



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.iqm2.com/Citizens/Default.aspx>

Chesapeake Bay Critical Area Conservation Plan CP-19001
Departure from Design Standards DDS-666
Hyatt Addition to Hyattsville, Lot 50

REQUEST	STAFF RECOMMENDATION
CP: Proposed single-family detached dwelling in the CBCA.	APPROVAL with conditions
DDS: To allow for a reduced Section 4.7 bufferyard along the southeast property line abutting the Wheelock House historic site.	APPROVAL

Location: On the northeast side of Crittenden Street, approximately 100 feet south of its intersection with 40th Place.	
Gross Acreage:	0.21
Zone:	R-55/I-D-O/D-D-O
Dwelling Units:	1
Gross Floor Area:	N/A
Planning Area:	68
Council District:	02
Election District:	16
Municipality:	Hyattsville
200-Scale Base Map:	206NE03
Applicant/Address: Werrlein Property, c/o Karl Granzow 4110 Melwood Road Upper Marlboro, MD 20772	
Staff Reviewer: Thomas Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	04/16/2020
Planning Board Action Limit:	N/A
Staff Report Date:	04/02/2020
Date Accepted:	08/22/2019 3/2/2020 (DDS)
Informational Mailing:	04/29/2019 01/28/2020 (DDS)
Acceptance Mailing:	10/27/2019 02/25/2020 (DDS)
Sign Posting Deadline:	03/17/2020

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/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Chesapeake Bay Critical Area Conservation Plan CP-19001
Departure from Design Standards DDS-666
Hyatt Addition to Hyattsville, Lot 50

The Subdivision and Zoning staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this technical staff report.

The applicant also filed a Departure from Design Standards, DDS-666, for a reduction to the required landscape buffer, along the southeast property line. Staff is recommending APPROVAL of the DDS, as set forth in the Findings and Recommendation sections of this technical staff report.

EVALUATION CRITERIA

This conservation plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Chesapeake Bay Critical Area (CBCA) Intense Development Overlay (I-D-O) Zone of the Prince George's County Zoning Ordinance;
- b. The requirements of the One-Family Detached Residential (R-55) Zone and the site design guidelines of the Prince George's County Zoning Ordinance;
- c. The requirements of the 2010 *Prince George's County Landscape Manual*;
- d. The requirements for approval of a Departure from Design Standards;
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Subdivision and Zoning staff recommends the following findings:

- Request:** The proposal is for the construction of a single-family detached dwelling on a vacant lot within the Chesapeake Bay Critical Area (CBCA) Intense Development Overlay (I-D-O), One-Family Detached Residential (R-55) and Development District Overlay (D-D-O) Zones.

The companion Departure from Design Standards DDS-666 requests a reduction to the required Section 4.7 bufferyard, in accordance with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), along the southeast property line abutting the Wheelock House historic site.

- Location:** The subject property is located on Tax Map 50 in Grid B1 and consists of one lot totaling 0.21 acre or 9,182 square feet, of which, 0.17 acre is located within the CBCA Conservation Overlay (I-D-O) Zone. The site is in Planning Area 68, Council District 2. More specifically, the subject property is located on the northeast side of Crittenden Street, approximately 100 feet south of its intersection with 40th Place. The property address is 4016 Crittenden Street, Hyattsville, Maryland 20781.

3. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	R-55/I-D-O	R-55/I-D-O
Use(s)	Vacant	Residential
Acreage	9,182 sq. ft.	9,182 sq. ft.

OTHER DEVELOPMENT DATA

	PERMITTED	PROPOSED
Maximum Building Height	35 feet	27 feet
Maximum Lot Coverage (per R-55 Zone)	30%	17.1%
Minimum Lot/Width Frontage	35 feet	64.35 feet
Minimum Lot/Width Front Building Line	55 feet	60.09 feet
Minimum Front Yard Setback	25 feet	25.8 feet
Minimum Side Yard Setbacks (northwest property line)	8 feet/17 feet	13 feet/25.5 feet total
Minimum Width Section 4.7 Landscape Buffer (southeast property line)	50 feet	12.5 feet*

*Departure Requested

- Surrounding Uses:** The subject property is located within the R-55, D-D-O, and I-D-O Zones within the CBCA, and is surrounded by identically zoned, developed, single-family residential properties within the Hyatt's Addition to Hyattsville, Maryland Subdivision. Crittenden Street abuts the subject property to the south.
- Previous Approvals:** The subject property is known as Lot 50 in the Hyatt's Addition to Hyattsville, Maryland, recorded in Plat Book WWW 30, page 37, in the Prince George's County Land Records. The recorded plat shows that the subject lot was created in 1957. The subject site contained a single-family detached residence until 2015 when it was razed (Raze Permit #47171-2014-00).

