



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-06008

Application	General Data
Project Name: George Thorne Estate Lot 29 Location: 1101 Sandy Bar Drive Fort Washington, MD 20744 Applicant/Address: M.C.B. Inc. P.O. Box 42 Clarksville, MD 21029	Date Accepted: 10/17/06
	Planning Board Action Limit: N/A
	Most Recent Revision: 03/28/07
	Plan Acreage: 0.94
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage of Proposed Structure: 3,520
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 212SW01

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. Permit 6050-2007-00 is on hold pending the Planning Board's decision on this application.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 03/28/07
	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-06008
George Thorne Estate, Lot 29

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 0.94-acre property in the R-R/L-D-O Zones is in the southwest quadrant of the intersection of Fort Foote Road and Sandy Bar Drive and is located within the Chesapeake Bay Critical Area. The 100-foot-wide critical area primary buffer and expanded buffer do not occur on the property. There are no streams, wetlands, 100-year floodplain, or steep slopes on the site. The site is mostly wooded. 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 on the property or adjacent properties. 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 Marr series. The site is in the Developing Tier according to the General Plan.

RECOMMENDED FINDINGS

1. On November 2, 2006, 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, technical errors were found. Revised plans were accepted on March 28, 2007. 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.
2. The minimum net lot area permitted by Section 27-442 Table I of the Zoning Ordinance is 20,000 square feet. The existing lot is 41,103 square feet.
3. The maximum amount of impervious surfaces permitted per Section 27-548.17, footnote 4 A(ii)

of the Zoning Ordinance is 15 percent of the gross tract area or 6,150 square feet. The plan proposes total impervious surfaces of 3,520 square feet or 8.56 percent.

4. The maximum percentage of lot coverage permitted by Section 27-442 Table II of the Zoning Ordinance is 25 percent of the contiguous net tract area or 10,222 square feet. The proposed percentage of lot coverage is 3,480 square feet or 6.03 percent.
5. The minimum lot width at the street frontage permitted by Section 27-442 Table III of the Zoning Ordinance is 70 feet. The lot width at the street frontage is 110 feet.
6. The minimum lot width at the building line permitted by Section 27-442 Table III footnotes 2, 14 and 20 of the Zoning Ordinance is 100 feet. The lot width at the building line is 110 feet.
7. The minimum front yard setback by Section 27-442 Table IV, of the Zoning Ordinance is 25 feet. The proposed front yard setback is 45 feet.
8. The minimum side yard setbacks permitted by Section 27-442 Table IV of the Zoning Ordinance is a total of 17 feet with a minimum of 8 feet. The proposed side yard setbacks are 24 and 24 feet.
9. The maximum height permitted by Section 27-442 Table V of the Zoning Ordinance is 35 feet. The proposed building height is 27.8 feet.
10. As shown on the plan, approximately 0.25 acre of woodland will be removed to allow construction. The "Chesapeake Bay Critical Area Manual" requires replacement on-site or the use of a fee-in-lieu for the woodland removed. A fee-in-lieu of \$13,068.00 will be collected by the Prince George's County Department of Environmental Resources prior to issuance of any permit.
11. Prince George's County will require a soils report in conformance with CB-94-2004 during the building permit process review.
12. Stormwater management will be accomplished by creation of the bioretention area shown on the plan.
13. No variances are needed for this proposed development.

RECOMMENDATION

Staff recommends approval of CP-06008 with no conditions.