



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

Preliminary Plan 4-07006

Application	General Data
Project Name: EAST ACCOKEEK Location: Located along the east side of Main Boulevard, approximately 300 feet north of its intersection with South Street. Applicant/Address: Sherree E. Lee 15512 Main Boulevard Accokeek, MD 20607 Property Owner: Sherree E. Lee 15512 Main Boulevard Accokeek, MD 20607	Date Accepted: 4/4/07
	Planning Board Action Limit: 9/22/07
	Plan Acreage: 2.32
	Zone: R-E
	Lots: 2
	Parcels: 0
	Planning Area: 83
	Tier: Developing
	Council District: 09
	Election District: 05
	Municipality: N/A
	200-Scale Base Map: 220SW01

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:

Staff Recommendation		Staff Reviewer: John Ferrante	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision, 4-07006
East Accokeek, Lots 1 and 2

OVERVIEW

The subject property is located on Tax Map 151, Grid E-3 and is known as Lot 13 within the East Accokeek Subdivision. Section-1 of the East Accokeek Subdivision was recorded on April 4, 1950 as WWW 17 @ 39. The property consists of approximately 2.32 acres and is currently improved with a detached single-family dwelling, a driveway, two sheds, and a basketball court which are all proposed to remain. The existing subdivision primarily consists of detached single-family dwellings on lots ranging from an acre in size to 2.5 acres.

The applicant is now proposing to subdivide the property into two lots in accordance with the conventional standards of the R-E Zone. Lot 1, (40,074 square feet) is proposed to contain the existing single-family detached dwelling which fronts along Main Boulevard, as well as the other accessory residential structures currently located on the property. Lot 2, (61,406 square feet) is proposed for a new single-family detached dwelling, and approximately .72 acres of on-site woodland conservation. As shown on the submitted preliminary plan, both proposed lots do meet or exceed the 40,000-square-foot minimum net lot area as required in the R-E Zone. However, the plan submitted does not reflect the right-of-way dedication currently requested by DPW&T for Lot 1. Once the additional five feet of right-of-way dedication is properly reflected on the plan, (totaling an additional 750 square feet approximately), Lot 1 will be below the required 40,000-square-foot minimum net lot area as required in the R-E Zone. However, this can be corrected by adjusting the common property line proposed between Lots 1 and 2.

Currently, the property has only 150 feet of street frontage along Main Boulevard. Because both of the proposed lots must have a minimum width of 120 feet at the front building line, any access to Lot 2 would be restricted to only 30 feet in width. The minimum street frontage required in the R-E Zone for detached single-family dwellings is 50 feet. Due to the extended apron design reflected on the plan, Lot 2 does meet the required 50-foot-width at the front street line, (51.82 feet). However, the lot reduces down to only 30 feet in width, at less than 20 feet from the front street line. Therefore, Lot 2, as proposed would be considered a flag lot, with the exception of meeting the required 50-foot-lot-width at the front street line only.

Section 27-442 (d) of the Prince George's County Zoning Ordinance demonstrates that the minimum requirement for the lot width at the front building line is always greater in width than the required lot width at the front street line for detached single-family dwellings. The minimum lot width requirements are intended to provide a natural expansion of a lot which will gradually increase in width as it travels away from the front street line. Internal policies prevent any lot width from being reduced below the required lot width at the front street line, as a lot which is restricted below the minimum required at the front street line does not meet the intent of the Zoning Ordinance. The District Council's recent actions with eliminating the optional design of flag lots within Prince George's County via CB-4-2006 supports this policy.

At the Subdivision Review Committee meeting for this application on April 20, 2007, staff informed the applicant that they could not support this proposal due to the reduction in lot width beyond that which is required for the minimum lot width at the front street line. On May 30, 2007, staff met with the applicant and the engineer to discuss design options in the hope of obtaining a design which could be supported by staff. However, due to the limitations of the property's existing street frontage (150 feet), only a 30-foot-wide access stem would remain to serve Lot 2, once the required 120-foot-lot-width at the front building line has been complied with on Lot 1. Therefore, despite staff's best efforts to obtain a supportable design which meets the intent of the Zoning Ordinance, staff has no choice but to recommend disapproval due to the property's inability to be developed in accordance with the conventional standards of the R-E Zone.

SETTING

The property is located along the east side of Main Boulevard, approximately 300 feet north of its intersection with South Street. All surrounding properties consist of detached single-family dwellings within the R-E Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-E	R-E
Use(s)	Single-Family	Single-Family
Acreage	2.32	2.32
Lots	1	2
Parcels	0	0
Dwelling Units:		
Detached	1	2
Public Safety Mitigation Fee		No

2. **Accokeek Development Review Commission**— This application was referred to the ADRC on April 6, 2007, for their review and comments. At the time of the writing of the staff report, no comments have been received from the ADRC for this application.

STAFF RECOMMENDS DISAPPROVAL IN ACCORDANCE WITH SECTION 27-442(d) OF THE ZONING ORDINANCE, SECTION 24-138.01 OF THE SUBDIVISION REGULATIONS.