



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>

Detailed Site Plan

Chesapeake Bay Critical Area Conservation Plan Waterside Subdivision – Hill Residence

DSP-86116-15

CP-22002

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of March 2, 2023 to March 9, 2023.</p> <p>Construction of a new two-story, single-family residence and boat pier in the Chesapeake Bay Critical Area, along with two variance requests.</p>	APPROVAL of continuance

Location: On the west side of Waterside Court, near the intersection of Waterside Court and Cagle Place.

Gross Acreage: 0.58

Zone: RR/LDO

Zone Prior: R-R/L-D-O

Reviewed per Zoning Ordinance: Section 27-1903(c)

Dwelling Units: 1

Gross Floor Area: 3,555 sq. ft.

Planning Area: 80

Council District: 08

Municipality: N/A

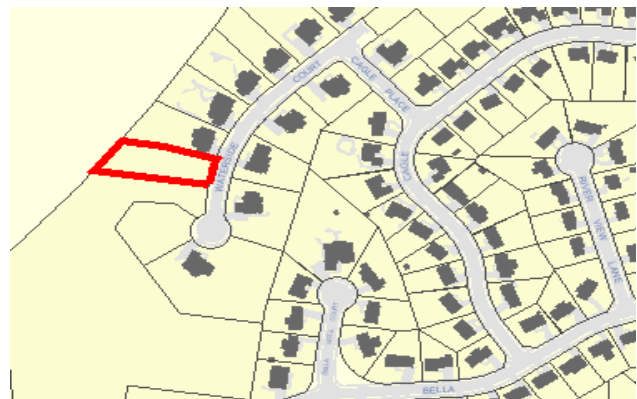
Applicant/Address:

Tenika Felder, AIA
Redlef Group Architects, LLC
6902 Forbes Boulevard
Lanham, MD 20706

Staff Reviewer: Dominique Lockhart

Phone Number: 301-952-3411

Email: Dominique.Lockhart@ppd.mncppc.org



Planning Board Date: 03/02/2023

Planning Board Action Limit: 03/09/2023

Memorandum Date: 02/16/2023

Date Accepted: 12/12/2022

Informational Mailing: 07/19/2022

Acceptance Mailing: 12/01/2022

Sign Posting Deadline: 01/31/2023

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.

February 16, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JRH*
Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division **JDH**

FROM: Dominique Lockhart, Planner III, Zoning Section *DAL*
Development Review Division

SUBJECT: **Detailed Site Plan DSP-86116-15**
Chesapeake Bay Critical Area Conservation Plan CP-22002
Waterside Subdivision – Hill Residence
Planning Board Agenda March 2, 2023 – Request for Continuance

By email dated February 15, 2023 (Hill to Lockhart), the applicant requests a one-week continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from March 2, 2023 to March 9, 2023. The continuance is necessary for staff and the applicant to discuss and provide additional information related to the requested woodland clearing variance.

There is a 70-day action limit for this case type, with a date of March 7, 2023, which will need to be waived. Staff is in agreement with the newly proposed hearing date. If granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on January 31, 2023.

RECOMMENDATION

The Zoning Section recommends that the Planning Board APPROVE the request for continuance and schedule this application for the Planning Board hearing date of March 9, 2023.