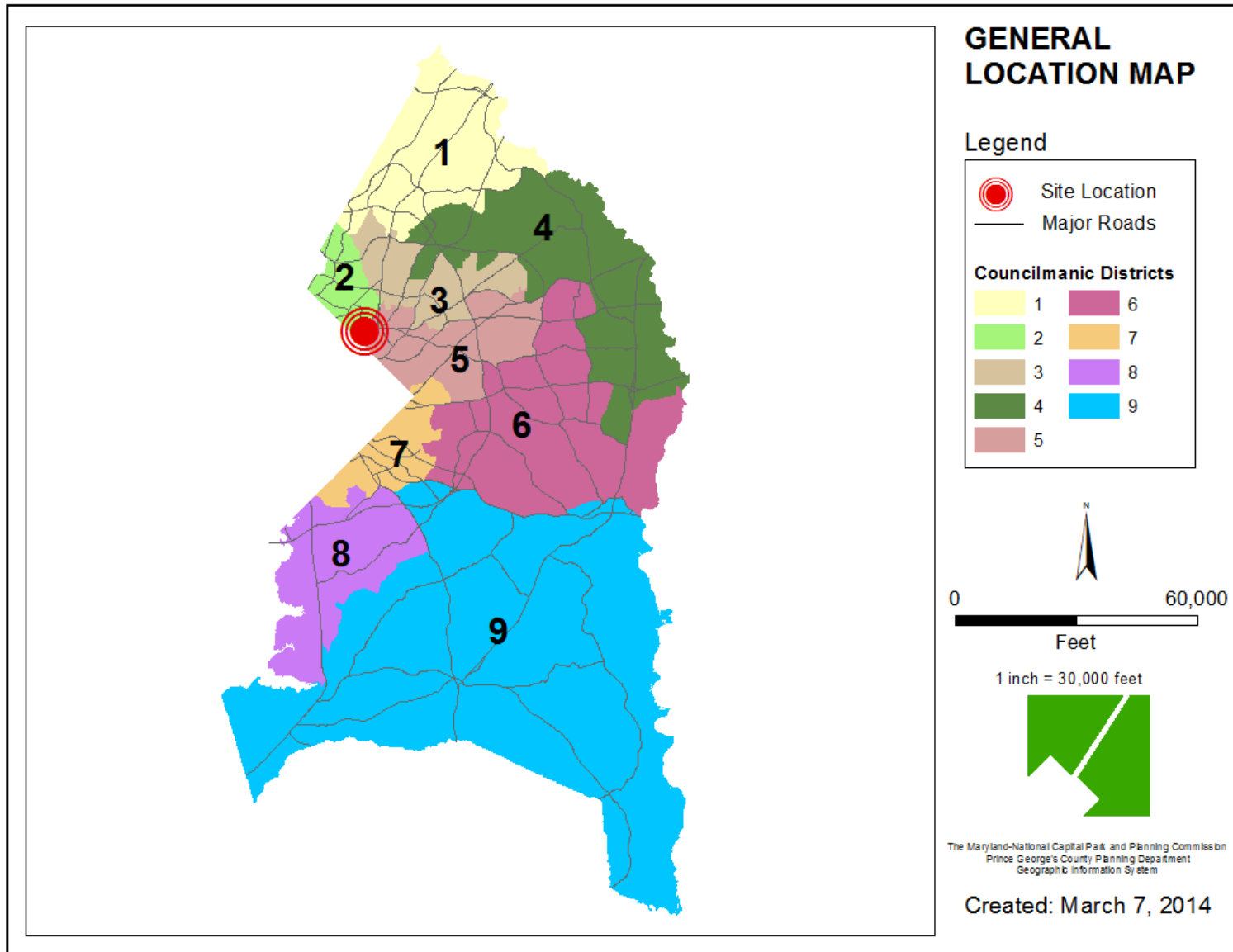


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