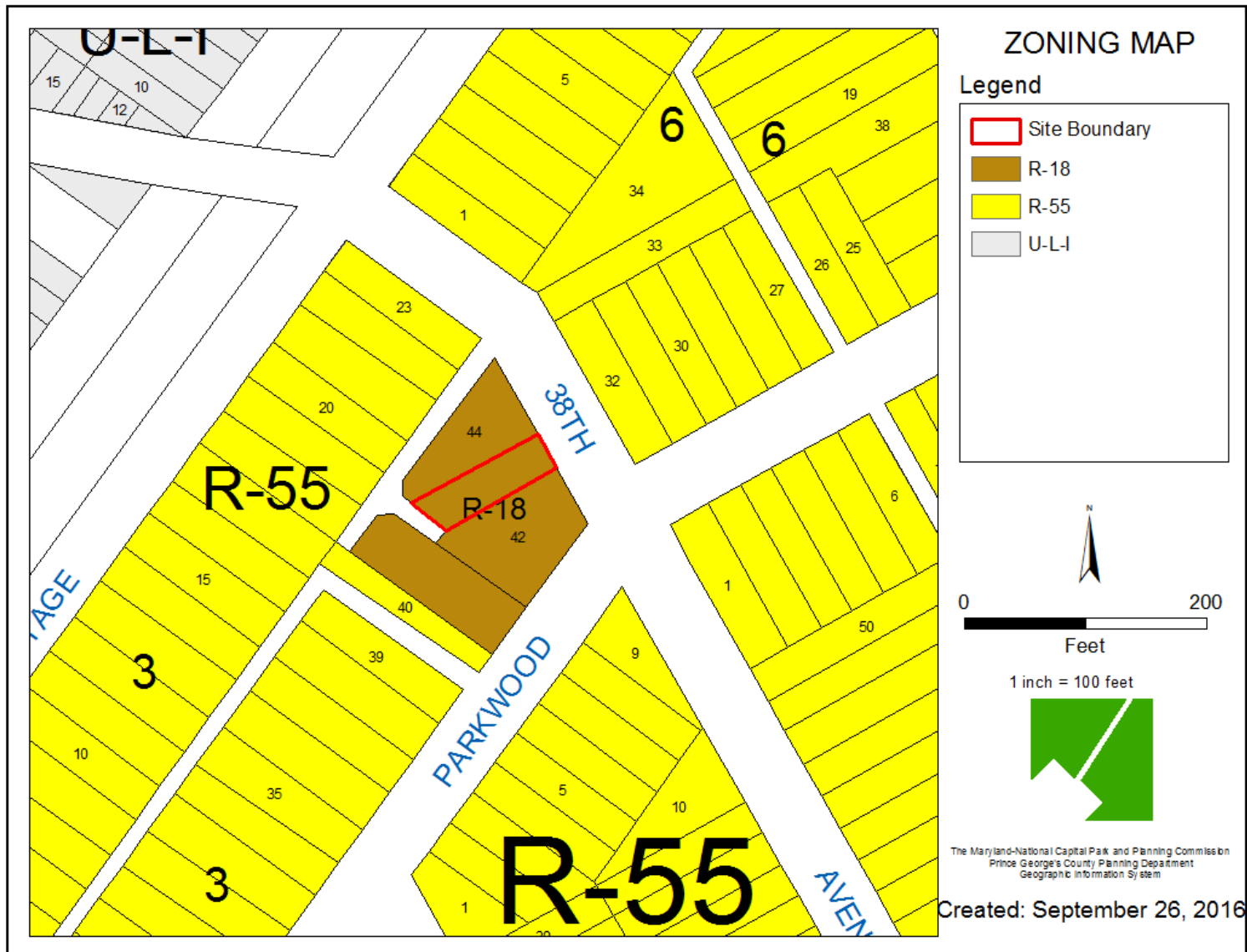
GENERAL LOCATION MAP



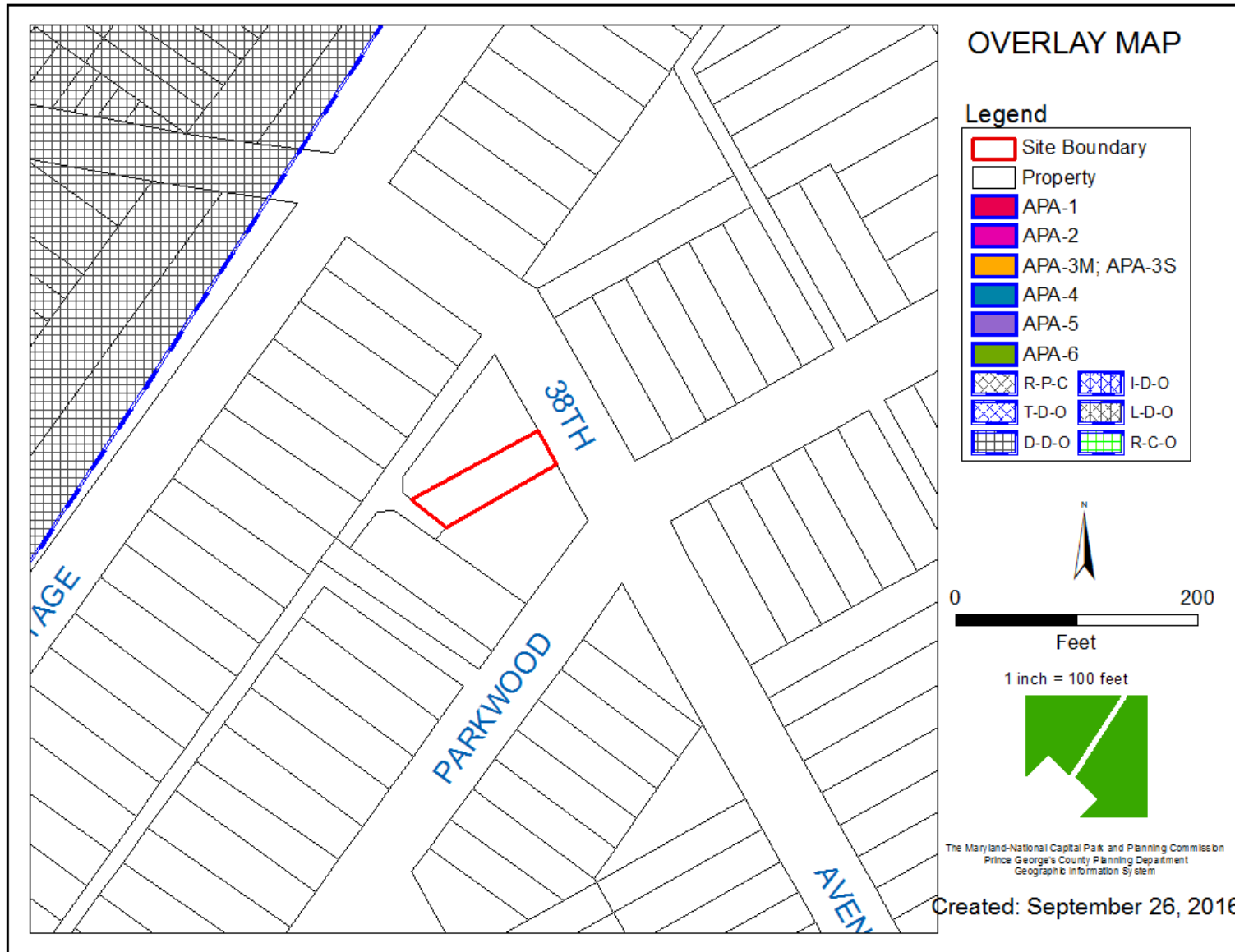
SITE VICINITY



ZONING MAP



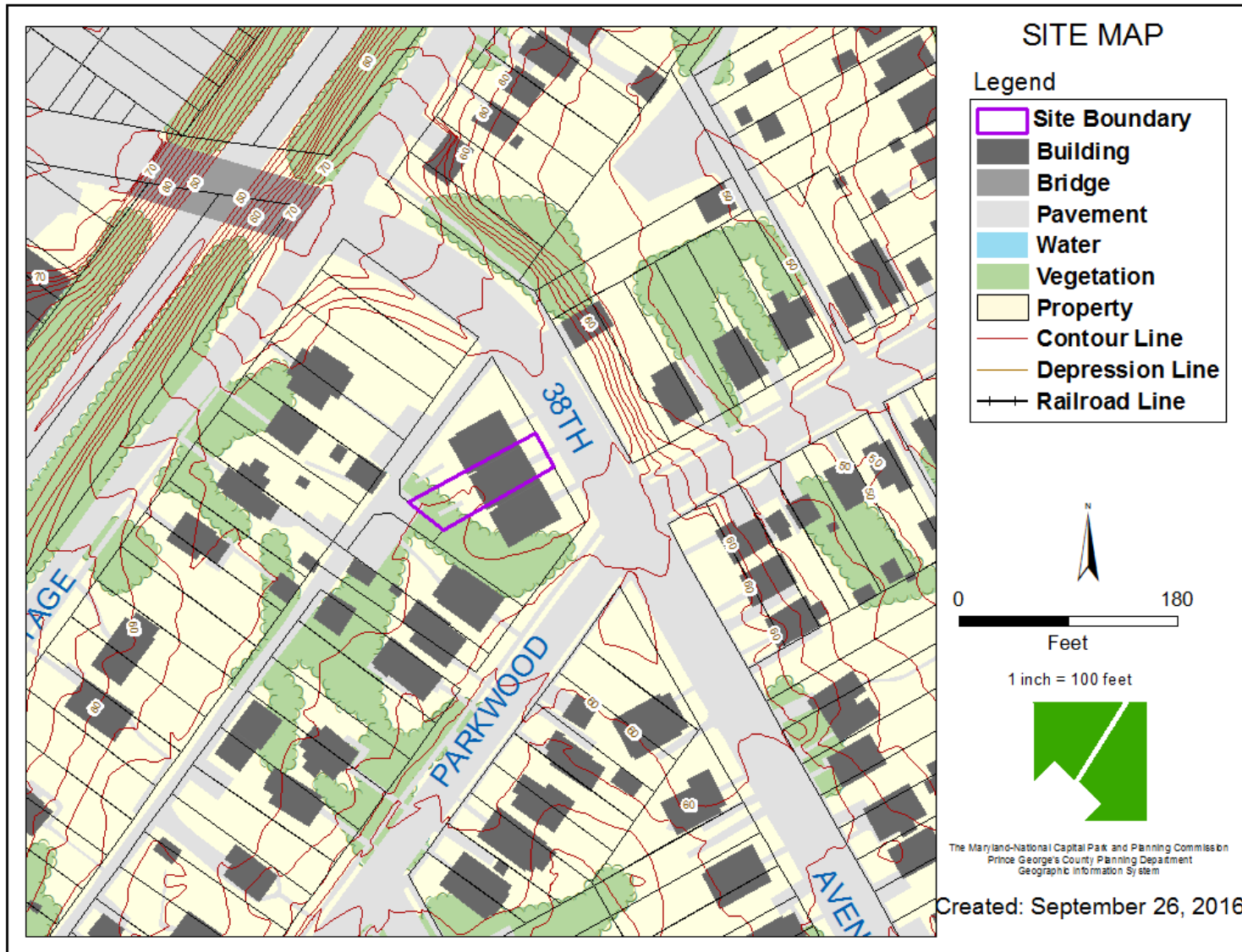
OVERLAY MAP



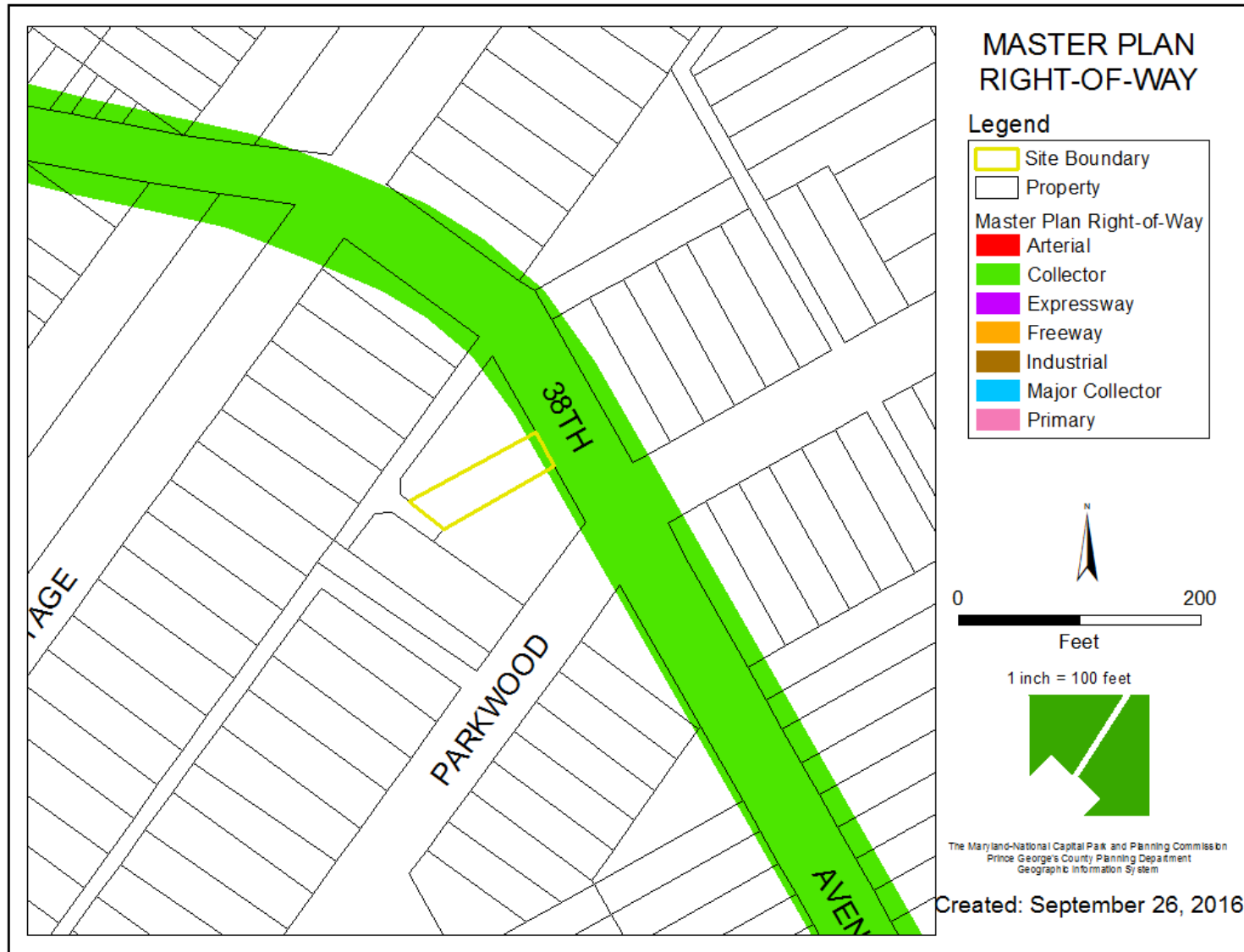
AERIAL MAP



SITE MAP



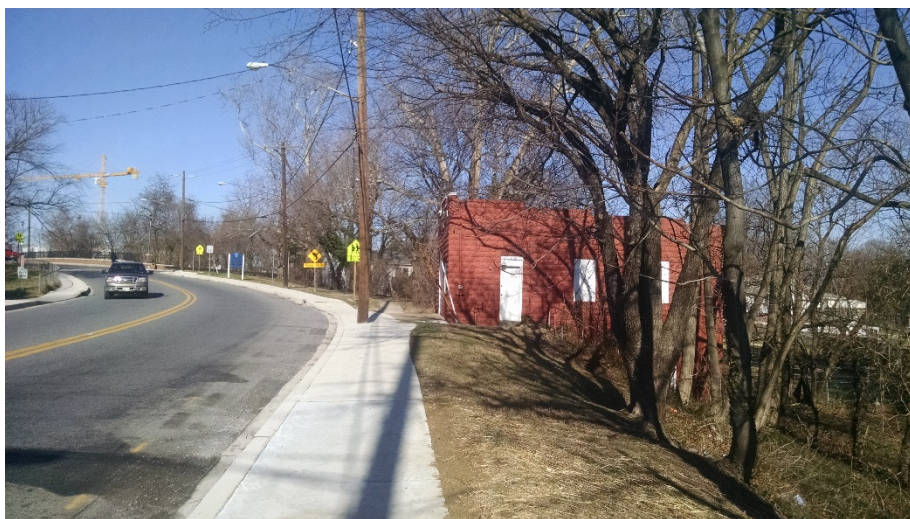
MASTER PLAN RIGHT-OF-WAY MAP



FRONT AND REAR VIEW 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-18 