

Case No.: DSP-90076-07
Tantallon on the Potomac, Lot 12, Block E

Applicant: Chris Underwood

COUNTY COUNCIL OF PRINCE GEORGE’S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

Pursuant to Section 25-210 of the Land Use Article, Md. Ann. Code (2012 Ed. & Supp. 2015) and Section 27-290 of the Prince George’s County Code (2011 Ed. & Supp. 2015, or as amended), the District Council issues the final decision in Detailed Site Plan Application Number 90076-07 (“DSP-90076-07”). The District Council adopts, except as otherwise stated herein, the findings and conclusions set forth by the Planning Board in Resolution No. 18-114 (“PGCPB No. 18-114”).

PGCPB No. 18-114, recommending approval of DSP-90076-07, a request for construction of a 3,600-square-foot single-family detached dwelling, attached two-car-garage, and six (6) foot natural (wood mulch) material walkway, on a vacant and partially-wooded property within the Chesapeake Bay Critical Area (CBCA), located approximately 300 feet east of Firth of Tae Drive on Moyer Court, approximately 1,025 feet south of Swan Creek Road, with a property address of 700 Moyer Court, Fort Washington, Maryland, in Councilmanic 8, is hereby AFFIRMED, subject to conditions.¹

DSP-90076-07 will provide the applicant with reasonable and significant use of Lot 12, Block E. The applicant proposes to construct a two-story, cement plaster and stone veneer, 3,600-square-foot, single-family detached dwelling with a hip roof. The applicant also proposes a

¹ The associated Conservation Plan (CP-89039-15) was approved by the Planning Board on November 8, 2018. PGCPB No. 18-113.

driveway off the cul-de-sac to lead to an attached two-car-garage on the front of the dwelling, and a six (6) foot natural (wood mulch) material walkway from the top of the home site area to the water's edge of the property. The walkway will be constructed within the 100-foot primary buffer, but no developed woodland will be cut or cleared to construct this walkway and no regulated environmental features or buffers will be impacted for the construction of the dwelling. PGCPB No. 18-114, p. 2, Technical Staff Report, 10/24/2018, p. 8.

The site is located within the Limited Development Overlay (L-D-O) Zone and is subject to the CBCA regulations. In the L-D-O Zone, low intensity development may be permitted, but shall be subject to strict regulation to prevent adverse impacts on habitat and water quality. PGCC § 5B-112. The purposes of the L-D-O Zone are to maintain or, if possible, improve the quality of runoff and groundwater entering the tributaries of the Chesapeake Bay; maintain existing areas of natural habitat; and accommodate additional low or moderate-intensity development. PGCC § 27-548.14. The regulations concerning the impervious surface ratio, density, slopes, and other provisions for new development in the L-D-O Zone are contained in Subtitle 5B of the Prince George's County Code. All developed woodlands on-site will be preserved. This property contains no specimen trees and the woodlands on the subject site are connected to existing tracts of woodland on developed lots that consist of a habitat corridor leading to the open waters associated with the main channel of the Potomac River Basin. The County Code requires development activities to be designed and implemented to minimize clearing, protect the remaining woodland, and mitigate for losses. PGCC 5B-114(e)(2). DSP-90076-07 meets this requirement because no woodland is proposed to be cut or cleared. The maximum CBCA lot coverage for the subject lot is 15 percent. DSP-90076-07 meets this requirement because the proposed lot coverage is 5.5 percent. The proposed dwelling area is located within an open area located between the on-site

sewer line and Moyer Court. The clearing on-site and man-made steep slopes for the pad area occurred when the on-site sewer line and Moyer Court (cul-de-sac) were being constructed and was accounted for on CP-89039. PGCPB No. 18-114, Technical Staff Report, 10/24/2018, pp. 5-9.

The total acreage of natural and developed woodlands shall be maintained or preferably increased to the fullest-extent practicable. PGCC § 5B-114. The District Council finds that DSP-90076-07 will not require any alteration of natural and developed woodlands to construct the 3,600-square-foot single-family detached dwelling, attached two-car-garage, and six (6) foot natural (wood mulch) material walkway within the 100-foot primary buffer. Therefore, developed woodland on the site will be preserved to the greatest extent practicable because DSP-90076-07 does not propose to cut or clear any developed woodland on the subject property. PGCPB No. 18-114, Technical Staff Report, 10/24/2018, pp. 5-9.

DSP-90076-07 is subject to the following conditions:

1. Prior to certification of the detailed site plan, the following notes shall be added to the plan:
 - a. All appliances, electrical fixtures, carpeting, plumbing fixtures, and cabinets shall not be stored on-site, except in secured construction trailers or in secured houses.
 - b. The developer/builder shall report to the Prince George's County Police Department any breakings or entering(s), theft, and/or vandalism at the construction site immediately upon knowledge of such crimes. In cases of break-ins or entering(s) into construction/office trailers where no alarm has been installed, the builder shall then be required to fully alarm all points of access (windows and doors) to the construction/office trailer(s) and implement any reasonable crime prevention measures recommended by the Police Department to help prevent future occurrences.
2. Prior to issuance of the first permit, the applicant shall submit a soil report or any other applicable information to DPIE, to determine if test borings for identifying the location of dredge spoil, or any unsafe soils on the site is necessary.

3. The applicant shall not remove (i.e., cut or clear) any developed woodland from the subject property.

ORDERED this 11th day of March, 2019, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 10-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: _____
Todd M. Turner, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council