



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

DETAILED SITE PLAN

DSP-01021

Departure from Design Standards

DDS-521

Variance

VD-01021

Application	General Data
Project Name: Yong Property (Formerly the Archer Property) Location: North side of Kerby Hill Road, approximately 300 feet west of Indian Head Highway (MD 210) Applicant/Address: Brian Yong 304 Patton Place Rockville, Maryland 20851	Date Accepted: 5/3/01
	Planning Board Action Limit: Waived
	Plan Acreage: .4890
	Zone: C-O
	Dwelling Units: N/A
	Square Footage: 1,055
	Planning Area: 80
	Tier: Developing
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 211SE01

Purpose of Application	Notice Dates
Contractor's office without outdoor storage	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	3/30/07
	4/23/07

Staff Recommendation		Staff Reviewer: Lareuse/Lindsay,	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	CONTINUANCE
			X

May 14, 2007

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Christopher Lindsay, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-01021
Variance VD-01021
Departure from Design Standards DDS-521
Alternative Compliance AC-01040
Yong Property (Formerly the Archer Property)

By letter dated May 10, 2007, Alexander Williams III of Knight, Manzi, Nussbaum & LaPlaca, P.A. on behalf of the applicant, Brian Yong, requested a four-week continuance of the Planning Board hearing in order to resolve issues relating to certain aspects of the application.

The applicant is requesting this continuance in order to address unresolved details of the site plan with the staff and in order to ascertain the position of the Department of Public Works and Transportation regarding the property, in particular regarding an existing fence which appears to interfere with visibility on Kerby Hill Road.

The public hearing notice sign for this application was posted on April 23, 2007. The applicant affirms that they have sent copies of the attached letter requesting this continuance to the registered parties of record, adjoining property owners, and nearby municipalities and registered community organizations.

RECOMMENDATION

The Urban Design Staff recommends that the request for the continuance of the above item be **APPROVED** and that the item be continued to a date approved by the Planning Board.