Zone constructed prior to November 29, 1960. Based on a lot size of 3,815 square feet, the property exceeds the current maximum density allowed in the R-18 Zone by providing a density of 30.0 units per acre.

2. Table of Development Statistics in 1955

a. Zoning Classification: Residential "C"

b. LOT 43	
c. Net Lot/Tract Area:	3,815 square feet (100%) or 0.088 Acres
d. Total Lot Coverage (by ALL buildings):	1,820 square feet (47.7%)
e. Total Number of Apartment Units:	4 Units
f. Lot Area per Dwelling Unit (d.f.c.):	3,815 A.F. / 4 d.u. = 954 A.F. d.u.
g. Floor Area Ratio (Total Bldg. Area / Net Lot Area) =	3,260 / 3,815 = 0.85 Total FAR

3. Table of Development Statistics in 2014

a. Zoning Classification:	R-18 (Multifamily Medium-Density Residential)
b. Net Lot/Tract Area:	3,815 square feet (100%) or 0.088 Acres
c. Total Building Coverage Area:	1,830 square feet (42.7%)
d. Total Vehicular Parking Area:	0 square feet (0%)
e. Total Lot Coverage (sum of c and d above):	1,830 square feet (42.7%)
f. Total Green Area (net tract area less lot coverage):	2,185 square feet (57.3%)
g. Density: Total Dwelling Units per Acre (d.u./acre):	4 d.u. / 0.088 Acres = 45.5 d.u./acre
h. Bedroom Unit Breakdown:	
	1-Bedroom 2-Bedroom 3-Bedroom Total
	4 0 0 4
	100% 0% 0% 100%

4. Prince George's County Zoning Ordinance, in effect 1995

Section V - "C" Residence Zone

Section of Ordinance	Requirement	Provided	Conforms
Section V.C.1	Min. 605 sq. ft. lot area per family	3,815 sq. ft. lot	Yes
Section V.C.2	Min. 25 ft. building line	25 ft.	Yes
Section V.C.3	Min. 8 ft. side yard	0 ft.	No
Section V.C.4	Min. 20 ft. rear building line	30 ft.	Yes