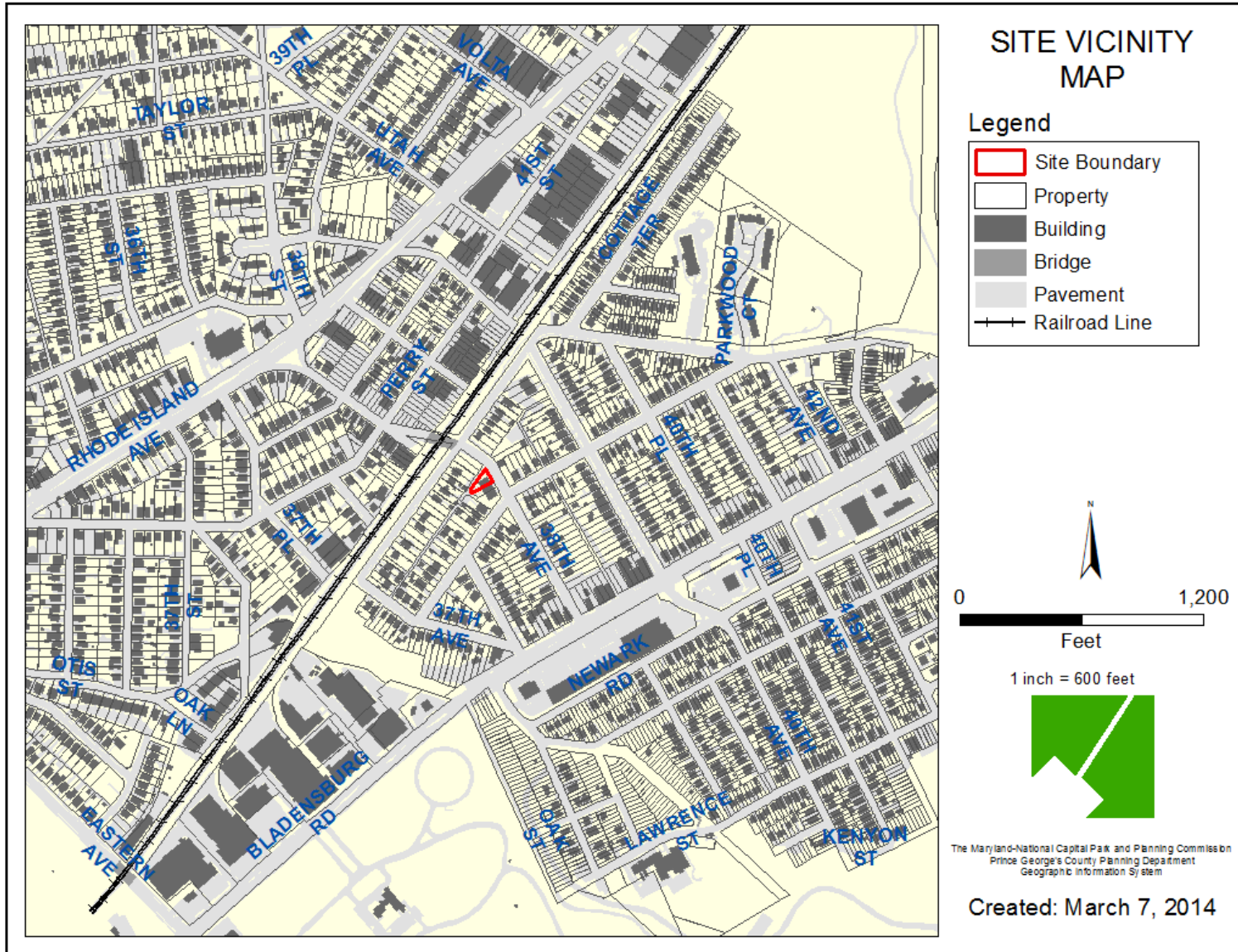
CASE: CNU-44622-13

