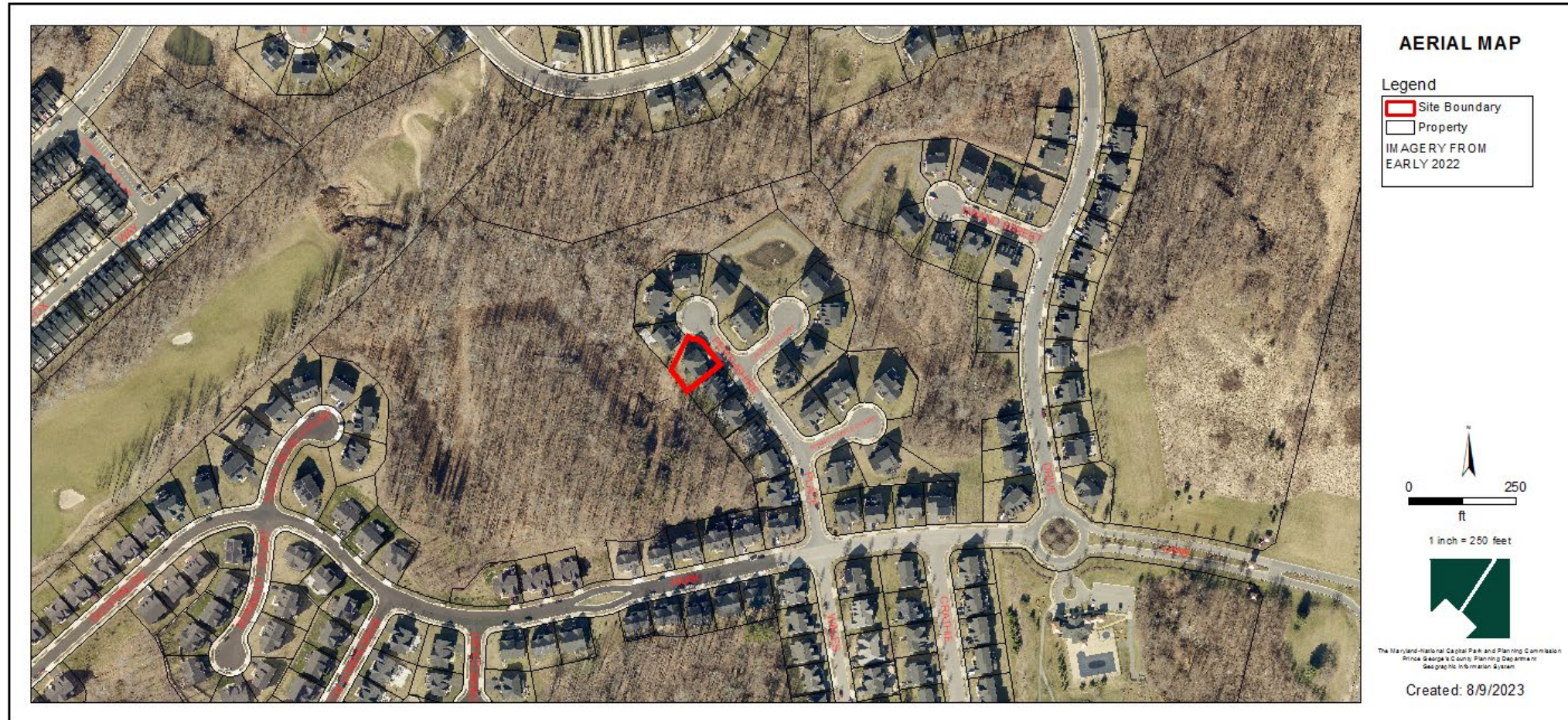


BALMORAL, LOT 13, BLOCK A

Homeowner's Minor Amendment

The Buck Property CDP-0302

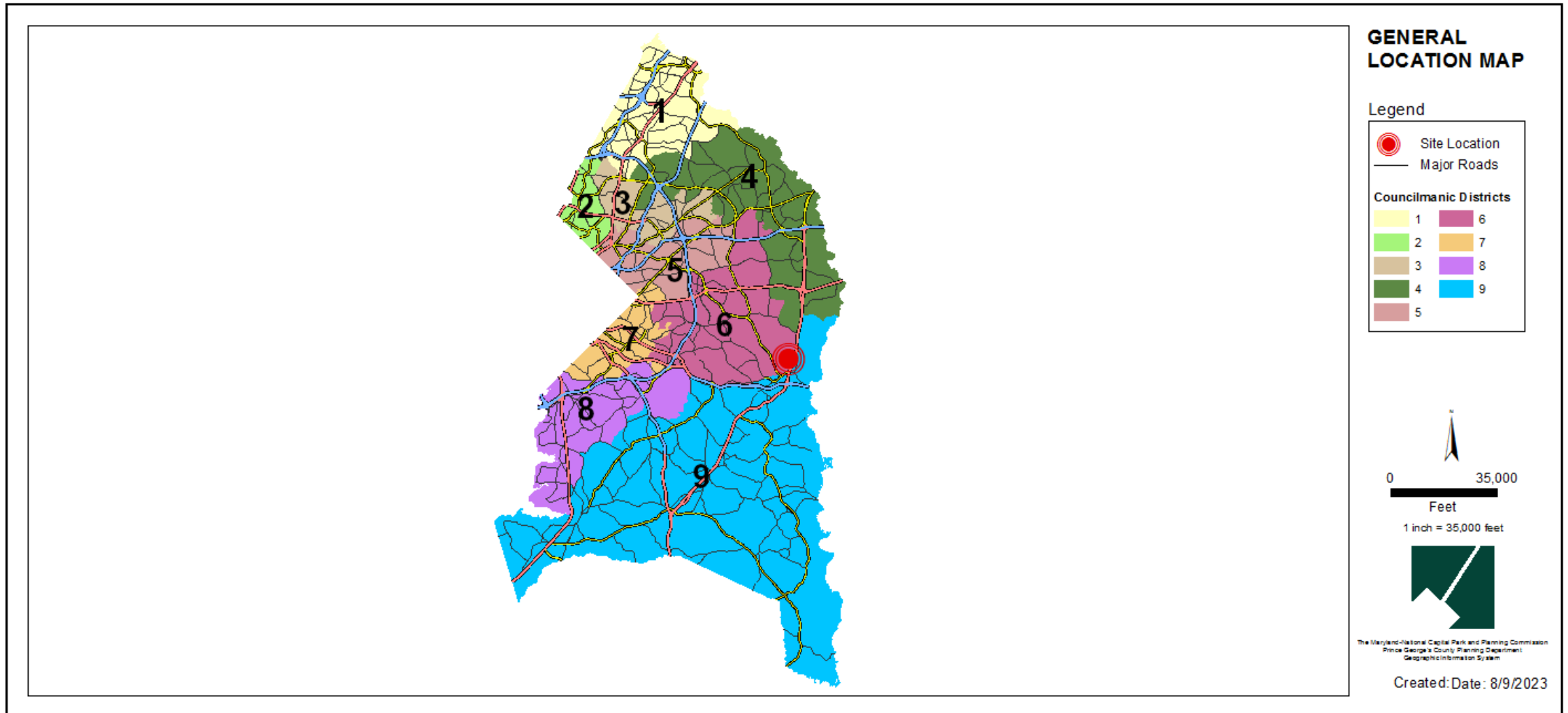
Staff Recommendation: APPROVAL with conditions



