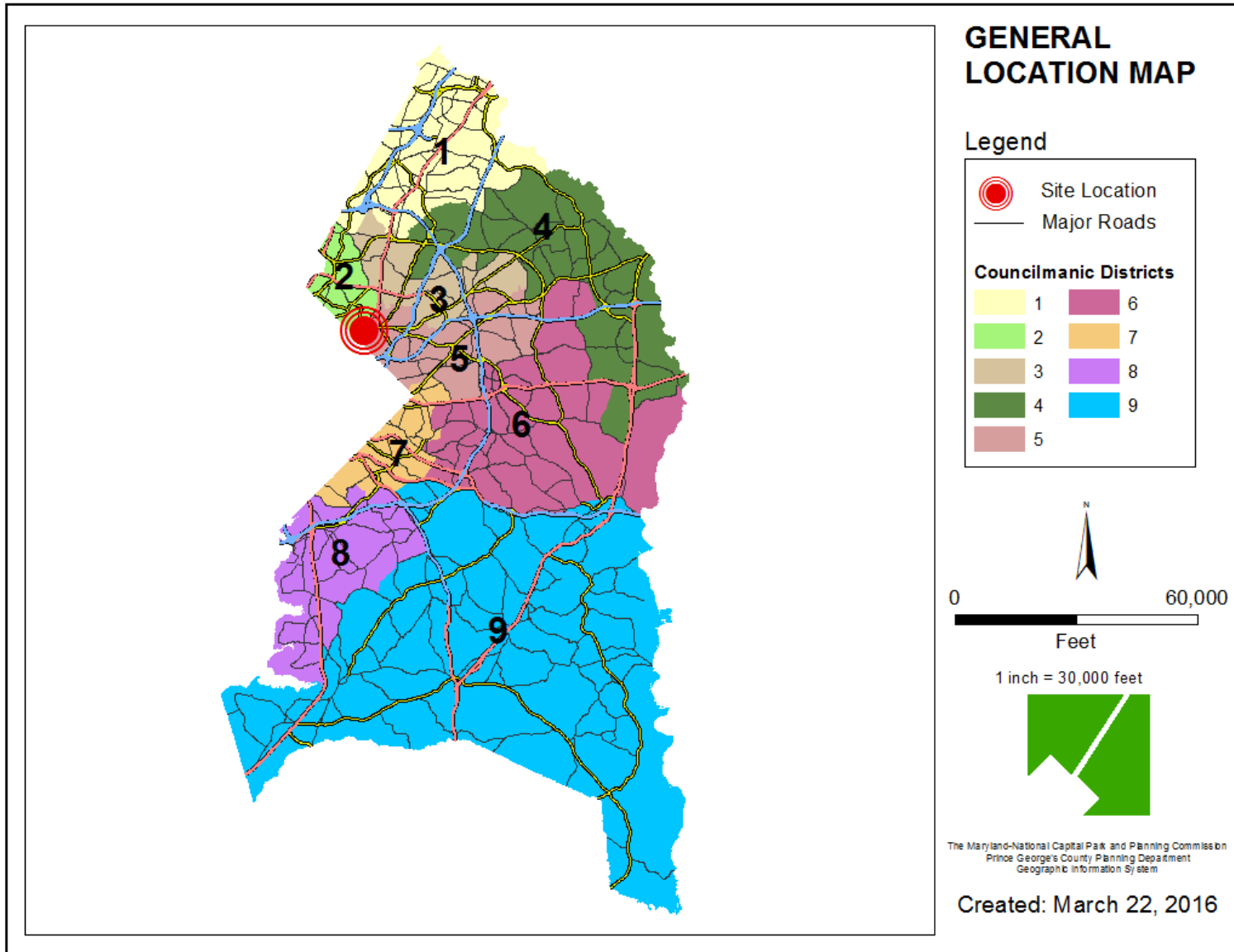


ITEM: 9

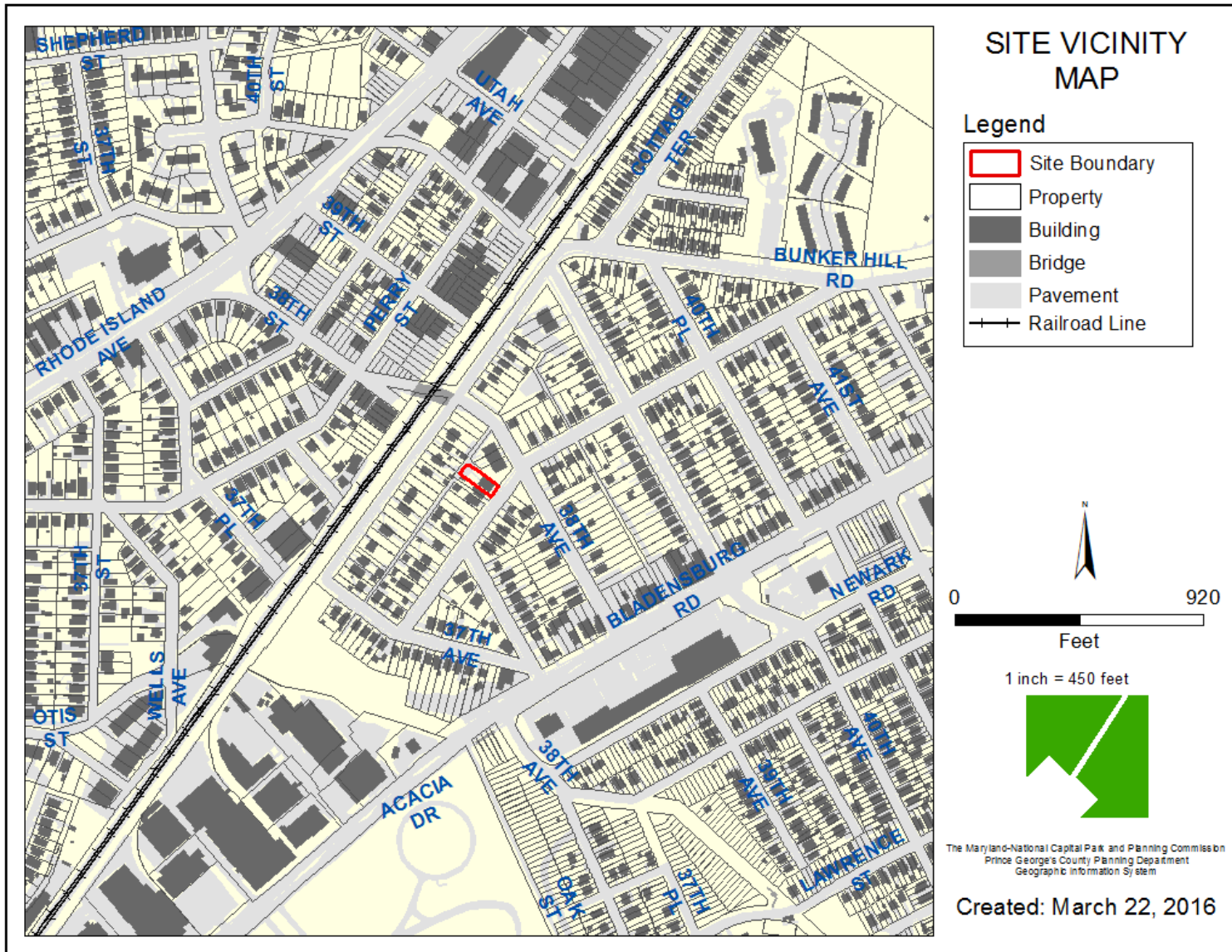
