



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

Preliminary Plan 4-05105

Application	General Data
Project Name: ZOGLIO PROPERTY Location: Northwest corner of the intersection of MD 450 and MD 193. Applicant/Address: Zoglio, Eugene & Pauline 4309 Northview Drive Bowie, MD. 20716	Date Accepted: 11/17/05
	Planning Board Action Limit: 04/21/06
	Plan Acreage: 18.89
	Zone: R-R
	Lots: 26
	Parcels: 3
	Planning Area: 70
	Tier: Developing
	Council District: 04
	Municipality: N/A
	200-Scale Base Map: 207NE10/11

Purpose of Application	Notice Dates
BY LETTER DATED MARCH 8, 2006 THE ATTORNEY FOR THE APPLICANT IS REQUESTING A CONTINUANCE TO APRIL 6, 2006.	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/18/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/10/06

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

March 7, 2006

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Whitney Chellis
Subdivision Section

SUBJECT: Request for Continuance for Preliminary Plan 4-05105 Zoglio Property

This preliminary plan was originally scheduled before the Planning Board on February 9, 2006. At that hearing the staff recommended approval of the preliminary plan with conditions. The staff proposed a condition that prior to signature approval the preliminary plan be revised in accordance with Staff Exhibit A, resulting in the removal of two flag lots, and the creation of a homeowners open space to contain a noise wall along MD 450 and MD 193. Those revisions recommended by staff would have resulted in the loss of one lot. At the hearing of February 9, 2006, the applicant requested a continuance to allow their engineer additional time to redesign the plan so that staff concerns would be addressed, possibly without the loss of one lot. In addition the applicant was to provide a revised noise study by February 14, 2006. The applicant granted a 70-day waiver and the case was continued to March 16, 2006.

On February 15, 2006, the applicant submitted revised plans. Those revised plans now reflect that the applicant is considering the possibility of relocating the Magruder-Brannon Historic House (70-081) to Lot 22, within the subdivision. On March 2, 2006, the applicant submitted a revised noise study.

The applicant has been working diligently to address the outstanding issues. To allow adequate time for staff to review the revised noise study—and evaluate the possibility of relocating the Magruder-Brannon Historic Site—the applicant requests by letter dated March 8, 2006, a continuance to April 6, 2006. Staff supports the applicant's request and is confident that this would allow adequate time to bring this application back to the Planning Board, addressing all of the staff concerns.