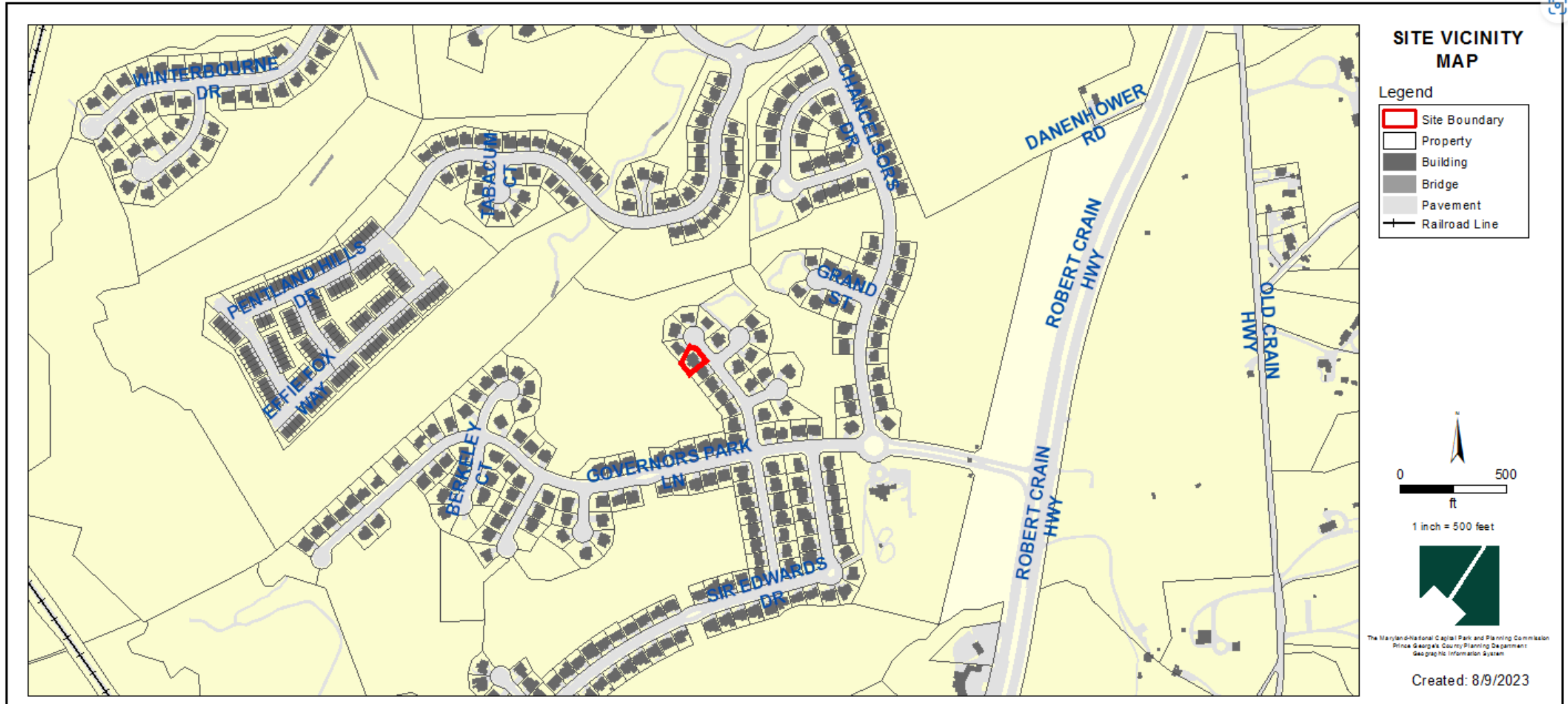
GENERAL LOCATION MAP

Council District: 06

Planning Area: 079



SITE VICINITY MAP

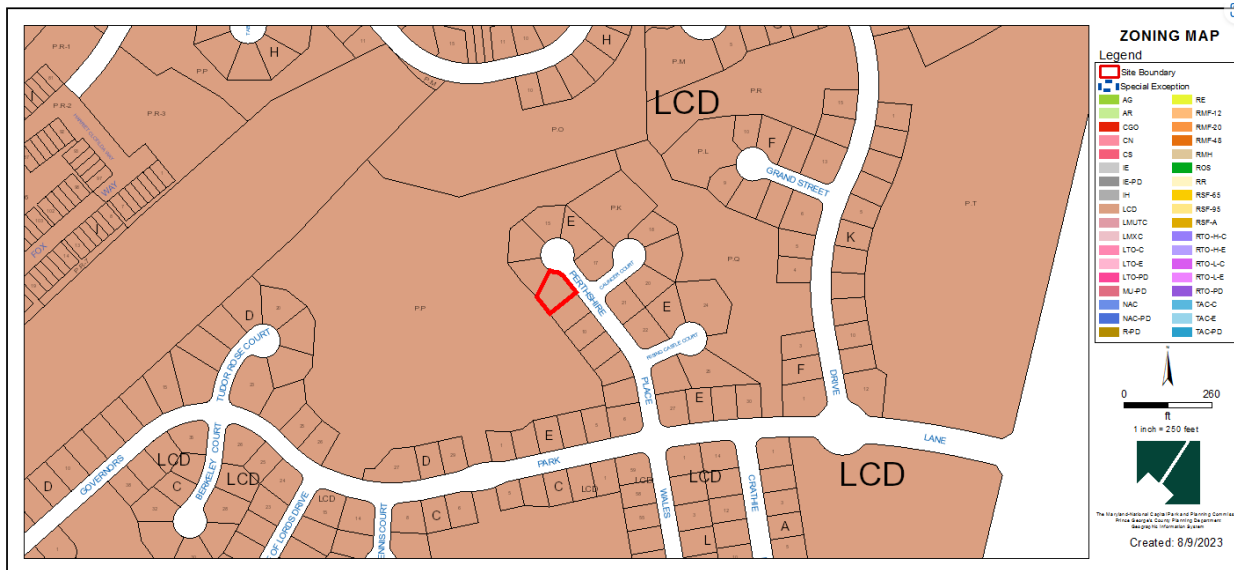


ZONING MAP (CURRENT & PRIOR)

