



*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-05010

Application	General Data
<b>Project Name:</b> Highland (Brentwood) Lots 37 & 38, Block B  <b>Location:</b> West side of 41st Avenue  <b>Applicant/Address:</b> Pat Bottalico Builders, Inc. 4538 41 <sup>st</sup> Avenue Brentwood, MD 20722	Date Accepted: 06/20/05
	Planning Board Action Limit: 12/01/05
	Plan Acreage: 0.115
	Zone: R-55 I-D-O
	Dwelling Units: 1
	Square Footage of Proposed Structure: 1,064
	Planning Area: 68
	Council District: 2
	Municipality: Brentwood
	200-Scale Base Map: 205/6NE03

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 needed.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site:
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Bob Metzger	
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-05010  
Highland (Brentwood), Lots 37 & 38, Block B

Council District: 2      Planning Area: 68      Municipality: Brentwood

OVERVIEW:

The proposal is for the construction of a single-family detached dwelling on a property in the R-55/I-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 0.115-acre property is on the west side of 41<sup>st</sup> Avenue and is located within the Chesapeake Bay Critical Area. There are no streams or wetlands 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 general region. A stormwater design plan has been approved by DER. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Codorus series. The site is in the Developed Tier according to the General Plan.

FINDINGS:

On July 29, 2005, the Subdivision Review Committee determined that the conservation plan was in general conformance with the requirements of the R-55 Zone, the I-D-O Zone, and the *Conservation Manual*; however, some technical changes were required. Revised plans were received on October 18, 2005. 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 by Section 27-548.17 of the Zoning Ordinance for Lots 37 and 38 is 100 percent of the gross tract area, or 5,000 square feet. The proposed impervious surface is 1,556 square feet or 31.1 percent. The maximum amount of net lot coverage permitted by the Zoning Ordinance for Lots 37 and 38 is 1,500 square feet (30 percent of the net tract). The proposed net lot coverage is 1,400 square feet (28 percent of the net tract), and the proposed maximum building height is 28 feet for the construction of a two-story, single-family residential dwelling. A Stormwater Concept Plan (CSP 13279-2005) has been approved by the Prince George's County Department of Environmental Resources. No variances are needed for this proposed development.

RECOMMENDATION:

APPROVAL