5. Prince George's County Zoning Ordinance, in effect 2014

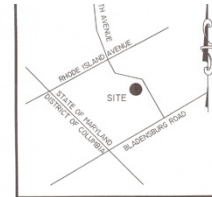
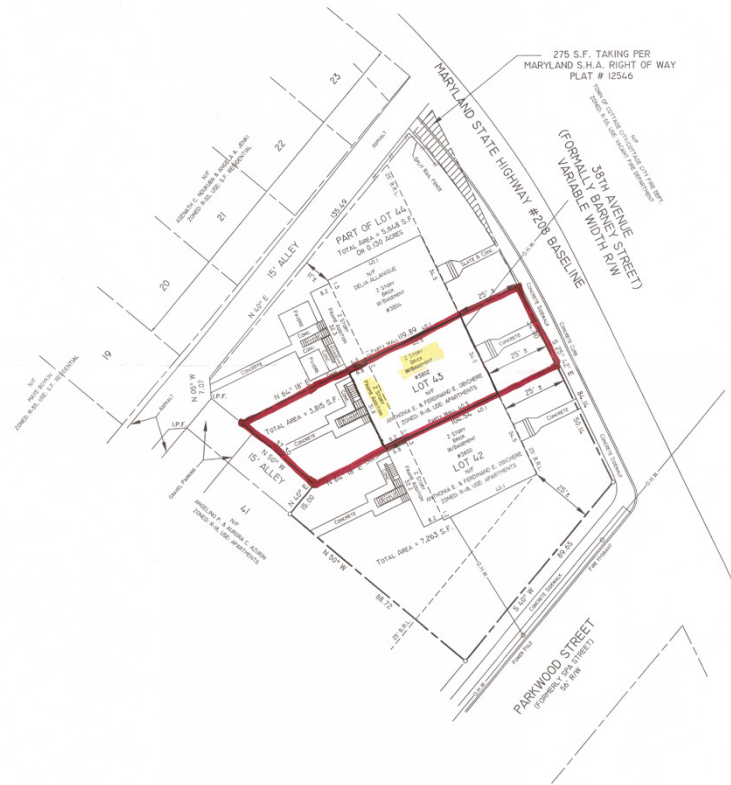
Section 27-419(a)	Max. 40% 2 Bedroom Apts. N/A
Section 27-419(b)	Max. 10% 3 Bedroom Apts. N/A
Section 27-442(a)	Min. 16,000 sq. ft.
Section 27-442(b)	Max. 30% lot coverage
Section 27-442(c)	Min. 70% green area for bridge < 4 stories
Section 27-442(d)	Min. 125 ft. lot width at front building line
Section 27-442(e)	Min. 125 ft. lot width at front setback line
Section 27-442(f)	Min. 30 ft. front yard
Section 27-442(g)	Min. 30 ft. front setback
Section 27-442(h)	Min. 30 ft. both sides
Section 27-442(i)	Min. 10 ft. one yard
Section 27-442(j)	Min. 30 ft. corner side yard at building line
Section 27-442(k)	Min. 30 ft. rear yard
Section 27-442(l)	Min. 40 ft. building line for lot or tract having net lot area < 4 acres
Section 27-442(m)	Min. 50 ft. between multifamily buildings
Section 27-442(n)	Max. 12.0 d.u. per acre
Section 27-442(o)	Min. setbacks for accessory buildings: 10 ft. from front setback line, 5 ft. side lot line, and 10 ft. rear line
Section 27-442(p)	Max. 10 ft. for accessory buildings
Section 27-556(a)	0.5 x 19 ft. parking space
Section 27-556(b)(1)(D)	2.00 spaces/unit, & 1-bedroom 4 d.u. = 8.0 spaces
2.00 spaces/unit	8.0 spaces
0.0 d.u. = 0.0 spaces	0 spaces
Section 27-556(c)	1 loading space for 100-200 d.u. & 1 sq. ft. per additional 200 d.u.
Total spaces Required:	8 spaces
Total spaces provided:	0 spaces
Section 27-556(d)	1 loading space for 100-200 d.u. & 1 sq. ft. per additional 200 d.u.
Total spaces Required:	NA
Total spaces provided:	NA

CNU #35221-2016

CERTIFICATION OF NONCONFORMING USE NOTES:

- The property is identified as being located on Prince George's County Tax Map 60, Grid A-4.
- The property is entirely within the designated boundaries of any Action Policy Area.
- The subject property has and existing Water/Sewer Category of W-35-S and proposed Water/Sewer Category of W-35-S.
- 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 floodlines on the subject property.
- The property is entirely within the designated boundaries of the Chesapeake Bay Critical Areas.
- Applicant is the Owner: Charming Enterprises, LLC, 3802 38th Avenue, Brentwood, Maryland 20722

Phone: 301-273-5805



VICINITY MAP
NO SCALE



R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1084
SILVER SPRING, MARYLAND 20914
(301)593-8005 FAX (301)593-7561
E-MAIL: RCK@RCASURVEYORS.COM
WWW.RCKASURVEYORS.COM

NONCONFORMING USE SITE PLAN
LOTS 43, 44, & 45
COTTAGE CITY
BLOCK 1
PRINCE GEORGE'S COUNTY, MARYLAND
DATE: MARCH 2016 SCALE: 1"=20'

CNU-35221-2016
3802 38TH AVENUE
BRENTWOOD, MARYLAND
20722

