

July 11, 2000

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Urban Designer

SUBJECT: Detailed Site Plan, SP-00027
Claggett Landing, Lot 3 Block A
Request for Waiver of Filing Fee

By letter dated July 10, 2000 (Casterline to Adams), Ronald Casterline requests a waiver of the filing fee for SP-00027 for Claggett Landing, Lot 3, Block A. The filing fee for the subject Detailed Site Plan in the R-A Zone was \$500. The site is 2.73 acres.

Mr. Casterline indicates in his letter that since all lot holders are not subject to a detailed site plan review it is unfair to require it of single individuals. The subject Detailed Site Plan application is required as a Condition of Preliminary Plat approval 4-98036, PGCPB No. 98-232, Condition No. 11, which states the following:

- The applicant shall submit a limited Detailed Site Plan for architectural review only (with regard to siting, massing and roof lines) for Lots 1 through 5 to be reviewed and approved by the Historic Preservation staff of M-NCPPC prior to issuance of building permits. The staff review shall be for the purpose of ensuring compatibility with the Claggett House at Cool Spring Manor (Historic Resource #74B-15).•

It should be noted that the Seven Hills neighborhood where the subject property is located has specific covenants that regulate style, size and architecture. In essence the applicant is questioning the necessity and fairness of the subject review, and thus the required application fee. Staff does not believe that the requirement for limited Detailed Site Plan review is an undue hardship upon the applicant, but given the single referral required by the Preliminary Plat condition and the very limited amount of analysis necessitated by that condition, staff is of the opinion that a reduction in the required application fee is warranted.

The subject condition only requires review and analysis of the subject plan by the Historic Preservation Section. No issues were found to exist with the subject development proposal. For these reasons, staff considers the required filing fees to be excessive.

RECOMMENDATION

The staff recommends that the request to reduce the required Detailed Site Plan filing fee be APPROVED. Staff recommends a filing fee of \$100.00 be required of the applicant for this review.