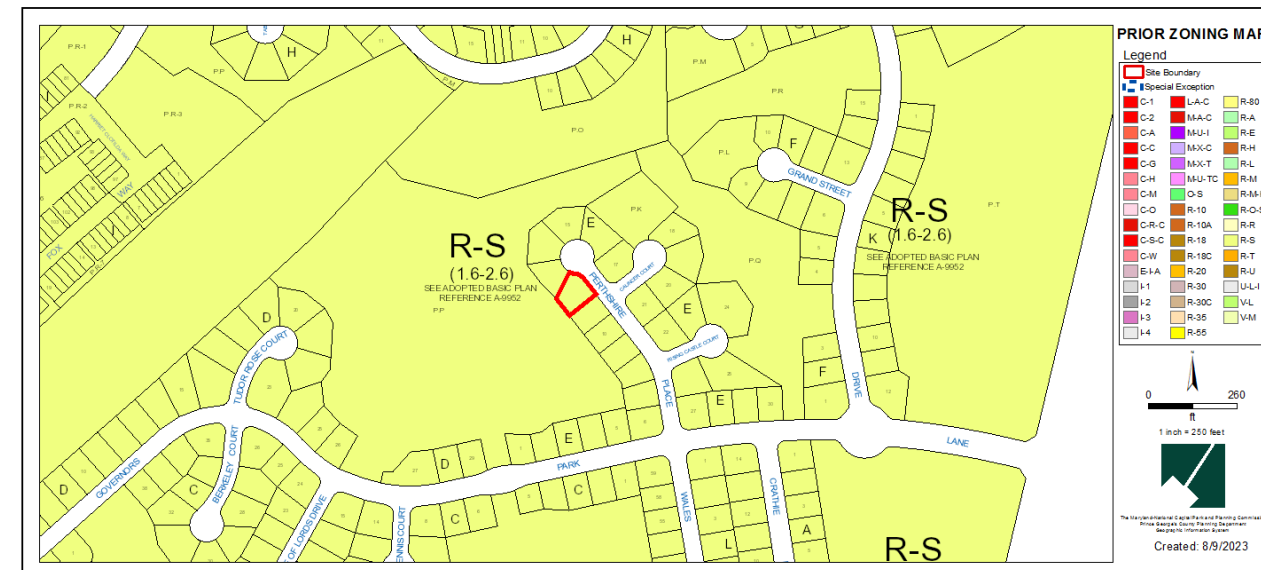
Property Zone: LCD

Prior Zoned: R-S

CURRENT ZONING MAP



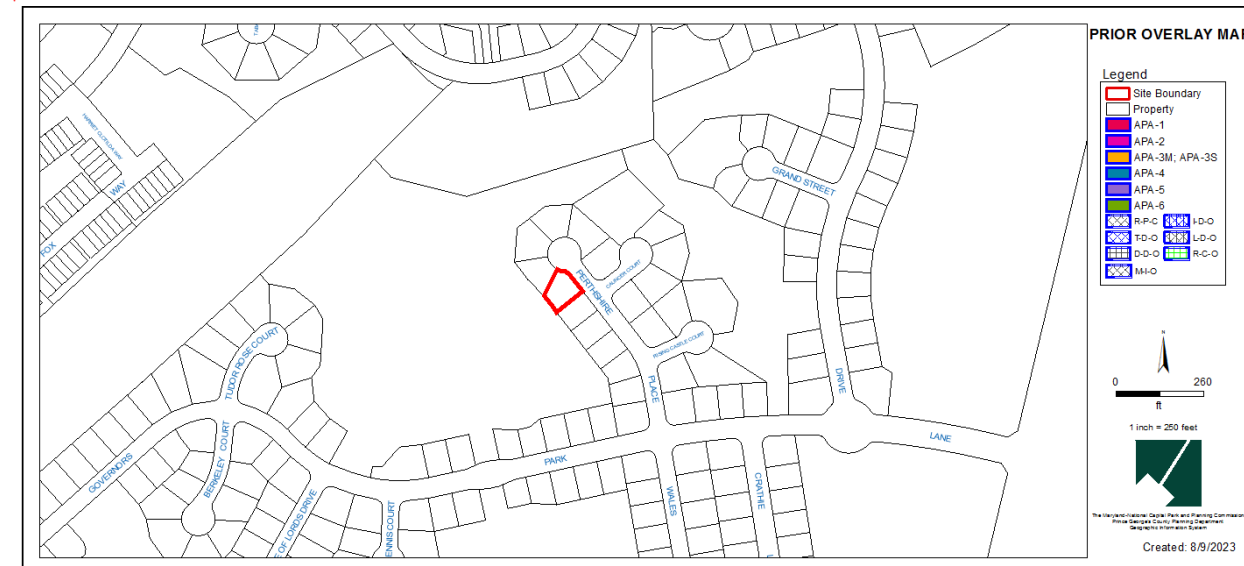
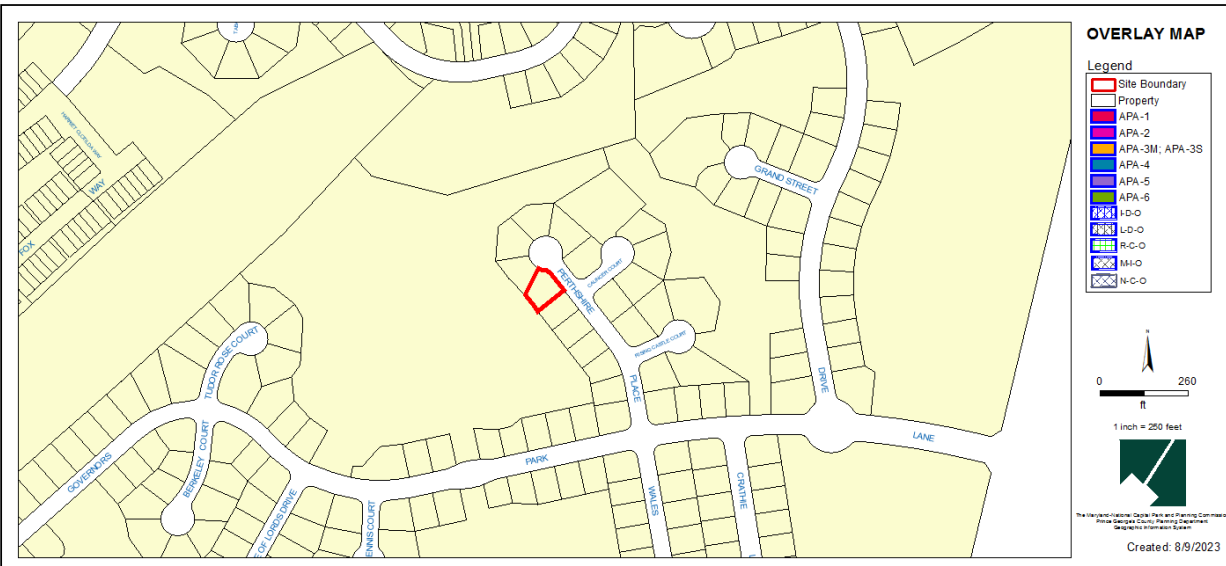
PRIOR ZONING MAP



