



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Chesapeake Bay Critical Area Conservation Plan CP-16000

Application	General Data	
Project Name: Tantallon on the Potomac, Lot 4, Block A Location: The property is located approximately 200 feet north of Swan Creek Road at the southwest corner of Braemer Circle and Braeburn Drive. Applicant/Address: Chandler S. Dhalwala, 9403 Wooded Glen Avenue Burke, VA 22015	Planning Board Hearing Date:	N/A
	Staff Report Date:	12/23/16
	Date Accepted:	11/08/16
	Planning Board Action Limit:	N/A
	Most Recent Revision:	N/A
	Plan Acreage:	0.43 acres
	Zone:	R-R/L-D-O
	Proposal:	SFD
	Planning Area:	80
	Council District:	08
	Municipality:	N/A
	200-Scale Base Map:	215SW01

Purpose of Application	Notice Dates	
Request to build a single-family dwelling in the Chesapeake Bay Critical Area.	Adjoining Property Owners: (CB-15-1998)	N/A
	Previous Parties of Record: (CB-13-1997)	N/A
	Sign(s) Posted on Site:	11/23/16
	Variance(s):	N/A

Staff Recommendation		Staff Reviewer: Taslima Alam Phone Number: 301-952-4976 E-mail: Taslima.alam@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PLANNING DIRECTOR DECISION

Minor Chesapeake Bay Critical Area Conservation Plans

Application No: Chesapeake Bay Critical Area Conservation Plan CP-16000

Project Name: Tantallon on the Potomac, Lot 4, Block A

Reviewer's Name: Taslima Alam, Senior Planner, Zoning Section

- A. **Nature of the Applicant's Request:** The proposal is to construct a new single-family detached dwelling in the Chesapeake Bay Critical Area (CBCA).
- B. **Site Description:** This 0.43-acre property is in the R-R zone and the L-D-O Critical Area Overlay Zone and is located at 817 Braeburn Drive, Fort Washington, Maryland. The site contains Critical Area 100-foot primary buffer, secondary buffer, 100-year floodplain, wetlands with associated wetland buffers, and woodlands. The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Liverpool-Piccowaxen and Piccowaxen urban land complex soils. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. The site is not located within a Sensitive Species Protection Review Area. No scenic or historic roads are affected by this proposal. There are no significant nearby transportation related noise sources and the proposed improvements are not expected to be a significant noise generator. According to the 2005 *Approved Countywide Green Infrastructure Plan*, the western third of the property is within a Regulated Area while the remaining property is entirely within a Network Gap. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 4 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.
- C. **History:** The Environmental Planning Section previously reviewed a Conservation Plan (CP-01006) for the subject site. However, the site was never developed in accordance with this plan and in accordance with Section 5B-116(g) and therefore had expired.
- D. **Recommended Findings:** The subject 18,803 square feet property is located on Tax Map 131 in Grid D-2. This lot is subject of a record plat approved on November 14, 1962 and recorded in Plat Book WWW 46 at Plat 16. The site plan is consistent with the record plat.
1. This site is not subject to the provisions of the Woodland Conservation and Wildlife Habitat Ordinance because the entire site is within the Chesapeake Bay Critical Area (CBCA).
 2. The minimum net lot area required by Section 27-442, Table I, of the Zoning Ordinance for one family dwelling is 10,000 square feet for a lot shown on a plat recorded on or before July 1, 1966. The gross lot area, as indicated site plan is 18,803 square feet that was platted on November 14, 1962. The property is well within the lot size requirements.