3804 38TH AVENUE

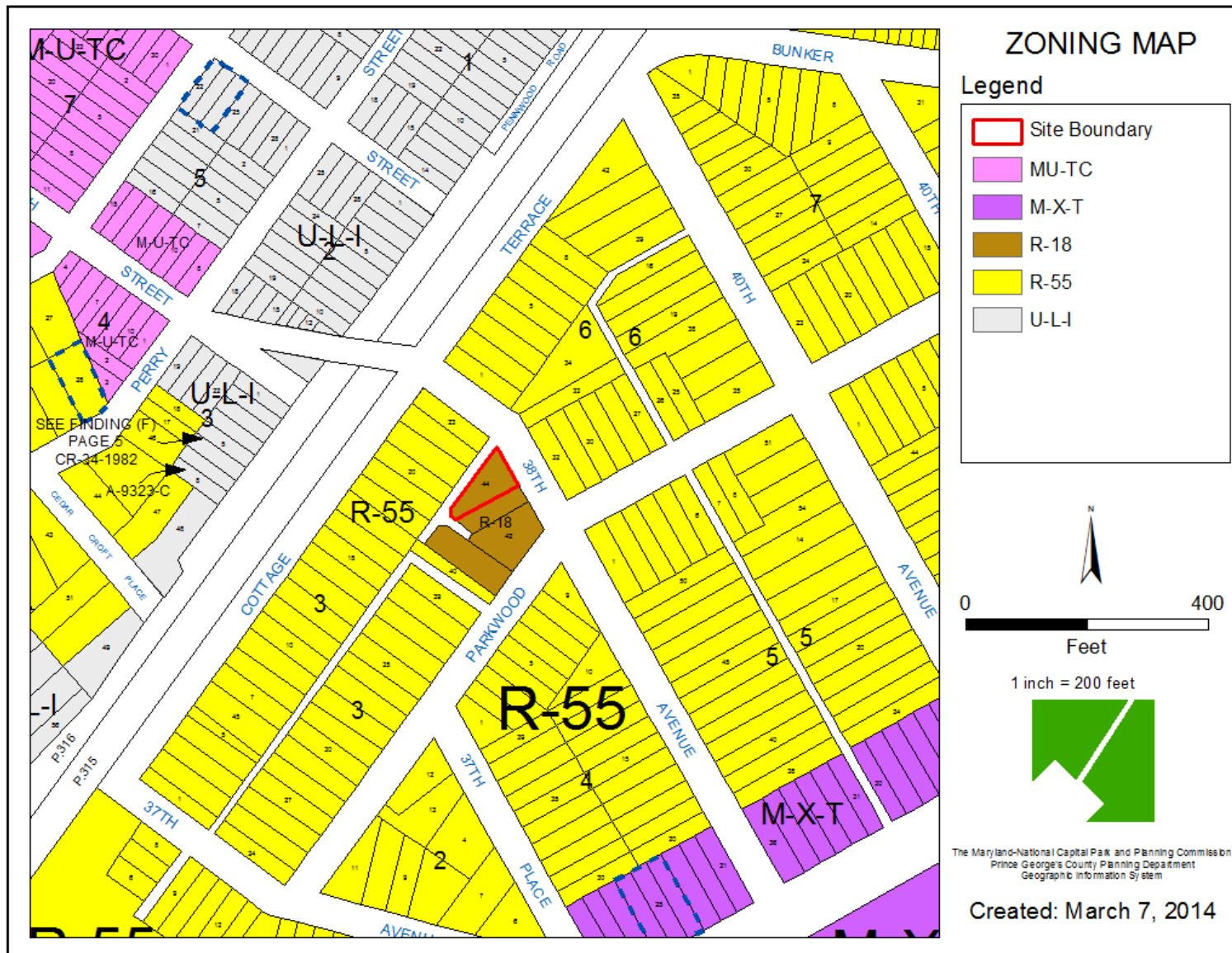
GENERAL LOCATION MAP



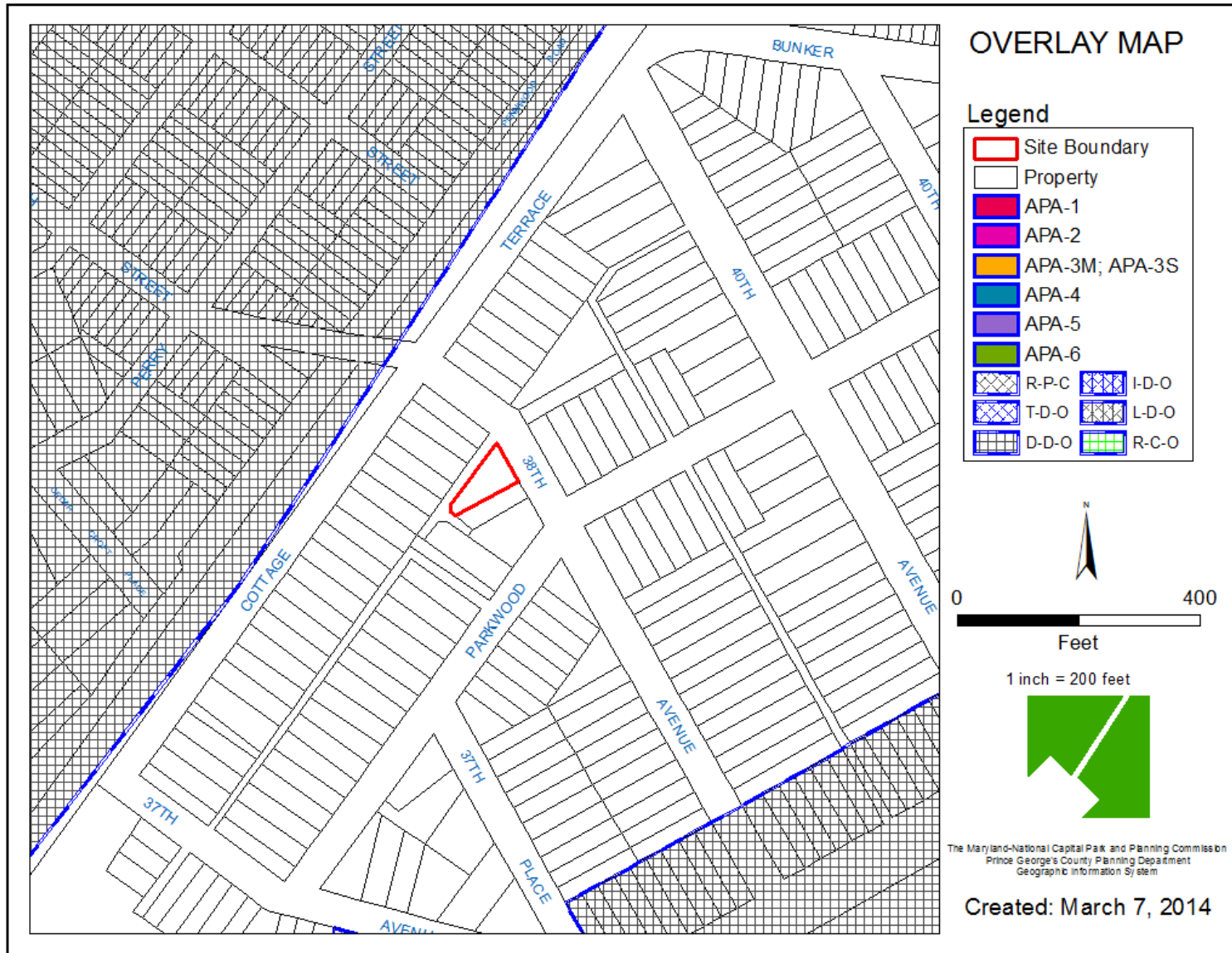
SITE VICINITY



ZONING MAP