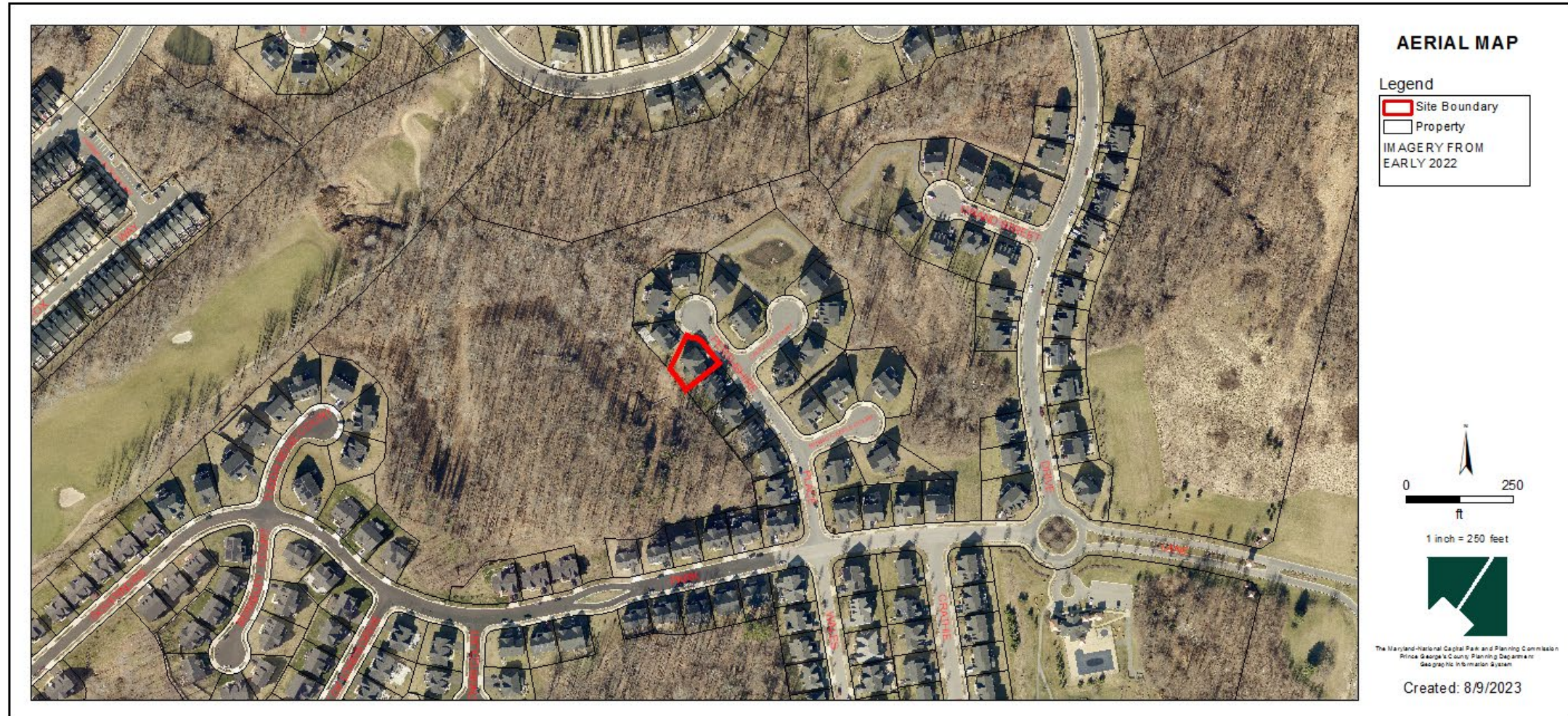
OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