CASE: CNU-8825-2015

BLAIR HANNA APARTMENTS SOUTH

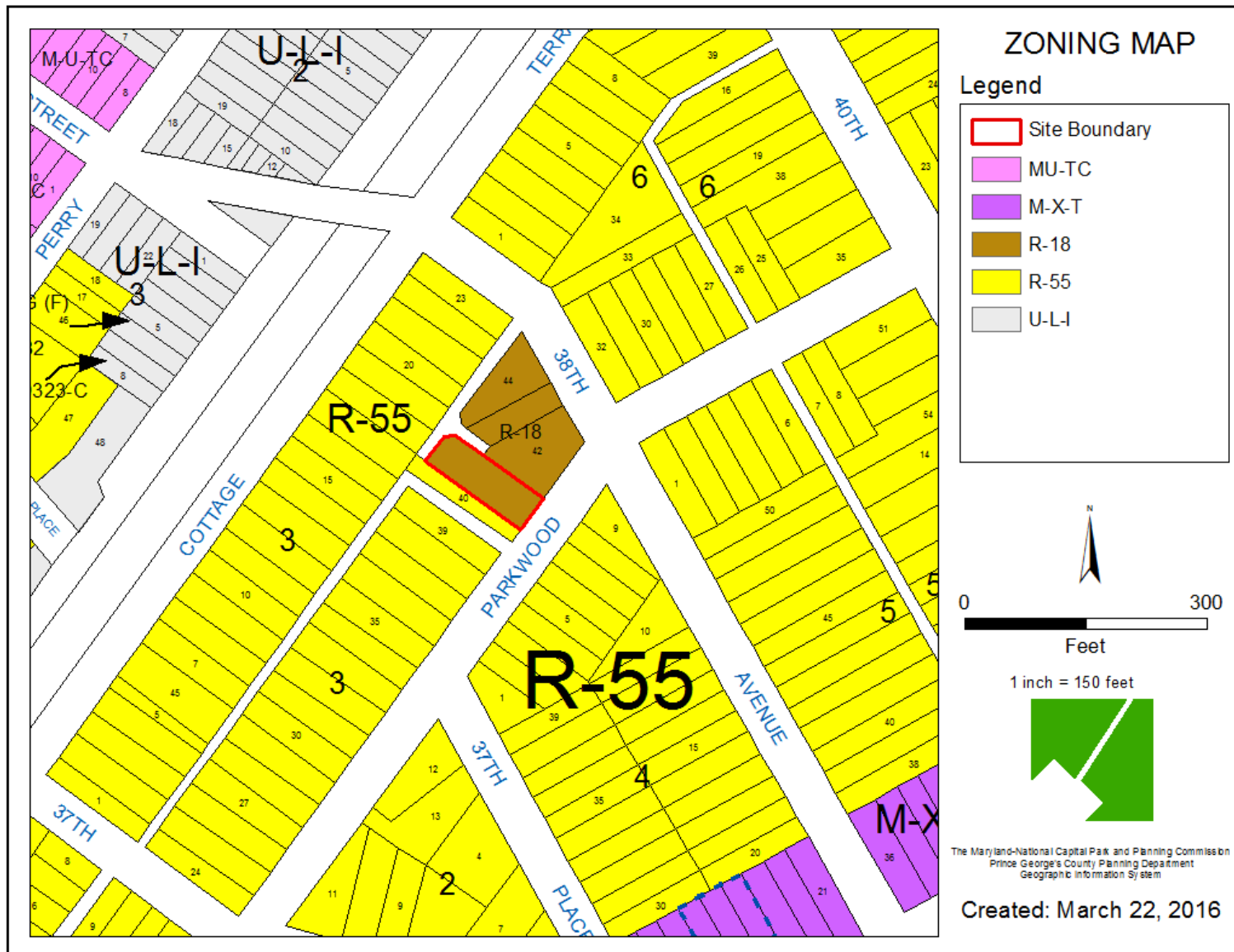
