



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

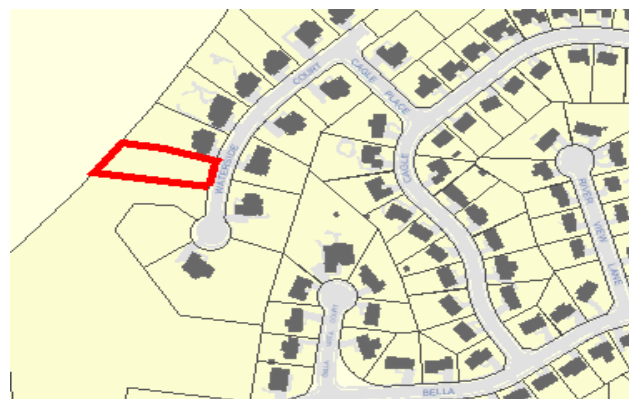
## Chesapeake Bay Critical Area Conservation Plan Waterside Subdivision – Hill Residence

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

<b>Location:</b> 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
<b>Applicant/Address:</b> Tenika Felder, AIA Redlef Group Architects, LLC 6902 Forbes Boulevard Lanham, MD 20706	
<b>Staff Reviewer:</b> Dominique Lockhart <b>Phone Number:</b> 301-952-3411 <b>Email:</b> 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/](http://www.mncppcapps.org/planning/Person_of_Record/)

Please call 301-952-3530 for additional information.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

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.