6. **Design Features:** The conservation site plan reflects the lot bearings and distances, in accordance with the record plat, and meets the requirements of the Zoning Ordinance for development in the R-55 Zone regarding lot coverage, but not the minimum Section 4.7 landscape bufferyard width required along the southwest property line. The lot has a peculiar shape and size, as the front yard has a large curved area along the frontage of Crittenden Street, and both side property lines converge towards each other as they progress towards the rear to a narrower rear property line as compared to the front.

A 50-foot-wide bufferyard, inclusive of a 50-foot building setback and 40-foot landscape buffer, is required along the southeastern property line, which abuts a historic site. Given the narrow width of the existing lot, a companion DDS-666 has been filed with this application, as discussed further in the findings below.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Environmental Review and Conformance with Subtitle 5B**

Background

The following applications and associated plans were previously reviewed for the subject site:

Development Review Case #	Associated Tree Conservation Plan # or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	NRI-042-2019	Staff	Approved	04/16/2019	N/A
N/A	S-052-2019	Staff	Approved	04/11/2019	N/A
CP-19001/ DDS-666	N/A	Planning Board	Pending	Pending	Pending

Site Description

This 0.21-acre property is located at 4016 Crittenden Street, Hyattsville and is in the R-55 Zone. Approximately 0.17 acre of the site is within the I-D-O Zone of the CBCA. The property is currently vacant with mowed grass. No primary buffer or secondary buffer is associated with the site. No County regulated 100-year floodplain is mapped on-site and the property is situated behind an existing levee that protects the site from flooding and interrupts the natural hydrological flow between the mean highwater line of the Lower Northeast Branch of the Anacostia River and the site. The predominant soil found to occur, according to the US Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, includes Russett-Christiana-Urban land complex (0-5 percent slopes). According to available information, Marlboro clay is not found to occur on this property; however, soils containing Christiana complexes are mapped across the site.

The site is not located within a Sensitive Species Protection Review Area. The site is located within the Hyattsville Historic District and shares its frontage with Crittenden Street, a designated Historic Road. Wheelock House (ID: 68-010-31), a designated historic site of environmental setting, shares a large portion of the subject site’s southeastern boundary. According to the approved 2017 *Countywide Green Infrastructure Plan* of the *Approved*

Prince George's Resource Conservation Plan: A Countywide Functional Master Plan, the property is not mapped within any regulated or evaluation areas. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 4 of the Regulated Environmental Protection Areas Map, as designated by the 2014 *Plan Prince George's 2035 Approved General Plan*. This site is also within the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*.

Chesapeake Bay Critical Area (CBCA) Commission Review

Comments were received from the Critical Area Commission on September 5, 2019. The Commission indicated that the project does not propose impacts to any Habitat Protection Area or CBCA buffer, and does not propose clearing. The Commission provided the following comments regarding critical area requirements, as follows:

- 1) "Please complete and submit the Critical Area's 10% Rule spreadsheet (enclosed) to verify that the proposed rooftop disconnect and pervious concrete driveway will satisfy the requirement to reduce the annual phosphorus load by 10 percent as per Section 5B-113 of the Prince George's County Code. Assuming that the new lot coverage is entirely located in the I-D-O of the Critical Area, according to Critical Area's 10% Rule spreadsheet, 0.02 pounds of phosphorus must be reduced annually to satisfy the requirement (see enclosed spreadsheet previously referenced)."

A condition of approval is recommended to have the conservation plan show the required CBCA 10 percent pollutant reduction table on the plan, prior to certification.

Environmental Review

This application proposes to construct a two-story house and a walkway that will add impervious areas on-site. A pervious concrete driveway made with permeable concrete will also be added to the site. The overall lot coverage for the site will increase since no structures exist on the site at this time. There is no maximum for CBCA lot coverage within the I-D-O Zone. The allowable lot coverage for the underlying R-55 Zone is 30 percent. The lot coverage proposed is 17.10 percent.