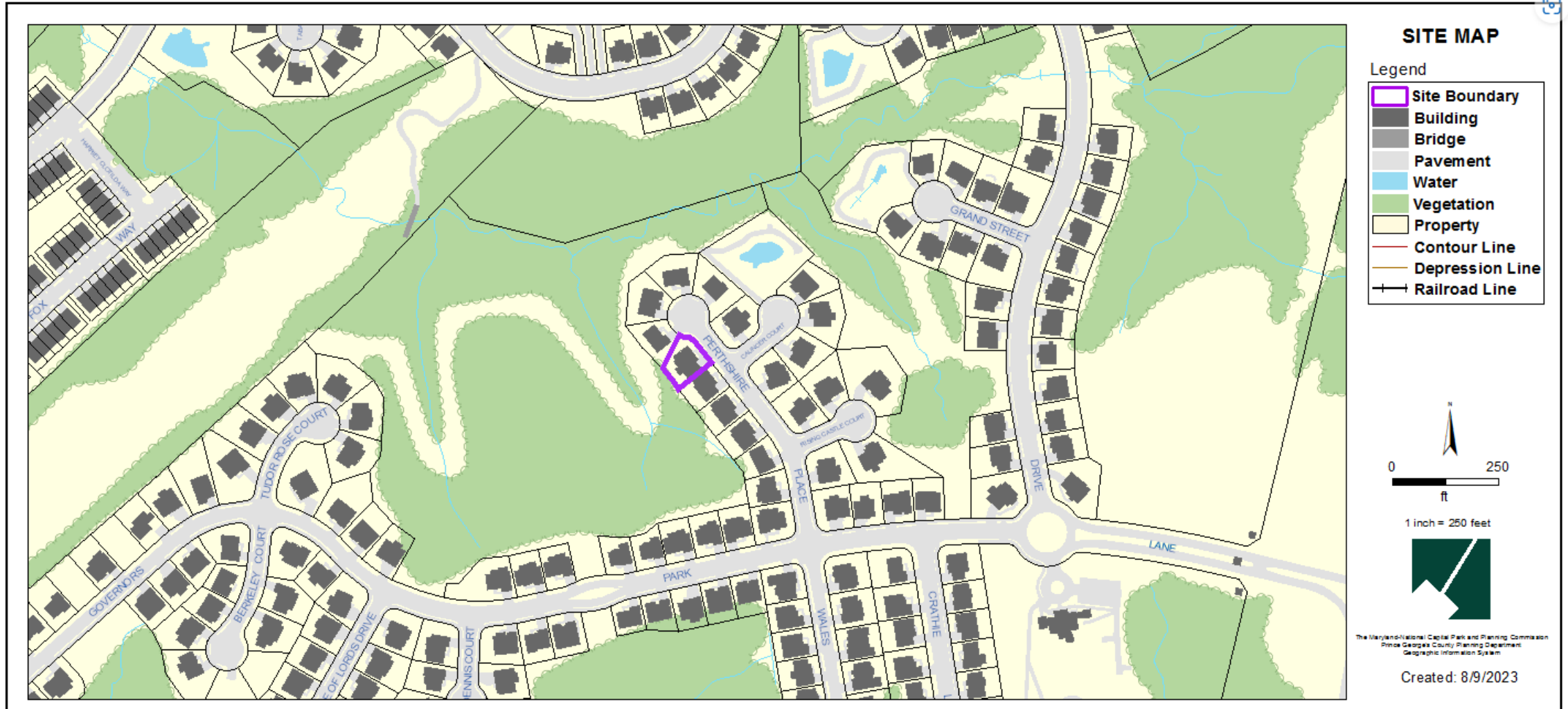
PRIOR OVERLAY MAP



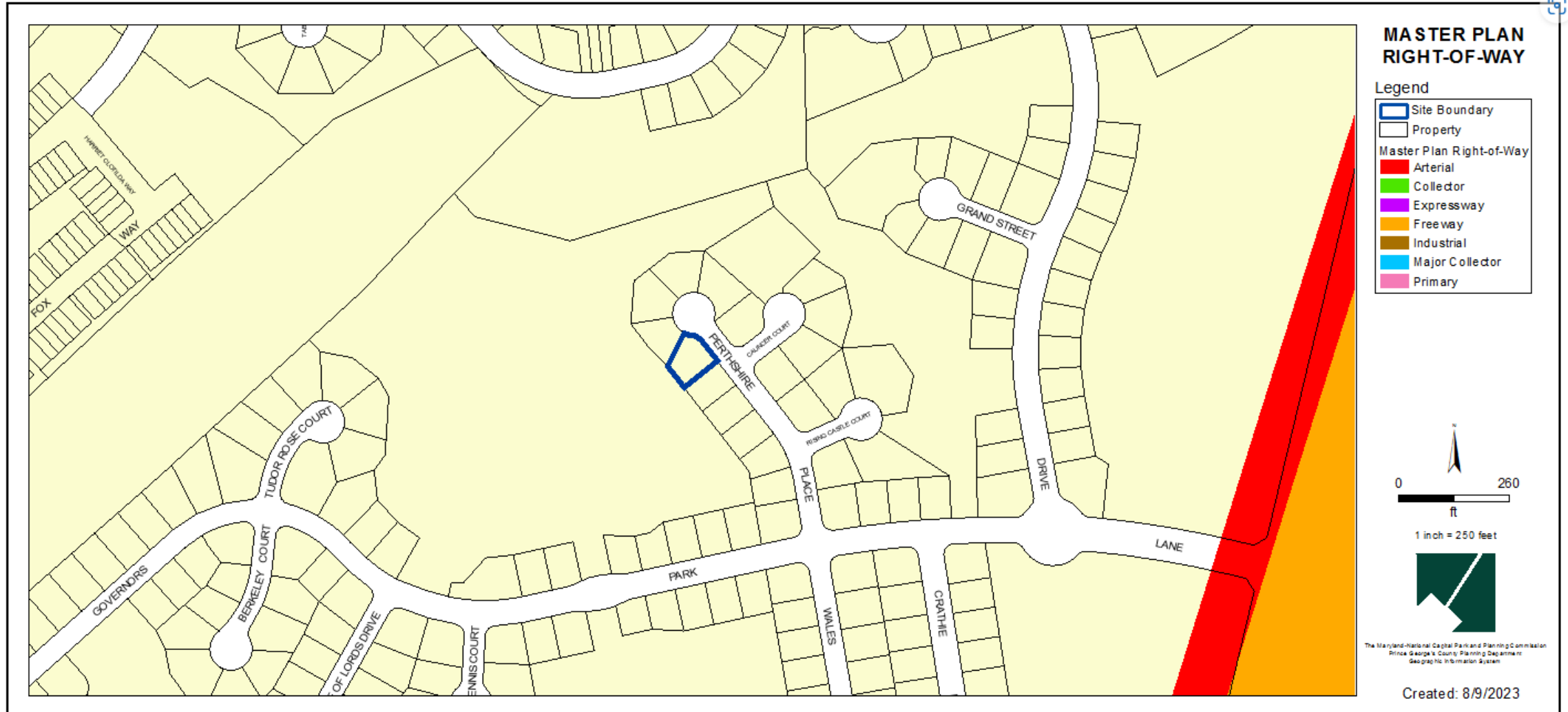
AERIAL MAP



SITE MAP

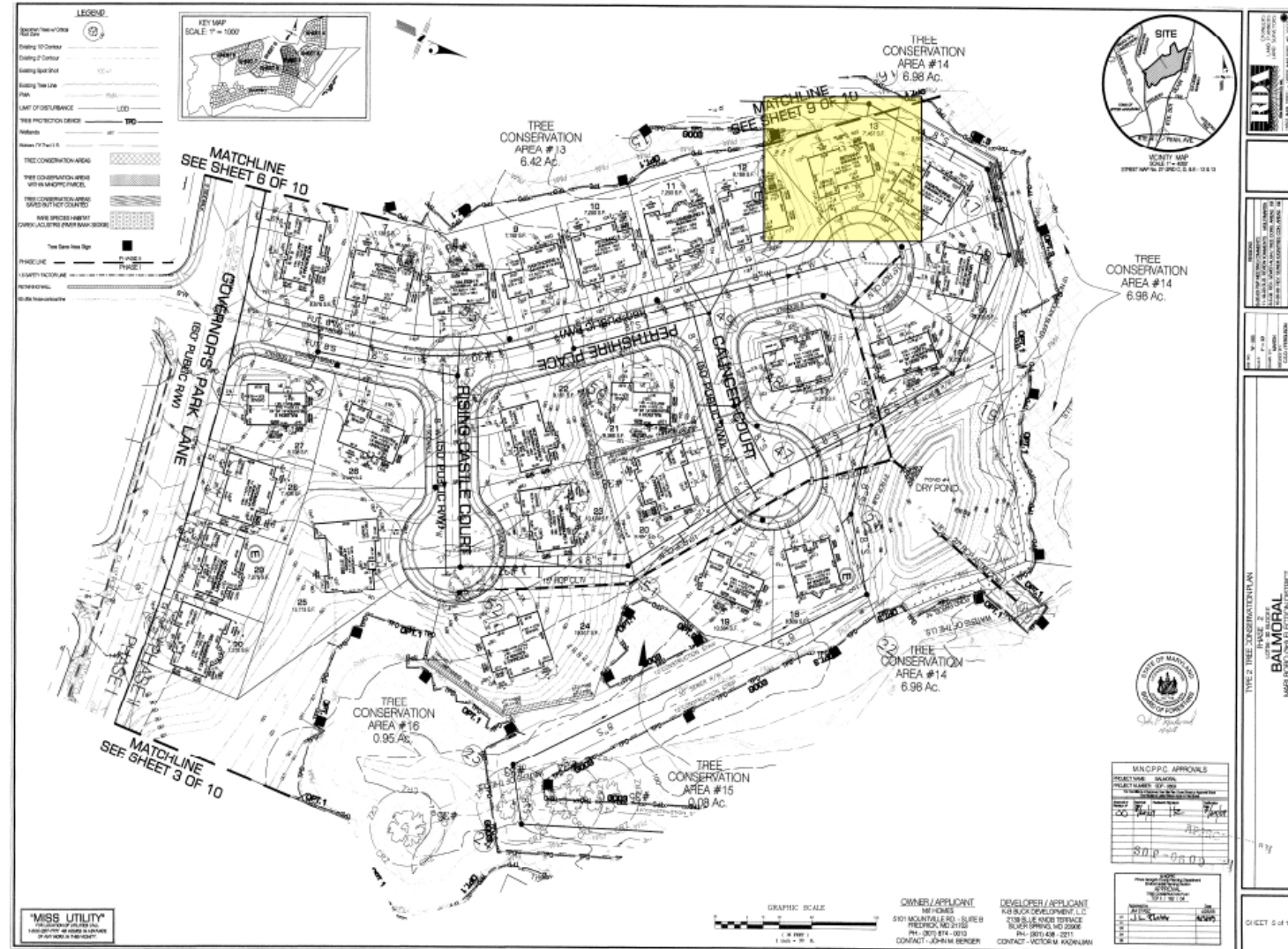


MASTER PLAN RIGHT-OF-WAY MAP

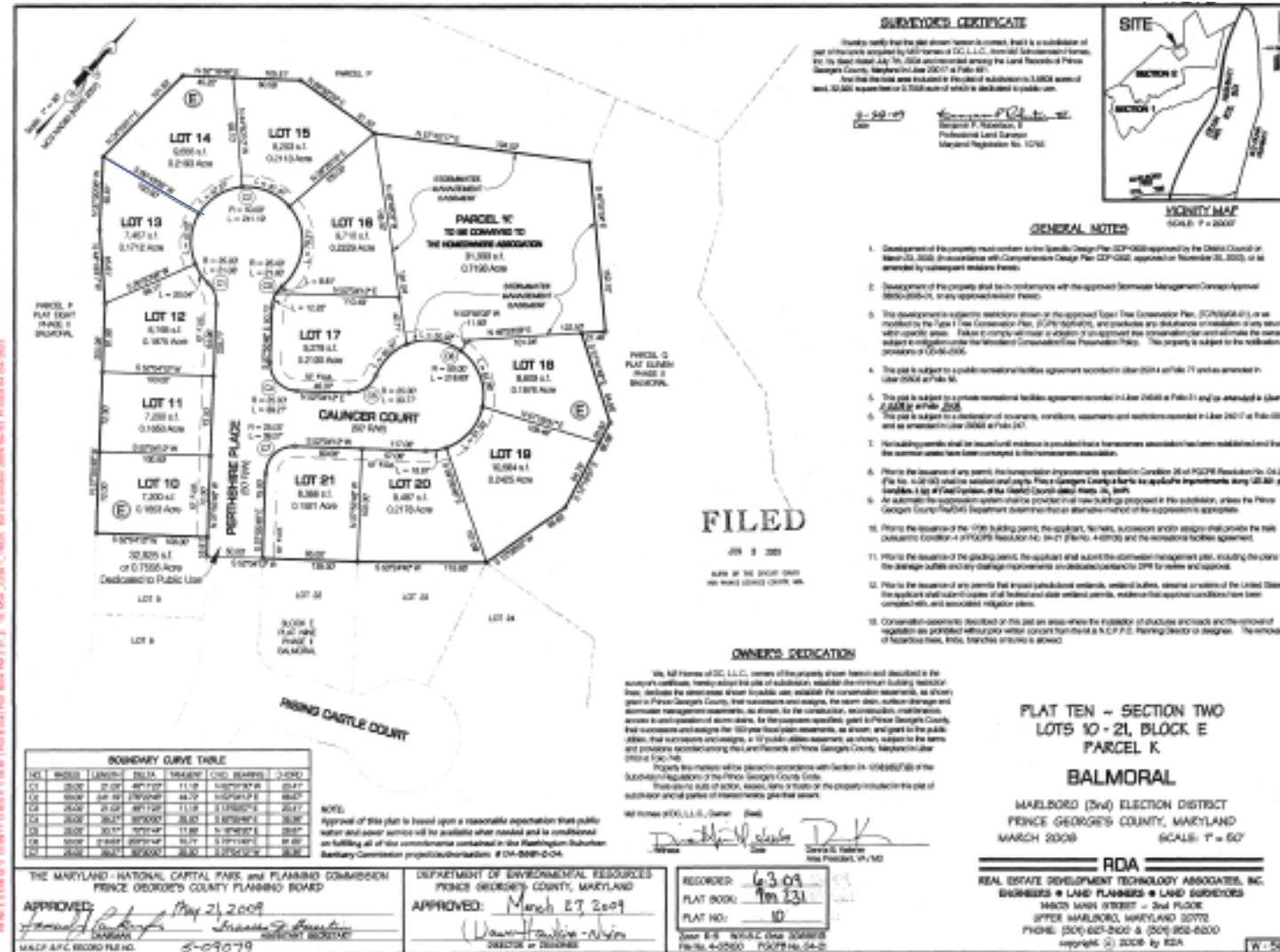


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