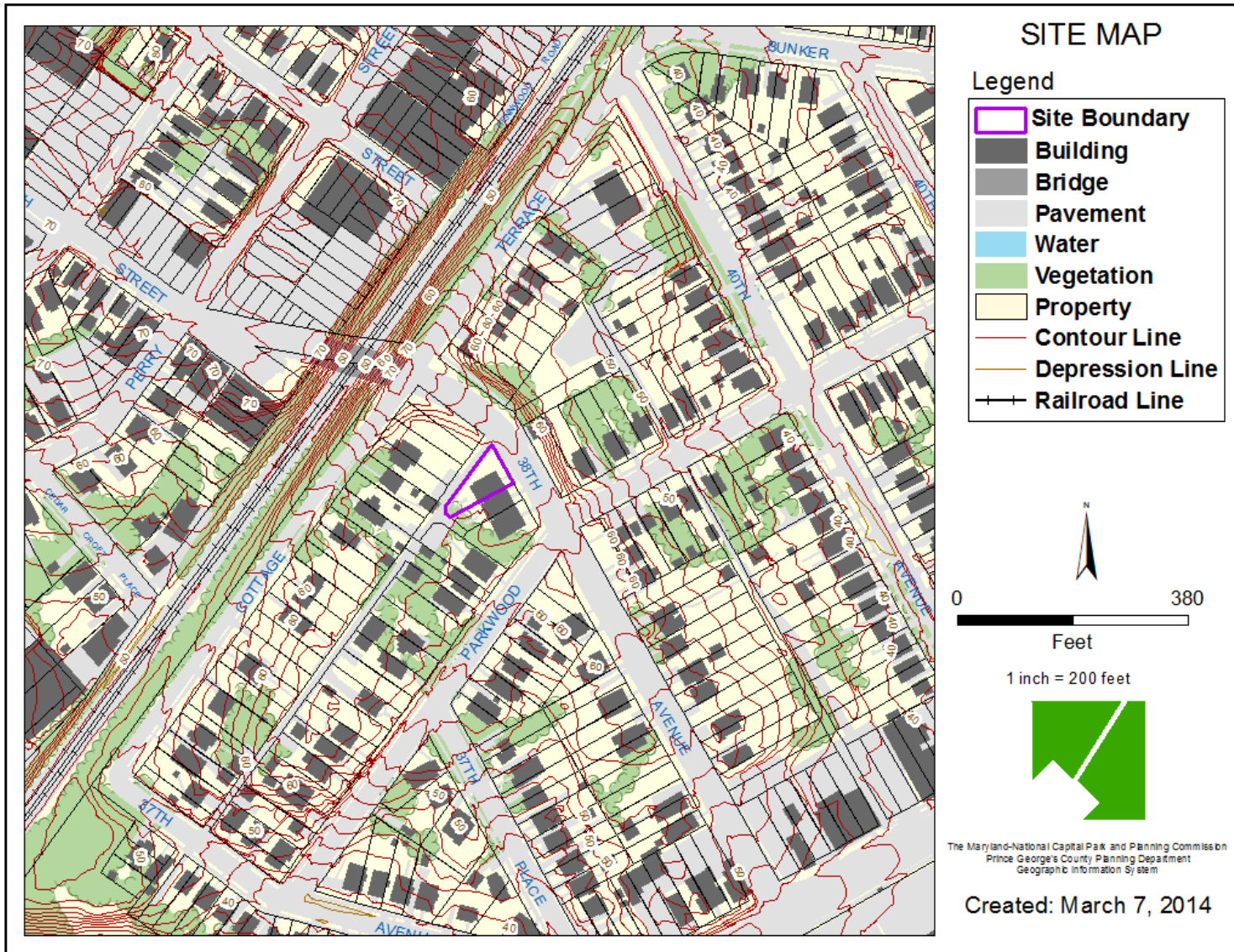
OVERLAY MAP



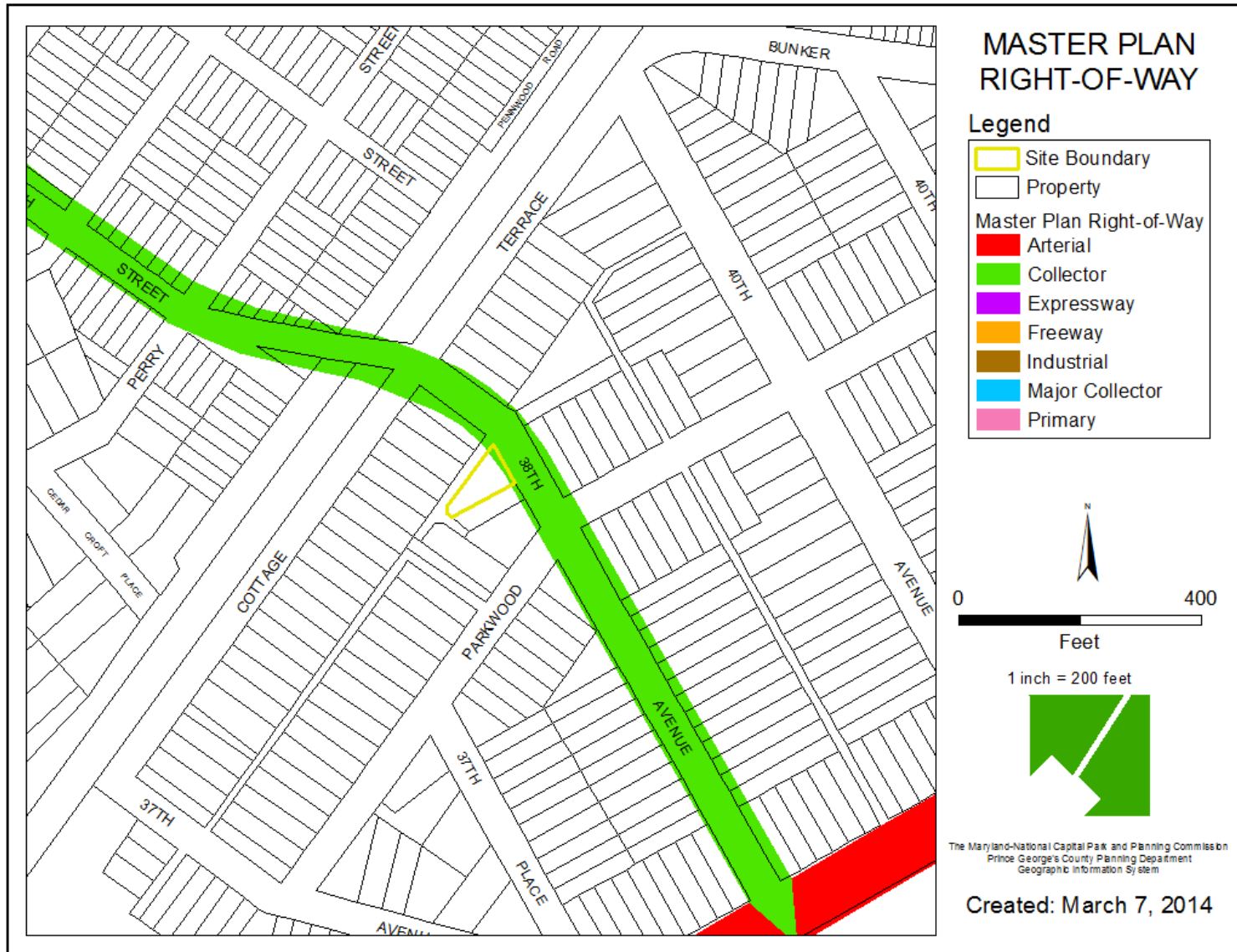
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



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 style multifamily apartment building in the R-18 Zone constructed prior to November 29, 1949. Based on a lot size of 5,648 square feet, the property exceeds the current maximum density allowed in the R-18 Zone by providing a density of 30.8 units per acre.