Department of Permitting, Inspections and Enforcement (DPIE) – Review

A copy of the approved Stormwater Management (SWM) Concept Plan and Letter (11969-2019-00), dated April 30, 2019 were submitted with the subject application. According to Condition #1 of the approved SWM Concept Letter, the project is exempt from SWM requirements, as less than 5,000 square feet is proposed to be disturbed. A fee of \$750.00 in lieu of providing on-site attenuation/quality control measures is required. It was noted that the configuration of the house and driveway on the approved SWM concept plan differs slightly from what is shown on CP-19001. Specifically, the house footprint on the conservation plan is 450-square-feet larger than the house size shown on the SWM concept plan. According to correspondence from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) dated September 6, 2019, DPIE does not support the conservation plan at this time, and the SWM concept plan must be revised to match the proposed conservation plan.

Ten percent pollutant reduction calculations demonstrating that the post-development impervious area of the site will result in at least a 10 percent reduction in pollutant run-off

from the site are required for projects in the I-D-O Zone. The calculations are not shown on the CBCA conservation plan; however, the CBCA Commission stated, in their comments dated September 5, 2019, that it appears that 0.02 pounds of phosphorus must be reduced annually to satisfy the requirement of reducing the annual pre-development pollutant levels by 10 percent (as per Section 5B-113 of the Prince George's County Code).

Natural Resources Inventory Plan

The subject site has an approved Natural Resources Inventory equivalency letter (NRI-042-2019), dated December 21, 2018, which was included with the application package. An existing conditions plan was also submitted with this application. Except for the existing tree line, the existing conditions of the site are correctly shown on the Conservation Plan and existing conditions plan. No additional information is required regarding the existing conditions of the site.

Chesapeake Bay Critical Area (CBCA) Conservation Plan

The plan labeled as a Conservation Plan contains required information, such as existing and proposed conditions, lot coverage calculations, and proposed landscape planting information.

The subject site shares approximately 130 linear feet of its southeastern property line with the abutting Wheelock House, a historic property at 4100 Crittenden Street. An alternative compliance was requested from the requirements of the Landscape Manual for Section 4.7(c)(7)(A), Buffering Incompatible Uses. A Type D bufferyard would normally be required for a new single-family house that is sited adjacent to a historic property. Such a bufferyard requires a 50-foot building setback and a 40-foot-wide landscape yard. However, given the constraints of the property having limited width along the frontage of Crittenden Street, much of the site being occupied by a 20-foot-wide stormdrain easement, and a variable width sewer easement, staff determined that an equally effective solution to the requirements of Section 4.7(c)(7)(A) could not be achieved on this property and the application for alternative compliance was recommended for disapproval on January 1, 2020 by the Planning Director. Subsequently, the applicant has submitted a DDS to reduce the landscape yard width to 8–10 feet, the building setback to 12.5 feet in width, and the number of plant units from 208 units to 120 units, which is discussed further. Staff supports these changes, as they do not negatively impact the critical area requirements for the site.

Because a separate landscape plan was not submitted with this application, the conservation plan is also serving as a landscape plan. The plan must include all the associated required landscaping specifications per the Landscape Manual. It was noted that a cultivar of red maple (*Acer rubrum* 'Red Sunset') that typically matures to a size of 45–50 feet in height by 35–40 feet in width, and Pin Oak (*Quercus palustris*) that typically matures to a size of 60–70 feet in height by 25–40 feet width was specified on the plan. Three of these trees are proposed to be placed within 10 feet of the footprint of the proposed house. Staff recommends relocating proposed major shade trees a minimum of 20 feet from the building footprint, to limit their mature canopy spread over the proposed house, or use alternative species with a narrow columnar growth habit that would not impact the proposed building footprint.

It was also noted that a shade tree is proposed on top of the edge of the proposed driveway and must be removed from it.

Chesapeake Bay Conservation and Planting Agreement

A Chesapeake Bay Conservation and Planting Agreement will be required to be executed and recorded, prior to certification approval for development of the site.

Chesapeake Bay Conservation Easement

A Conservation Easement will not be required for this site. The site does not contain any woodland that is to remain.

Chesapeake Bay Critical Area (CBCA) Ordinance

The site is located within the I-D-O Zone; therefore, the site is subject to CBCA regulations. The purposes of the I-D-O Zone, as outlined in Section 27-548.13 of the Zoning Ordinance are to accommodate existing residential, commercial, or industrial land uses within the CBCA; to promote new residential, commercial, and industrial land uses, in accordance with development intensity limits designated for the I-D-O Zone; to conserve and enhance fish, wildlife, and plant habitats; and improve the quality of runoff that enters the tributary streams of the Chesapeake Bay from developed areas. The regulations concerning the impervious surface ratio, density, slopes, and other provisions for new development in the I-D-O Zone are contained in Subtitle 5B of the County Code, as follows:

Section 5B-113. – Intensely Development Overlay (I-D-O) Zones.

