



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-05005

Application	General Data
<b>Project Name:</b> Tantallon on the Potomac Lot 8  <b>Location:</b> 12200 Braemer Circle Fort Washington, MD  <b>Applicant/Address:</b> Mr. Son Thanh Tran 5700 Robinwood Lane Falls Church, VA 22041	Date Accepted: 06/21/05
	Planning Board Action Limit: N/A
	Plan Acreage: 0.41
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage of Proposed Structure: 3,055
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 216SW01

Purpose of Application	Notice Dates
This Chesapeake Bay Critical Area Conservation Plan requires Planning Board approval prior to the issuance of a building permit. This application is for the construction of a single-family residence in the Chesapeake Bay Critical Area. No variances are required.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 04/11/06
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Jim Stasz	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Chesapeake Bay Critical Area  
Conservation Plan and Conservation Agreement CP-05005  
Tantallon on the Potomac, Lot 8

Council District: 8      Planning Area: 80      Municipality: none

OVERVIEW:

The proposal is for the construction of a single-family detached dwelling on a property in the R-R/L-D-O Zones recorded before December 1, 1985. A Chesapeake Bay Critical Area Conservation Plan is required prior to the issuance of any permit by the Prince George's County Department of Environmental Resources. The Planning Board is the final approving authority for Chesapeake Bay Critical Area Conservation Plans.

SITE DESCRIPTION:

The 0.65-acre property in the R-E/L-D-O Zones is at the terminus of Braemer Circle and is located within the Chesapeake Bay Critical Area. There are no streams or wetlands on the property. A portion of the property is 100-year floodplain. There are no steep slopes on the property. The Chesapeake Bay Critical Area Buffer does not occur on the property. Current air photos indicate that the site is mostly unwooded. No historic or scenic roads are affected by this proposal. There are no significant nearby noise sources and the proposed use is not expected to be a noise generator. No species listed by the State of Maryland as rare, threatened or endangered are known to occur in the in the general region. The Prince George's County Department of Environmental Resources has approved a stormwater design plan. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Keyport series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

On May 6, 2005, the Subdivision Review Committee determined that the conservation plan was in general conformance with the requirements of the R-R Zone, the L-D-O Zone, and the Chesapeake Bay Critical Area Conservation Manual; however, there were technical errors. The Environmental Planning Section received revised plans on April 11, 2006. The lot was platted on January 8, 1963, and is shown on Record Plat 46-16. The gross tract area is 28,620 square feet, there are 10,424 square feet within the 100-year floodplain, and the net tract area is 18,166 square feet. Section 27-442(b) Table 1, footnote 3 indicates that the minimum permitted net lot area is 10,000 square feet. This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site is within the Chesapeake Bay Critical Area. Based upon information provided by the State of Maryland, the plan correctly indicates there are no threatened or endangered species, no colonial waterbird nesting sites, no forests with interior dwelling bird species, no Natural Heritage Areas, no waterfowl staging areas, no anadromous fish spawning streams, no wetlands, and no tributary streams on the site. The maximum amount of impervious

surface permitted per Section 27-548.17, footnote 4(A)(ii) of the Zoning Ordinance is 15 percent of the gross tract area, or 4,293 square feet. The plan proposes total impervious surface areas of 3,055 square feet, or 10.7 percent. The maximum amount of net lot coverage permitted by the Zoning Ordinance for Lot 8 is 25 percent of the net tract, or 4,454.5 square feet. The proposed net lot coverage is 4,421 square feet (24.3 percent). The permitted maximum height of the structure is 35 feet and the proposed height of the structure is 30 feet. The Prince George's County Department of Environmental Resources has approved a stormwater design plan. The plan proposes to meet the woodland requirements of the Chesapeake Bay Critical Area by providing on-site planting. No variances are needed for this proposed development.

RECOMMENDATION:

APPROVAL