



Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Valley View

4-23001

| REQUEST | STAFF RECOMMENDATION |
|---|----------------------|
| Refund of filing and sign posting fees for a preliminary plan of subdivision application withdrawn prior to public release of the technical staff report. | APPROVAL |

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| Location: East of Suffolk Avenue, approximately 0.3 miles south of its intersection with MD 214 (Central Avenue). | |
| Gross Acreage: | 11.73 |
| Zone: | RSF-A |
| Prior Zone: | R-T |
| Reviewed per prior Subdivision Regulations: | Section 24-1900 |
| Gross Floor Area: | N/A |
| Dwelling Units: | N/A |
| Lots: | N/A |
| Parcels: | N/A |
| Planning Area: | 75A |
| Council District: | 07 |
| Municipality: | N/A |
| Applicant/Address: Andrew and Beverly Interdonato 12616 Bridgeton Drive Potomac, MD 20854 and The Bobys Family Limited Partnership 10701 Lady Slipper Terrace Rockville, MD 20854 | |
| Staff Reviewer: Mridula Gupta Phone Number: 301-952-3504 Email: Mridula.Gupta@ppd.mncppc.org | |



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| Planning Board Date: | 10/10/2024 |
| Planning Board Action Limit: | N/A |
| Memorandum Date: | 09/27/2024 |
| Date Accepted: | 05/30/2024 |
| Informational Mailing: | 04/29/2024 |
| Acceptance Mailing: | 03/28/2024 |
| Sign Posting Deadline: | N/A |

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



September 27, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Division Chief, Development Review Division *SC*

FROM: Mridula Gupta, Planner IV, Subdivision Section *MG*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-23001**
Valley View
Request for Refund of Filing and Sign Posting Fees

This preliminary plan of subdivision (PPS) was accepted on May 30, 2024, requesting approval of 76 lots and 6 parcels for development of 76 single-family semi-detached dwellings. The PPS was submitted for review under the prior Prince George's County Subdivision Regulations and prior Prince George's County Zoning Ordinance, in accordance with Section 24-1900 of the Subdivision Regulations. In a letter dated September 19, 2024, the applicant's representative, Mr. Forman of O'Malley, Miles, Nylen and Gilmore, P.A., withdrew PPS 4-23001 and requested a refund of the filing fee.

Per Section 27-125.02(m)(4)(A)(iii)(aa) of the prior Zoning Ordinance, no part of a fee shall be refunded unless the Prince George's County Planning Board determines that "a request to withdraw an application is received in proper form prior to the release of the Technical Staff Report. In this case, fifty percent (50%) of the filing fee shall be refunded." Section 27-125.02(m)(4)(A)(vi)(aa) also states that a sign posting fee shall be refunded if the Planning Board determines that "the application is withdrawn prior to the posting of the sign. In this case, the entire sign posting fee shall be refunded."

The Development Review Application Fee Schedule, as adopted by the Planning Board (PGCPB Resolution No. 10-35), sets forth the fee structure for a PPS. In this case, the application filing fee paid by the applicant was \$3,912 for the PPS, and \$120 for the sign posting.

In accordance with the requirements of Section 27-125.02(m)(4), staff find that the applicant is eligible for a refund of 50 percent of the filing fee and 100 percent of the sign posting fee, since the technical staff report had not been released at the time the application was withdrawn and the sign posting did not occur.

RECOMMENDATION

Staff recommend that the request for the refund of filing fees and sign posting fees for Preliminary Plan of Subdivision 4-23001, Valley View, be APPROVED, in the amount of \$2,076.