(e) Development standards. The following development standards must be demonstrated within the I-D-O Zone:

(1) For redevelopment plans, opportunities to reduce impacts on water quality generated by existing development shall be analyzed;

The subject property is not defined as a redevelopment plan.

(2) Urban (BMPs) for stormwater treatment shall be considered and, where appropriate, implemented as part of all plans for development and redevelopment;

Staff has identified two urban best management practices that the applicant has proposed, including a rooftop disconnect downspout and a pervious concrete driveway, satisfying the requirements of this finding.

(3) Stormwater shall be addressed in accordance with the following provisions:

(A) Development or redevelopment projects shall use technologies as required by applicable ordinances in order to minimize adverse impacts to water quality caused by stormwater;

(B) In the case of redevelopment, if these technologies do not reduce pollutant loadings measured by use of the keystone pollutant method by at least 10 percent below the level of pollution on the site prior to redevelopment, then offsets shall be provided. Guidance for compliance with this requirement is

provided in the Critical Area 10% Rule Guidance Manual - Fall 2003 and as may be subsequently amended

- (C) In the case of new development, offsets shall be used if they reduce pollutant loadings by at least 10 percent of the pre-development levels. Guidance for compliance with this requirement is provided in the Maryland Chesapeake and Atlantic Coastal Bays Critical Area 10% Rule Guidance - Fall 2003 and as may be subsequently amended.**
- (D) Offsets may be provided either on or off site, provided that water quality benefits are equivalent, that the benefits are obtained within the same watershed, and that the benefits can be determined through the use of modeling, monitoring or other computation of mitigation measures. Guidance regarding offsets is provided in the Maryland Chesapeake and Atlantic Coastal Bays Critical Area 10% Rule Guidance - Fall 2003**

As part of the SWM approval process, two best management practices were approved: rooftop disconnect downspout and pervious concrete driveway. However, the SWM concept approval does not specifically address the 10 percent pollutant reduction requirement. Staff has included a condition in the Recommendation section of this staff report requiring the applicant to demonstrate conformance with the 10 percent pollutant reduction requirement, by submitting written approval from DPIE to the Maryland-National Capital Park and Planning Commission.

- (4) There is no Critical Area lot coverage maximum in the I-D-O, however, where practicable, permeable areas shall be established in vegetation, and whenever possible, redevelopment shall reduce existing levels of pollution**

The subject property proposes 17.10 percent CBCA lot coverage. The proposed site plan shows a driveway made of pervious concrete, which will allow the movement of stormwater through the surface.

- (5) Areas of public access to the shoreline, such as foot paths, scenic drives and other public recreational facilities, should be maintained and, if possible, encouraged to be established within the I-D-O.**

The subject lot is not abutting a shoreline and therefore this standard does not apply.

- 8. Prince George's County Zoning Ordinance:** The application conforms to the requirements of the R-55 Zone, including Section 27-441, Permitted Uses, of the Zoning Ordinance as follows:

- (a) The property was recorded in Plat Book WWW 30, Page 37, in 1957, as Lot 50 of the Hyatt's Addition to Hyattsville, Maryland Subdivision.**

Pursuant to Section 24-107(c)(7)(a) of the Subdivision Regulations, the site is exempt from the requirements of filing a preliminary plan of subdivision because the proposed use is for a single-family detached dwelling. The proposed dwelling will meet all the current zoning requirements except for the required minimum bufferyard of 50 feet.

- (b) The minimum net lot area for the subject lot is 6,500 square feet. The provided net lot area is 9,182 square feet.
- (c) The maximum permitted zoning lot coverage is 30 percent. The proposed lot coverage, 17.1 percent, meets this requirement.
- (d) The required front yard setback of 25 feet is provided.
- (e) The minimum lot width at the front building line permitted by Section 27-442(d), Table III, of the Zoning Ordinance is 55 feet for one-family detached lots platted prior to September 22, 1957. The site plan shows lot width at the front building line is 60.09 feet.
- (f) The required rear yard setback is 20 feet. The provided rear yard setback of 112.7 feet exceeds this requirement and is delineated on the plan.
- (g) The maximum building height permitted is 35 feet. The site plan indicates that the proposed dwelling is 27 feet in height, which meets this requirement.
- (h) No accessory dwellings are indicated on the site plan.
- (i) The proposed lot's side yard setbacks comply with the minimum requirement set forth within Section 27-442(e) of 8 feet from the property line to the building, and the total of both side yards requirement of a minimum of 17 feet. However, the side yard setback requirement along the southeast property line is superseded by the more restrictive setback requirement of the Landscape Manual, which is discussed further below.
- (j) The minimum lot width at the street frontage, permitted by Section 27-442(d), Table III, is 35 feet. The lot width provided at the street frontage is 64.35 feet, satisfying this requirement.
- (k) In accordance with Section 27-120.01(c) of the Zoning Ordinance, parking on the subject site must be located behind the front building line. A condition of approval has been recommended to provide the minimum parking requirements and to dimension the parking provided on the conservation plan. Site data must be updated for any additional impervious area created.