GENERAL LOCATION MAP



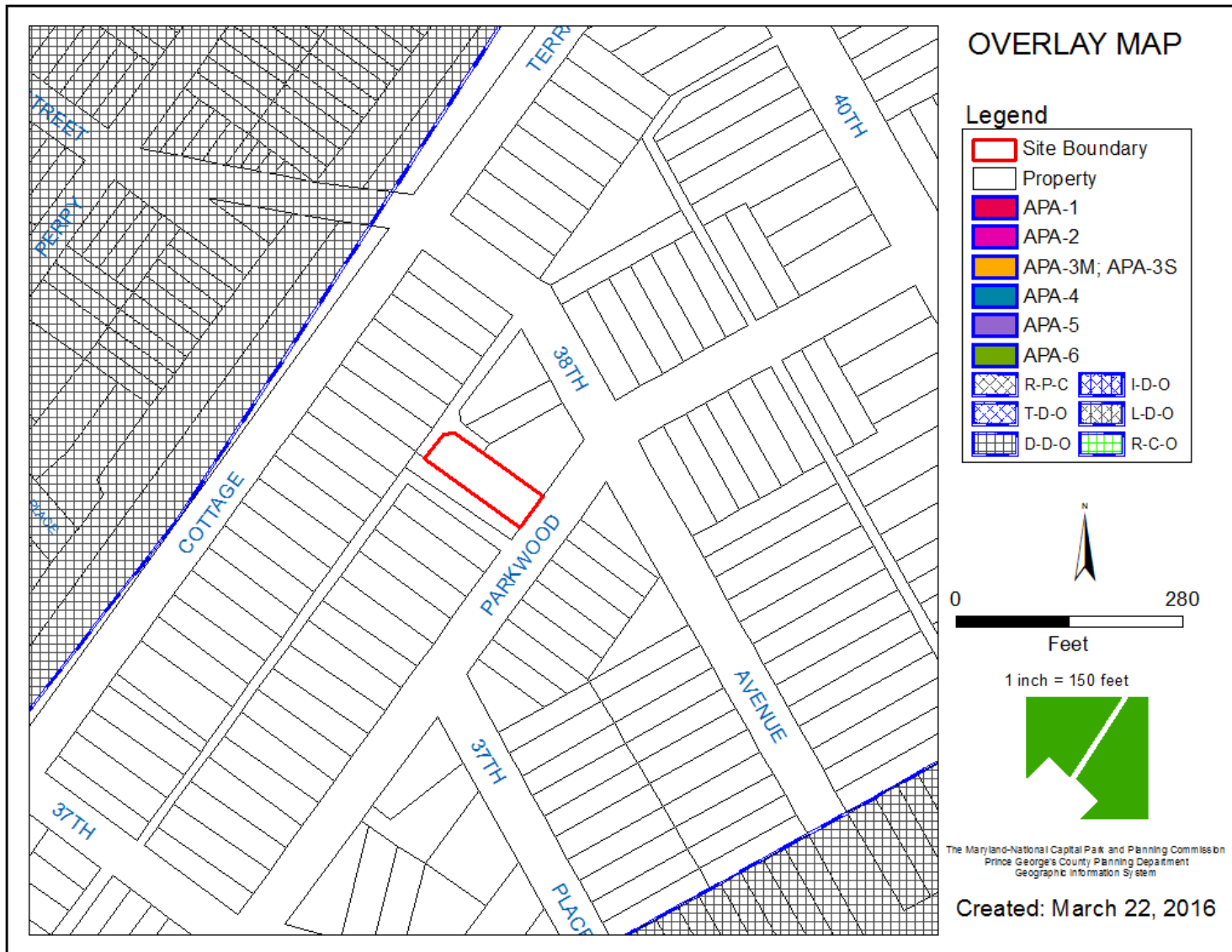
SITE VICINITY



