



*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-89023/01

Application	General Data
<b>Project Name:</b> Ejtemai Property  <b>Location:</b> 12331 Hatton Point Road Fort Washington, MD 20744  <b>Applicant/Address:</b> Adbol Hossein and Guitty S. Ejtemai 12331 Hatton Point Road Fort Washington, MD 20744	Date Accepted: 8/24/06
	Planning Board Action Limit: N/A
	Most Recent Revision: 04/27/07
	Plan Acreage: 1.96
	Zone: R-E/L-D-O
	Dwelling Units: 1
	Square Footage of Proposed Addition: 2,485
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 216SW02

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 an addition to 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: 05/18/07
	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-89023/01  
Ejtemai Property

Council District: 8      Planning Area: 80      Municipality: none

OVERVIEW

The proposal is for the construction of an addition to a single-family detached dwelling on a property in the R-E/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 Prince George's County. The Planning Board approved CP-89023 on May 11, 1989 for additions to an existing structure and the Board of Appeals granted a variance for construction within the 100-foot CBCA buffer. This revision is a major revision as described in the "Chesapeake Bay Critical Area Conservation Manual". The Planning Board is the final approving authority for Chesapeake Bay Critical Area Conservation Plans.

SITE DESCRIPTION

The 1.96-acre property in the R-E/L-D-O Zones is listed as 12331 Hatton Point Road and is located within the Chesapeake Bay Critical Area. There are no streams or wetlands on the property. There is a 100-year floodplain associated with the Potomac River. The steep slopes on the property are wholly within the 100-foot Chesapeake Bay Critical Area Primary Buffer. Current air photos indicate that the site is partially 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 in the in the general region. A Stormwater Design Plan is under review by the Department of Public Works and Transportation. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Sassafras series. The site is in the Developing Tier according to the General Plan. The approved Countywide Green Infrastructure Plan indicates that the site has Regulated Areas adjacent to the Potomac River that are wholly within the 100-foot Chesapeake Bay critical Area Primary Buffer.

RECOMMENDED FINDINGS

1. On September 8, 2006, the Subdivision Review Committee determined that the Conservation Plan was in general conformance with the requirements of the R-E Zone, the L-D-O Zone, and the "Chesapeake Bay Critical Area Conservation Manual"; however, technical errors were found. Revised plans were received on April 27, 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 lot area permitted by the Zoning Ordinance for the property, per Section 27-442 Table I, of the Zoning Ordinance, is 20,000 square feet and the property contains 80,002 square feet.
3. 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 12,836 square feet. The plan proposes total impervious surface areas of 9,248 square feet or 10.8 percent.
4. The maximum Percentage of Lot Coverage permitted by the Zoning Ordinance for the property, per Section 27-442 Table II of the Zoning Ordinance, is 20 percent of the net tract or 16,000 square feet. The proposed net lot coverage is 15,776 square feet or 19.7 percent.
5. The minimum lot width at the front building line permitted by Section 27-442, Table III of the Zoning Ordinance, is 100 feet and the existing lot width at the front building line is 233 feet.
6. The minimum lot width at the front street line permitted by Section 27-442, Table III of the Zoning Ordinance, is 70 feet and the existing lot width at the front street line is 252.92 feet.
7. The minimum front yard setback by Section 27-442 Table III, footnote 1 of the Zoning Ordinance reads:

“If most of the lots located on one side of a street between two intersecting streets are occupied by buildings which have a front yard depth different from that required in general, no building (erected within three hundred (300) feet of any existing building) shall have a front yard depth less than that established in the block.”

Staff has determined that for the lots on the west side of Hatton Point Road, the appropriate front yard setback for new construction is 140 feet. The proposed front yard setback is 145 feet.

8. The minimum side yard setbacks permitted by Section 27-442, Table IV of the Zoning Ordinance, is a total of 35 feet with a minimum of 17 feet. The proposed side yard setbacks are 31 and 38 feet.
9. The maximum height permitted by Section 27-442, Table V of the Zoning Ordinance, is 35 feet. The existing building is 28 feet and 2 inches and the height of the proposed addition is 31 feet and 2 inches.
10. No woodland will be removed to allow construction, so the afforestation calculations do not apply.
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 creating the bioretention area shown on the plan.
13. No variances are needed for this proposed development.
14. There are several technical errors that need to be corrected. The 100-foot CBCA Primary Buffer needs to be labeled and shown in its entirety. The two downspouts at the west end of the new

addition need to be redesigned to eliminate any impact to the 100-foot Chesapeake Bay Critical Area Primary Buffer. The plan must show no disturbance to the 100-foot CBCA Primary Buffer.

#### RECOMMENDATION

Staff recommends APPROVAL of CP-89023/01 with the following conditions:

1. Prior to signature approval of the conservation plan, the plan shall be revised to:
  - a. Show and label the 100-foot CBCA Primary Buffer in its entirety.
  - b. Redesign the two downspouts at the west end of the new addition.
  - c. Show no disturbance to the 100-foot CBCA Buffer.