SITE AND ELEVATION DETAILS –



17
EAGLETON - El. 1 *Lot Coverage*
Building Restriction Lines: *Ex + Hous. = 1718.86 ft*
FRONT = 20' *DW = 447.48 ft*
SIDE = 5' *Proposed SR = 240 ft*
REAR = 15' *Proposed lot Coverage = 844.34 ft*
ZONING: R - S *39.27%*

16
MONTANA - El. 1

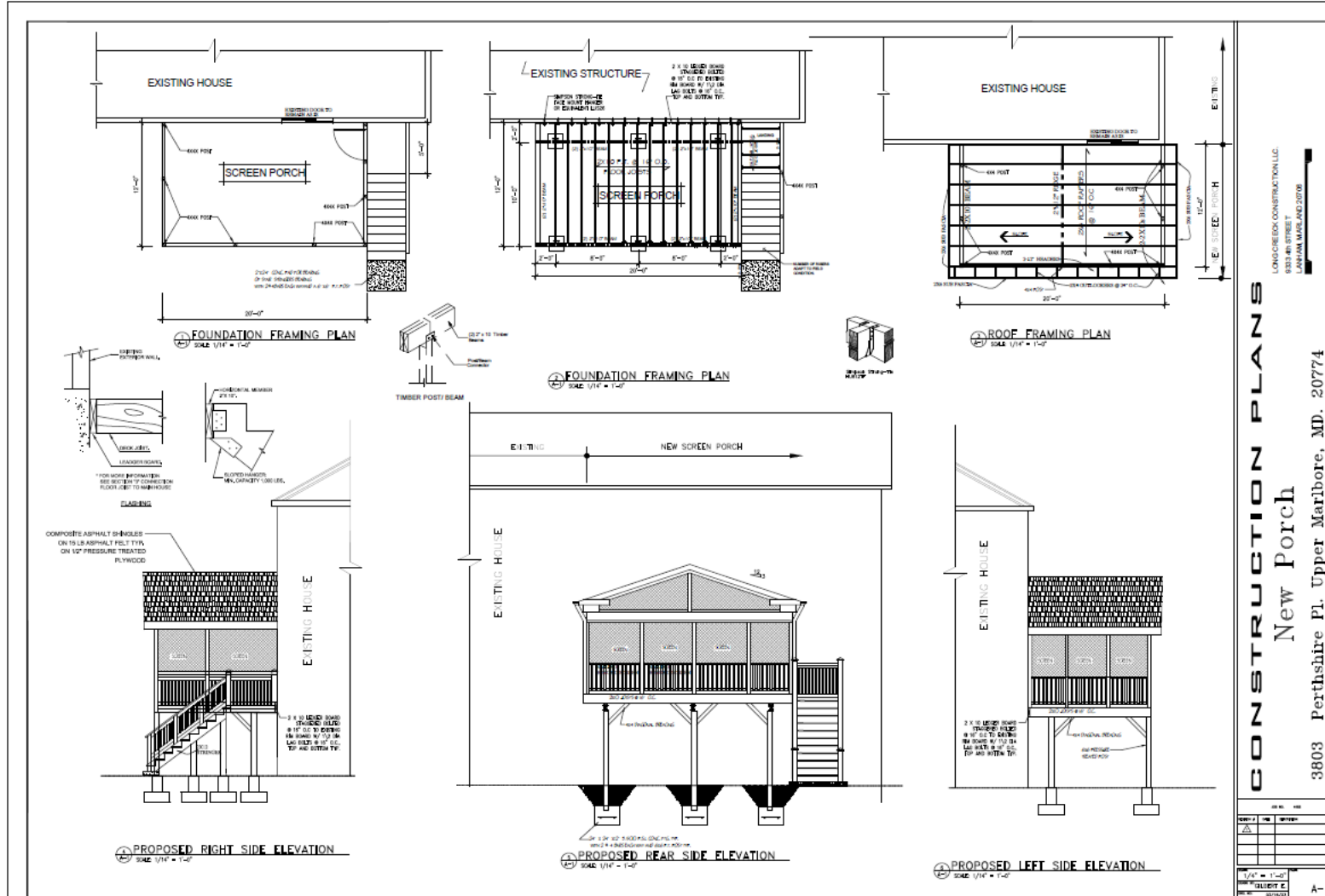
15

SITE PLAN *Scale 1"=50'*
LOT 13 - BLOCK E
"BALMORAL"
PRINCE GEORGE'S COUNTY, MARYLAND

RD A
REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS
14003 MARY STREET • 2nd FLOOR
UPPER MARLBOROUGH, MARYLAND 20772
PHONE (301) 887-9100 (301) 887-9101

Job No: 1W-503 DATE: March 21, 2016

SITE AND ELEVATION DETAILS – ARC



STAFF RECOMMENDATION

APPROVAL with conditions

Issues:

- None

Applicant Required Mailings:

- Acceptance Mailings 5/17/2023
- Informational Mailings 6/08/2023