ZONING MAP



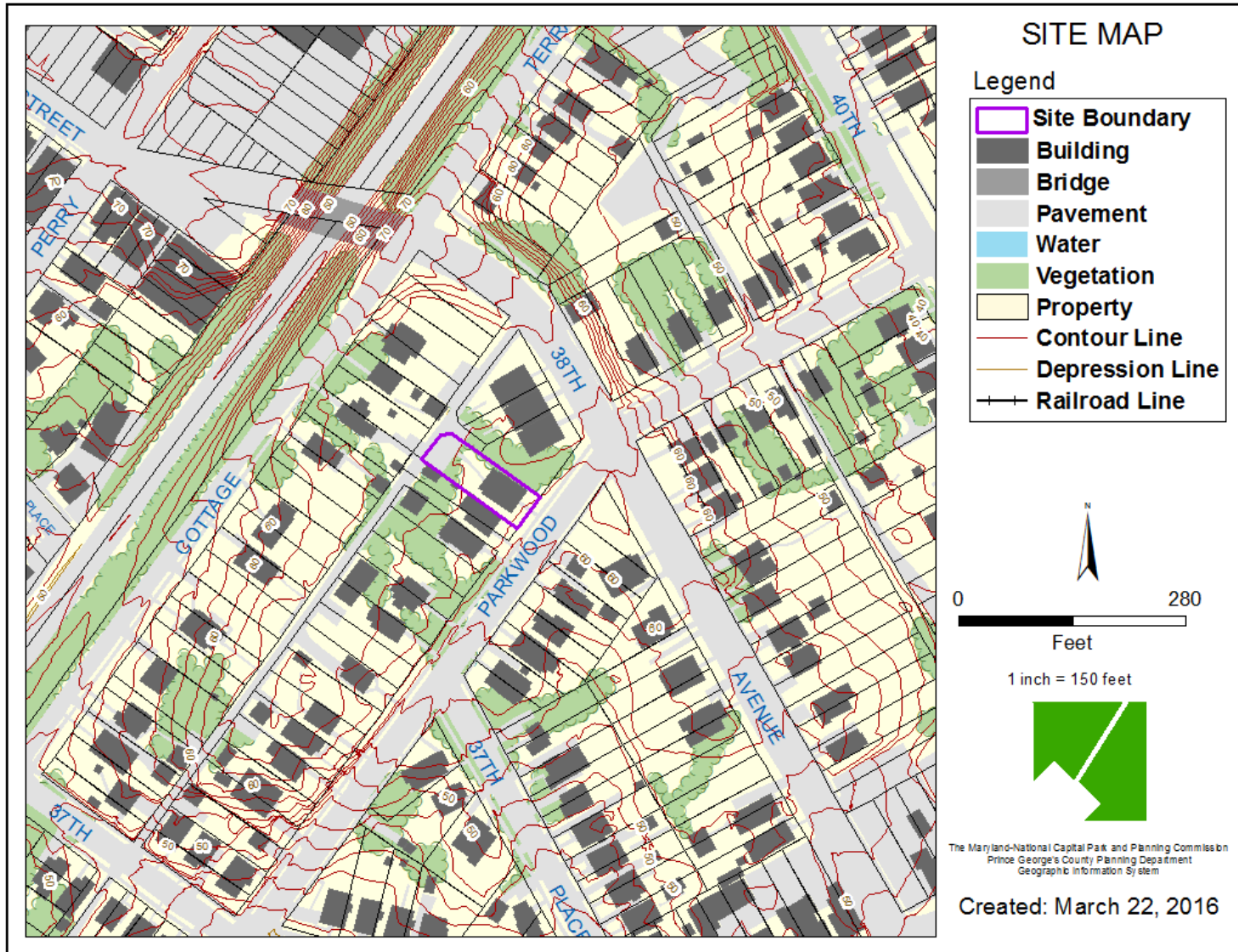
OVERLAY MAP