2. Table of Development Statistics in 1935

a. Zoning Classification:	Residential "C"
b. Net Lot/Tract Area:	5,648 square feet (100%) or 0.130 Acres
c. Total Lot Coverage (by ALL buildings):	1,648 square feet (29.2%)
d. Total Number of Apartment Units:	4 Units
e. Lot Area per Dwelling Units (s.f./d.u.):	5,648 s.f. / 4 d.u. = 1,412 s.f./d.u.
f. Floor Area Ratio (Total Bldg. Area / Net Lot Area) =	3,296 / 5,648 = 0.58 Total FAR

3. Table of Development Statistics in 2014

a. Zoning Classification:	R-18 (Multifamily Medium-Density Residential)
b. Net Lot/Tract Area:	5,648 square feet (100%) or 0.130 Acres
c. Total Building Coverage Area:	1,648 square feet (29.2%)
d. Total Vehicular Paving Area:	0 square feet (0%)
e. Total Lot Coverage (sum of c and d above):	1,648 square feet (29.2%)
f. Total Green Area (net tract area less lot coverage):	4,000 square feet (70.8%)
g. Density: Total Dwelling Units per Acre (d.u./acre):	4 d.u. / 0.130 Acres = 30.8 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 1935

Section V - "C" Residence Zone

Section of Ordinance	Requirement	Provided	Conforms
Section V.C.1	Min. 625 sq. ft. lot area per family	5648 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	8.5 ft.	Yes
Section V.C.4	Min. 20 ft. rear building line	42'±	Yes

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

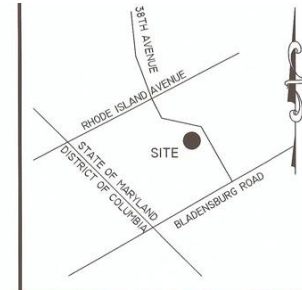
Section 27-419(e)	Max. 40% 2-Bedroom Apts.	NA	
Section 27-419(b)	Max. 10% 3 Bedroom Apts.	NA	
Section 27-442(b)	Min. 18,000 sq. ft. net lot area	5,648 sq. ft.	No
Section 27-442(c)	Max. 30% lot coverage	29.2%	YES
Section 27-442(c)	Min. 70% green area for bldgs. < 4 stories	70.8%	YES
Section 27-442(d)	Min. 125 ft. lot width at front building line	64'±	No
Section 27-442(d)	Min. 125 ft. lot width at front street line	72'±	No

SITE PLAN NOTES CONTINUED:

Section of Ordinance	Requirement	Provided	Conforms
Section 27-442(e)	Min. 30 ft. front yard Min. 60 ft. from centerline	25'± 50'±	No No
Section 27-442(e)	Min. 30 ft. both sides Min. 10 ft. one yard	11'± 11'±	No Yes
Section 27-442(e)	Min. 30 ft. corner side yard at bldg. line Min. 60 ft. from centerline	NA NA	
Section 27-442(e)	Min. 30' rear yard	42'±	Yes
Section 27-442(f)	Max. 40 ft. building ht. for lot or tract having net lot area < 4 acres	39'±	YES
Section 27-442(g)	Min. 50 ft. between multifamily buildings	NA	
Section 27-442(h)	Max. 12.0 d.u. per acre	30.8 d.u. per	No
Section 27-442(i)	Min. setbacks for accessory buildings: 60 ft. from front street line, 2 ft. side lot line and 2 ft. rear line	NA NA NA	
Section 27-442(j)	Max. 15' ht. for accessory bldgs.	NA	
Section 27-558(a)	9.5 x 19 ft. parking space	NA	
Section 27-558(a)(1)(D)	2.00 spaces/eff. & 1-bedroom 2.50 spaces/2 bedroom 3.00 spaces/3 bedroom	4 d.u. = 8.0 spaces 0 d.u. = 0.0 spaces 0 d.u. = 0.0 spaces	
Section 27-558(a)	1 loading space for 100-300 d.u.s = 1 sp./area additional 200 d.u.s Total spaces Required: Total spaces Provided:	8 spaces 0 spaces NA NA	No

