



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

Preliminary Plan 4-05043

Application	General Data
Project Name: BOONE PROPERTY Location: Southeast quadrant of Old Largo Road and Wood Ember Drive. Applicant/Address: K. Hovnanian Homes 1802 Brightseat Road Landover, MD. 20785	Date Accepted: 10/10/06
	Planning Board Action Limit: N/A
	Plan Acreage: 4.54
	Zone: R-R
	Lots: 9
	Parcels: 1
	Planning Area: 79
	Tier: Developed
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 203SE12

Purpose of Application	Notice Dates
RECONSIDERATION HEARING: Thomas Haller of Gibbs & Haller, by letter dated October 9, 2006, requested Reconsideration of Condition 7 of that decision (PGCPB 06-70). The Planning Board granted that request on November 2, 2006.	Previous Parties of Record 11/20/06
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

Staff Recommendation		Staff Reviewer: Alan S. Hirsch	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 17, 2006

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Alan S. Hirsch, Planning Supervisor

SUBJECT: Boone Property Reconsideration Hearing
Preliminary Plan of Subdivision 4-05043

In October 2006, the applicant requested a reconsideration of Condition 7 of the subject preliminary plan to modify the timing associated with the raze permit necessary to remove the existing structures on site. On November 2, 2006, the Planning Board granted the applicant's request to reconsider Condition 7 on the limited scope of adjusting the timing of the raze permit.

Condition 7 contained in PGCPB No. 06-70 states:

7. A raze permit is required prior to the removal of any of the existing structures (house, garage, two foundations, shed) on-site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on-site must be removed and properly stored or discarded prior to the structures being razed. A note needs to be affixed to the preliminary plan that requires that the structures are to be razed prior to the approval of the final plat and the well and septic systems properly abandoned before the release of the grading permit. The locations of the shed and two foundations are to be located on the preliminary plan.

The existing structures on site are located on portions of two lots and within the parcel designated for stormwater management. The current owner of the property is living in the existing house and does not want to have it razed until after a final plat has been approved and the entire property conveyed to the builder. The builder wants to be able to mobilize equipment on-site at a single time for the purpose of razing all the existing structures and grading the site. Staff does not object to this timing as long as the raze permit is issued prior to the grading permit. This will ensure that an appropriate raze permit is issued.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Subdivision staff recommends that the Planning Board adopt all of the findings and conditions contained in the original action (PGCPB No. 06-70) as now supplemented by the findings of this report, and APPROVE 4-05043, subject to the following modification to existing condition 7:

7. A raze permit is required prior to the removal of any of the existing structures (house, garage, two foundations, shed) on-site. A raze permit can be obtained through the Department of Environmental Resources, Office of Licenses and Permits. Any hazardous materials located in any structures on-site must be removed and properly stored or discarded prior to the structures being razed. A note needs to be affixed to the preliminary plan that requires that prior to the approval of any building and grading permits a raze permit shall be approved for the removal of all the existing structures on-site. The existing well and septic systems shall be properly abandoned before the release of the grading permit. The locations of the shed and two foundations are to be located on the preliminary plan.