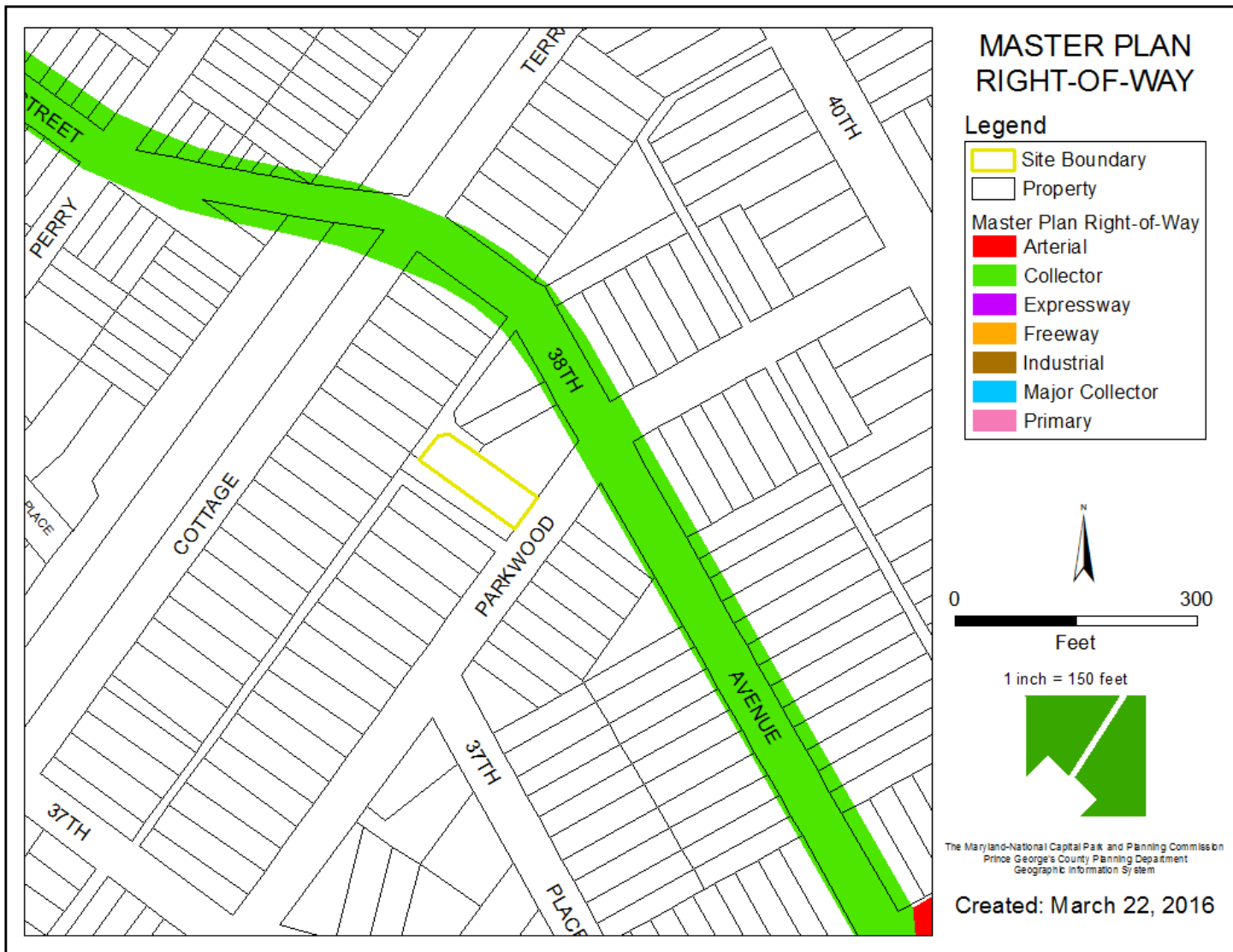
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