CNU #44622-2013 CERTIFICATION OF NONCONFORMING USE NOTES:

- The property is identified as being located on Prince George's County Tax Map 50, Grid A-4.
- The property is entirely outside the designated boundaries of any Aviation Policy Area.
- The subject property has and existing Water/Sewer Category of W-3/S-3 and proposed Water/Sewer Category of W-3/S-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 outside the designated boundaries of the Chesapeake Bay Critical Areas.
- Applicant is the Owner: Della Alanguague
3804 38TH Avenue
Brentwood, Maryland 20722
Phone: 301-758-3525

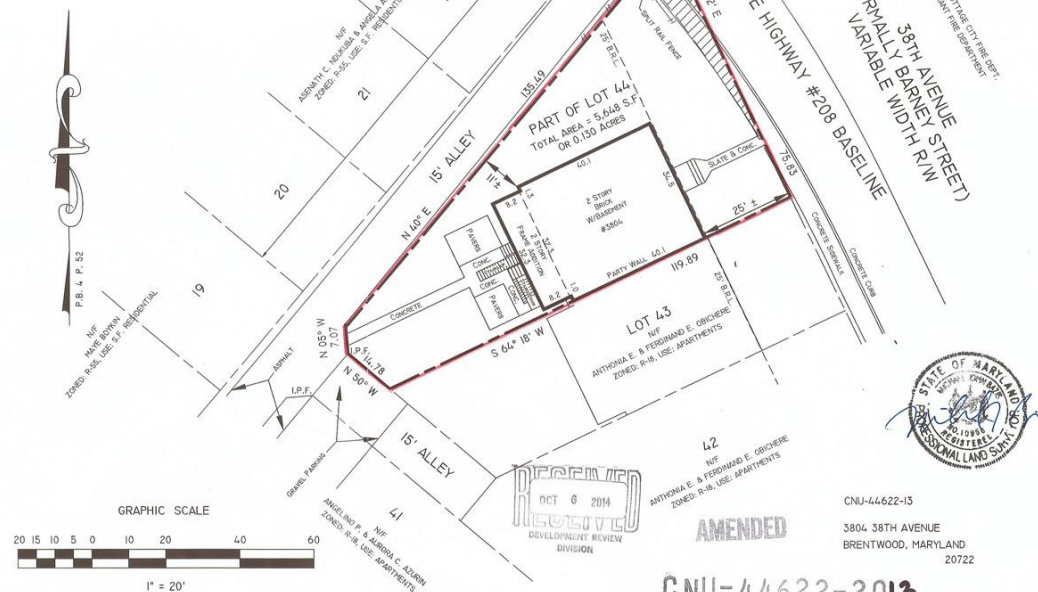


VICINITY MAP
NO SCALE

REVISIONS:	7-28-14 ADDRESS COMMENTS	9-29-14 ADDRESS COMMENTS	10-3-14 ADDRESS COMMENTS

R.C. Kelly & Associates, Inc.
Professional Land Surveyors & Land Planning Consultants
P.O. BOX 10884
SILVER SPRING, MARYLAND 20914
(301)593-8005 FAX (240)560-9561
E-mail: rckellysurveys@gmail.com
www.rcdlandsurveys.com

NONCONFORMING USE SITE PLAN
PART OF LOT 44 BLOCK 3
COTTAGE CITY
PLAT BOOK 4 PAGE 52
PRINCE GEORGE'S COUNTY, MARYLAND
DATE: MAY, 2014
SCALE: 1"=20'



CNU-44622-13

3804 38TH AVENUE
BRENTWOOD, MARYLAND
20722

CNU-44622-2013

JOB NO. 14.0081SP



FRONT ELEVATION



REAR ELEVATION



NORTH SIDE ELEVATION



38TH AVENUE SOUTH



38TH AVENUE NORTH



REAR ELEVATION OF ALL CONNECTING APARTMENTS



INTERSECTION OF PARKWOOD STREET & 38TH AVENUE

PARKWOOD STREET

