



*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-07008**

Application	General Data
<b>Project Name:</b> Forest Heights Lot 4  <b>Location:</b> 211 Seneca Drive Oxon Hill, MD 20745  <b>Applicant/Address:</b> Jack Bannister 5801 Allentown Road #106 Camp Springs, MD 20746	Date Accepted: 08/01/07
	Planning Board Action Limit: N/A
	Most Recent Revision: 11/06/07
	Plan Acreage: 0.11
	Zone: R-55/I-D-O
	Dwelling Units: 1
	Square Footage of Proposed Structure: 1,008
	Planning Area: 76A
	Council District: 8
	Municipality: Forest Heights
	200-Scale Base Map: 208SE01

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.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 11/19/07
	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-07006  
Forest Heights, Lot 4

Council District: 8      Planning Area: 76A      Municipality: Forest Heights

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. The Planning Board is the final approving authority for Chesapeake Bay Critical Area conservation plans.

SITE DESCRIPTION

The 8,525-square-foot property in the R-55 and I-D-O Zones is located on the west side of Seneca Drive at its intersection with Rolph Drive in the Oxon Run watershed in the Potomac River basin. There are no streams, wetlands, or 100-year floodplain on the property. No buffers designated by the "Chesapeake Bay Critical Area Conservation Manual" occur on the property. The property is fully 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 this property or on adjacent properties.

**Environmental Issues Addressed in The Heights & Vicinity Master Plan (1990).**

There are no specific recommendations pertaining to the environmental elements of the master plan that relate to the subject property.

**Countywide Green Infrastructure Plan**

Neither the subject property nor any adjacent properties contain any network elements of the *Countywide Green Infrastructure Plan*.

**RECOMMENDED FINDINGS**

1. On August 24, 2007, the Subdivision Review Committee determined that the conservation plan was generally in conformance with the I-D-O Zone and the R-55 Zone; however, minor technical changes were required. Revised plans were received on November 6, 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 maximum amount of impervious surfaces permitted per Section 27-548.17 of the Zoning Ordinance is 100 percent of the gross tract area or 8,525 square feet. The plan proposes total impervious surfaces of 1,528 square feet or 18.1 percent.
3. The minimum net lot area required by Section 27-442, Table I, of the Zoning Ordinance is 6,500 square feet. The net lot area as indicated in the Land Records at WWW 87-50 is 8,525 square feet.
4. The maximum percentage of lot coverage permitted by Section 27-442, Table II, of the Zoning Ordinance is 30 percent of the contiguous net tract area or 2,557 square feet. The proposed percentage of lot coverage is 1,528 square feet or 18.1 percent.
5. The minimum lot width at the street frontage permitted by Section 27-442, Table III, Footnote 4, of the Zoning Ordinance is 35 feet. The lot width at the street frontage is 60.0 feet.
6. The minimum lot width at the building line permitted by Section 27-442, Table III, Footnote 4, of the Zoning Ordinance is 55 feet. The lot width at the proposed building line is 60.0 feet.
7. The minimum front yard setback permitted by Section 27-442, Table IV, of the Zoning Ordinance is 25 feet. The proposed front yard setback is 28.0 feet.
8. The minimum side yard setbacks permitted by Section 27-442, Table IV, of the Zoning Ordinance are a total of 17 feet with a minimum of 8 feet. The proposed side yard setbacks are 11 and 13 feet for a total of 23 feet.
9. The minimum rear yard setback required by Section 27-442 Table IV of the Zoning Ordinance is 20 feet. The proposed rear yard setback is 95 feet.
10. The maximum height permitted by Section 27-442, Table V, of the Zoning Ordinance is 35 feet. The proposed height is 25 feet.
11. Some woodland will be removed to allow construction; however, the “Chesapeake Bay Critical Area Manual” does not require any mitigation for a property this size.
12. According to the Prince George’s County Department of Public Works and Transportation, the site has an approved Stormwater Design Plan, CSD 38904-2005; however this is not noted on the plan.  
  
Recommended Condition: Prior to signature of the conservation plan, a copy of the approved plan shall be submitted and Note 16 shall be corrected to note the number of the approved stormwater design plan.
13. The “Prince George’s County Soils Survey” indicates that the principal soils on the site are in the Sassafras series. Prince George’s County will require a soils report in conformance with CB-94-2004 during the permit process review.

14. Staff of the Chesapeake Bay Critical Area Commission have reviewed the plan and have determined that the plan meets the 10 percent pollution reduction requirements and the forest mitigation requirements for a single-family structure in the I-D-O Zone.

#### **RECOMMENDATION**

Staff recommends approval of CP-07006 with the following condition:

1. Prior to signature of the conservation plan, a copy of the approved stormwater design plan shall be submitted and Note 16 shall be corrected to note the number of the approved stormwater design plan.