— Vicinity Map —
Scale: 1" = 0.500'

Tax Map: 55, Grid: A-4
ADIC PG County Street Map #12, Grid: B-7
2007 Street # 205NE03, Zoning: R-18
Tax Account #0134619
Street Address: 3722 Parkwood Street
Brentwood, MD 20722

Legend

PS Parking Space (8' X 22.3')
H/C Handicap Parking Space (16' X 22.3')
C/S Concrete Slab
C/W Concrete Walk
C/SW Concrete Step
S/W Stone Wall
R/W Right-of-Way
W/W Wooden
B/W Brick
Sq. Ft. Square Feet
Ent. Entrance
EP Edge of Placement

Scale: 1" = 10'

Existing Ordinances in 1938

R-18 (Multifamily Medium-Density Residential)
Lot Coverage: 30%
Front Building Line: 85 Feet
Front Street Line: 85 Feet
Front Yard: 30 Feet
Side Yard: 30/10 Feet
Rear Yard: 30 Feet
Net Lot Area: 10,000 SF
Between Multifamily Buildings: 50 Feet
Green Area (Less than 4 Stories): 70%
Density Requirement: 12 Units per Acre
Parking: 8.5' X 19' Spaces
2 Parking Spaces per 1 Bedroom Unit

Zoning Ordinance in 1959

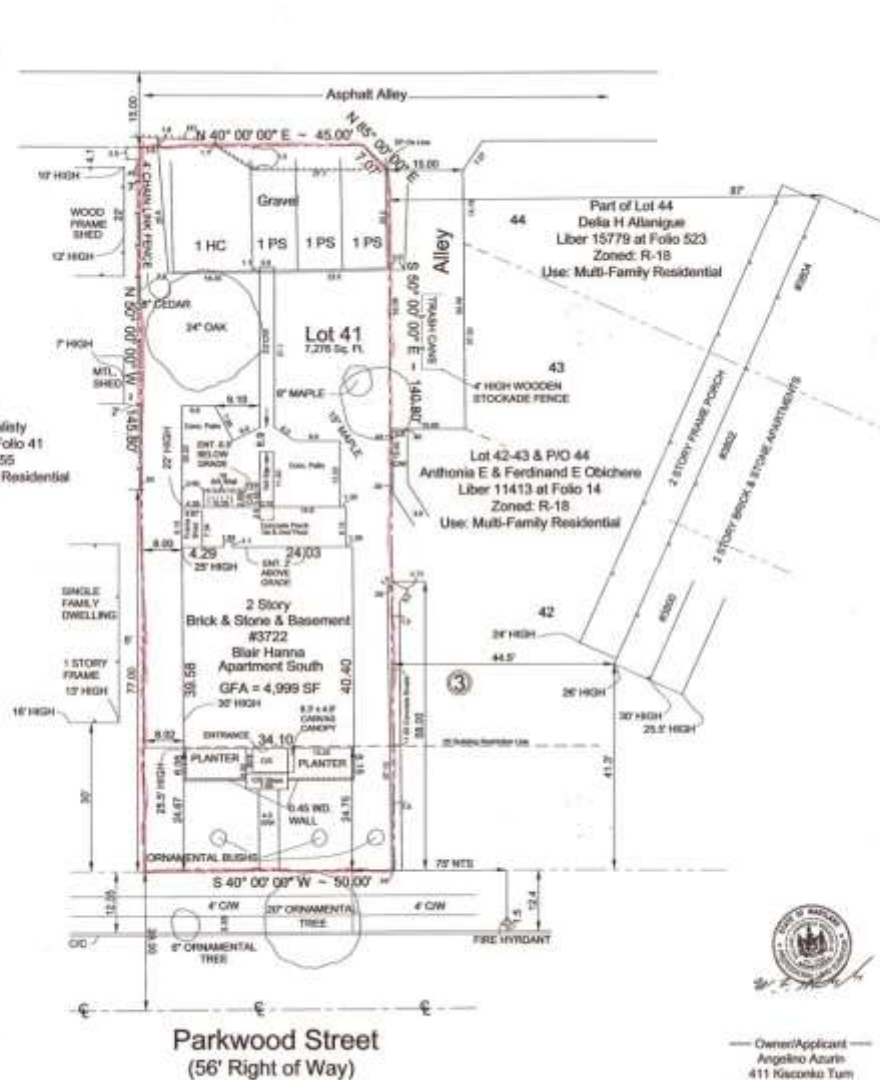
Regulation requirements from the date the property became nonconforming

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: 0.3 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

Zoning Ordinance in 1938

Residential C Zone
Gross Lot Area: 825 SF per Family
Front Yard: 25 Feet
Side Yard: 8 Feet per side
Rear Yard: 20 Feet
Building Height: Unlimited
Parking: No Parking Required



NOTES

- Existing Zone of Lot: R-18
- Total Area of Lot: 7,276 SF
- Existing & Requested Use: Residential Apartments (4 Units, 1 Bedroom Each)
