



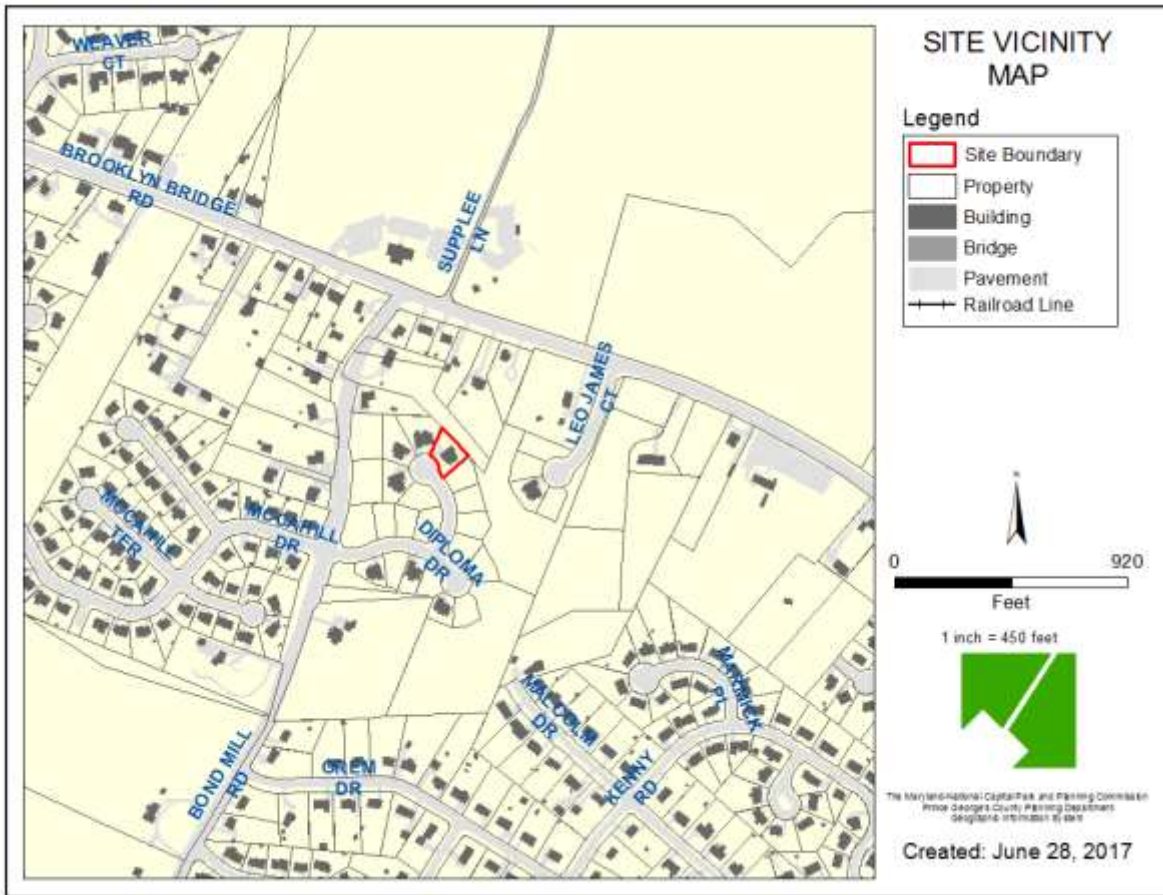
Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.

Request for Refund of Application & Posting Fees DSP-04008-09

Application	General Data	
Project Name: Mayoral-Figueroa Residence Location: Approximately 370 square feet north and 400 square feet to Bond Mill Road Applicant/Address: Land Art Associates PO Box 921 Pasadena MD 21123 Property Owner: Land Art Associates PO Box 921 Pasadena MD 21123	Planning Board Hearing Date:	04/07/17
	Memorandum Date:	06/28/17
	Date Accepted:	04/07/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.33
	Zone:	R-R
	Gross Floor Area:	N/A
	Lots:	1
	Parcels:	N/A
	Planning Area:	62
	Tier:	Developing
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	221NE06

Purpose of Application	Notice Dates	
Request for refund of application and posting fees.	Informational Mailing	11/15/14
	Acceptance Mailing:	04/07/17
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 E-mail: andrew.bishop@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X



June 28, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Henry Zhang, Supervisor, Urban Design Section, Development Review Division

SUBJECT: DSP-04008-09 Mayoral-Figueroa Residence
Request for Refund of Application and Posting Fees

In a letter dated June 2, 2017, the applicant's representative, Dan Watts, requested that the above Detailed Site Plan application (DSP-04008-09) for Home Improvement to add a deck be withdrawn because this request can be approved by the Board of Zoning Appeals instead of the Planning Board and further requested that the application and posting fees be refunded.

Development Review Fee Schedule sets forth the fee structure for the specific applications. The applicant was required to submit an application filing fee in the amount of \$700.00 and a posting fee in the amount of \$30.00. The total fee amount for this application is \$730.00. Because the project was developed under Cluster Development option in the Rural Residential (R-R) Zone, the proposed Home Improvement for adding a deck can be approved by the Board of Zoning Appeal in accordance with Section 27-229(b)(27).

Section 27-125.02(m)(4)(A)(i) of the Zoning Ordinance provides that the Planning Board may approve a refund if "The fee was paid by mistake, and the applicant has requested (in writing) a refund." In addition, the technical staff report was not initiated and no signs were posted on the property either. Under Section 27-125.02(m)(4) Refunds and Waivers, no provisions governing the specific amount of the refund for homeowner minor improvements have been clearly established. The Urban Design Section believes that the fees involved for an individual homeowner in this case is not a small amount and therefore, recommends a full refund of the application and posting fees.

RECOMMENDATION

The Urban Design Section recommends that the request for the refund of both the application and posting fees for Detailed Site Plan DSP-04008-09 Mayoral-Figueroa Residence be APPROVED in the amount of \$730.00.