3. A Chesapeake Bay Conservation and Planting Agreement is required to be recorded for the development of the site. Review of the Conservation and Planting Agreement falls under the purview of DPIE; however, recordation of this document is the responsibility of the property owner.
4. The maximum amount of impervious surfaces permitted per Section 27-548.17(b) of the Zoning Ordinance is 15% percent of the gross tract area or 2,820.45 square feet. However, per section 27-548.17(c)(2) for buildable lots or parcels one-half acre or less in size, lot coverage is limited to 25%. The proposed impervious surfaces areas total 2,679 square feet or approximately 14.2 percent.
5. The maximum percentage of lot coverage permitted by the Zoning Ordinance (Section 27-442, Table II) is 25 percent of the contiguous net tract area or 4,701 square feet. The proposed percentage of lot coverage, which includes the covered structures, and driveway is 2,485 square feet or approximately 14.8 percent.
6. The minimum lot width at the street frontage permitted by Section 27-442, Table III of the Zoning Ordinance is 70 feet. The lot width at the street frontage is 170 feet.
7. The minimum lot width at the front building line permitted by Section 27-442, Table III, Footnote 2 of the Zoning Ordinance is 80 feet. The lot width at the building line of Braeburn Drive is 90.59 feet. This dimension shall be noted on the site plan.
8. The minimum front yard setback permitted by Section 27-442, Table IV, of the Zoning Ordinance is 25 feet for the residence. The front yard setback is 28.7 feet to the existing single-family residence.
9. The minimum side yards permitted by Section 27-442, Table IV, of the Zoning Ordinance are a total of 17 feet with a minimum of eight feet. The minimum side yard setbacks shown on the plan is 19.7 feet.
10. The minimum rear yard required by Section 27-442, Table IV, of the Zoning Ordinance is 20 feet. The proposed setback is approximately 167 feet.
11. The maximum height permitted by Section 27-442, Table V, of the Zoning Ordinance is 35 feet. The proposed building height is 27 feet, 8 inches.
12. Site is subject to Section 4.1 of the 2010 Prince George's County Landscape manual. The 4.1 schedule must be shown on the site plan.

E. **Referrals comments:**

1. **The Environmental Planning Section**—In a memorandum dated December 14, 2016, the summarized comments state that the proposed site plan shows 5,619 square feet of clearing on-site, or 29.9 percent of the total on-site woodland. Mitigation at a ratio of 1.5 to 1 is required for the clearing, which the applicant has proposed to pay a fee-in-lieu. The fee-in-lieu is assessed at \$1.50 per square foot, for a total of \$12,642.75.
2. **The Chesapeake Bay Critical Area Commission**—In a memorandum dated November 16, 2016, the summarized comments state that the proposed development is in conformance with the County's Limited Development Overlay Zones (LDO) lot coverage, tree clearing and mitigation requirement. However, site plan should note to notify current and future homeowners of the clearing and lot coverage limits, including the proposed and remaining clearing and lot coverage for this lot.

3. **Department of Permitting, Inspections and Enforcement (DPIE)**—An approved Stormwater Management Concept Plan and an approval letter (No. 3881-2001-00), dated February 10, 2016, were submitted with the subject application. The approved plan shows the proposed dwelling will have two infiltration dry wells to meet the water quality requirements. No quantity controls are required.
- F. **Recommendation:** Based on the above findings, it is recommended that Chesapeake Bay Critical Area Conservation Plan CP-16000 be APPROVED, subject to the following conditions:
1. Prior to certification of the conservation plan, the plan shall be revised as follows:
 - a. Add a note to the plat to notify current and future homeowners of the clearing and lot coverage limits, including the proposed and remaining clearing and lot coverage for this lot.
 - b. Under the Property Owners Certification:
 - (1) Revise the document name to “Conservation and Planting Agreement” and provide a Liber/folio, once recorded.
 - (2) Correct the spelling of “easement” and provide a Liber/folio, once recorded.
 - c. Revise the orientation of the footnotes beneath the Woodland Calculations to be more legible.
 - d. Remove “and 3.0 for clearing more than 30%” from Footnote 1 beneath the Woodland Calculations and replace with a new sentence, “Clearing greater than 30% of the site will require a variance.”
 - e. Restore boxes that were crossed out and is labeled as “Section 4.1, Residential Requirements for One-Family Detached Lot.
 - f. The title of the plan shall be revised to say Site Development plan, Landscape Plan and Conservation plan.
 - g. Rename the “site analysis” box as “general note” with only Note number 1–8 and remove Note number 10–14 in the box.
 - h. Revised Note number 8 stating proposed use is construction of a 1,746-square-foot new single-family dwelling with two car garages.
 - i. Provide lot width at the front building line from Braeburn Drive.
 - j. Show the size of the existing canopy for each tree proposed to remain, and provide the estimated impact to the critical root zone.
 - k. Note the condition (excellent, good, fair, poor etc.) of all existing trees that will be preserved.
 - l. Add a note on the site plan stating that all plant material is existing and non-invasive.

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APPROVED BY AUTHORITY OF:
Debra Borden, Interim Planning Director

Date: _____ **By:** _____
Jimi Jones, Zoning Supervisor