- Parking Requirements:
1-Parking Space Per Unit (4 Units) = 4 Spaces
Including 1 Handicap Van Space (16' X 22.3')
Total No Proposed Spaces = 5 Spaces (8' X 22.3')
Total No Proposed Handicap Spaces = 1 Van Space (16' X 22.3')
Total No of Parking Spaces = 4 Spaces
Including 1 Handicap Space
- Provide 8' Long (Timber or Concrete) Wheel Stops at Each Parking Space
- Existing Parking Area is Compacted Stone
- Total Gross Floor Area: 4,999 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 1936
- Apartments became nonconforming on November 20, 1949
- Lot Coverage:
Building: 1,437 Square Feet
Porch: 266 Square Feet
Shed: 26 Square Feet
Parking Lot: 1,130 Square Feet
Total: 2,823 Square Feet or 39% Lot Coverage
- Green Area:
Concrete Patio: 500 Square Feet
Concrete Walk: 227 Square Feet
Total Green Area: 4,455 Square Feet or 61%

AMENDED

CNU-8825-2015

PROJECT NAME: BLAIR HANNA APARTMENTS SOUTH
PROJECT NUMBER: CNU-8825-2015
APPROVAL: [Signature]
DATE: [Date]

BLAIR HANNA APARTMENTS SOUTH

USE AND OCCUPANCY PLAN

Lot 41 Block 3

Cottage City

Plot Book SDH 4 at Plot No. 52

2nd ELECTION DISTRICT PRINCE GEORGES CO., MD.

DATE: 02/04/2016 SCALE: 1" = 10' SHEET 1 OF 1

REVISIONS

W. L. MEERKINS, INC.

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Owner/Applicant
Angelo Azurin
411 Kaczenko Turn
Fort Washington, MD 20744
Phone: 202-367-4364

FRONT ELEVATION



REAR ELEVATION



ACCESS ALLEY TO PARKING LOT



EXISTING GRAVEL PARKING LOT