Based on this analysis of the Zoning Ordinance requirements, a departure to the minimum landscape bufferyard requirement is needed, as discussed further.

- 9. 2010 Prince George's County Landscape Manual:** The development proposal for a new single-family detached home is subject to the Landscape Manual because the application is for new construction. The Landscape Manual applies, as follows:

Section 4.1—Residential Requirements: The plan provides the schedule and plantings showing the requirements of Section 4.1 being met for lots less than 9,500 square feet, by planting 22 shade trees and 11 evergreen trees.

Section 4.6—Buffering Development from Streets: The subject property is located along Crittenden Street, a designated historic roadway. A 10-foot-wide buffer is required for the site along Crittenden Street, with one shade tree and 10 shrubs per 35 linear feet of frontage. The plans provide the required Section 4.6-2 landscape schedule; however, the required shrubs have not been provided. The plans will require revision to include the shrub plantings.

Section 4.9—Sustainable Landscaping Requirements: The correct schedule and notes have been provided on the plan showing conformance with the requirements of Section 4.9 for native species.

Section 4.7—Buffering Incompatible Uses: A Type D Bufferyard is required along the southeast property, abutting a historic site. A Type D bufferyard would normally be required for a new single-family house that is sited adjacent to a historic property. Such a bufferyard requires a 50-foot building setback and a 40-foot-wide landscape yard. However, given the constraints of the property having limited width along the frontage of Crittenden Street, much of the site being occupied by a 20-foot-wide stormdrain easement, and a variable width sewer easement, the required landscape bufferyard width and plantings cannot be provided. The applicant is requesting a DDS, to allow a reduction to the requirements of Section 4.7, which is detailed below.

An application for alternative compliance was recommended for disapproval on January 1, 2020 by the Planning Director, finding that an equally effective buffer could not be achieved on the subject property. Subsequently, the applicant submitted a DDS to reduce the landscape yard width to 8–10 feet, the building setback to 12.5 feet in width, and the number of plant units from 208 units to 120 units.

Departure from Design Standards—The applicant has filed a DDS for the minimum Section 4.7 landscape bufferyard requirement, along the southeast property line of the subject site. Staff recommends APPROVAL of the DDS to the Section 4.7 Landscape Manual requirement, based on the findings below.

Section 27-239.01(b)(7)(A) of the Zoning Ordinance sets forth the following required findings for approval of a departure from a standard contained in the Landscape Manual:

- (7) Required Findings.**
 - (A) In order for the Planning Board to grant the departure, it shall make the following findings:**
 - (i) The purposes of this Subtitle will be equally well or better served by the applicant’s proposal;**

The Landscape Manual lists the following objectives related to Section 4.7 Buffering Incompatible Uses (Section 4.7(a)):

- (1) Establish a comprehensive, consistent, and flexible buffering system consisting of a specified area of land and vertical elements, such as plant materials, walls, fences, and berms, between adjacent incompatible land uses.**
- (2) Form a visual and physical separation between uses of a significantly different scale, character, and/or intensity of development to mitigate undesirable impacts, such as noise, smell, storage facilities, dust, fumes, vibration, litter, vehicle exhaust, and lighting.**
- (3) Create a transition between moderately incompatible uses.**

The proposed bufferyard will incorporate additional plant materials adjacent to the existing wrought iron fencing and boulder wall, along the southeast property line, providing for a mixture of attractive visual elements between the two incompatible land uses. While the Landscape Manual considers the two uses significantly incompatible, the applicant has worked carefully with Historic Preservation Staff to ensure the scale, and character of the proposed single-family home is compatible with the adjacent historic site. A memorandum from the Historic Preservation Commission dated September 6, 2019 (Historic Preservation Commission to Simon) indicates that “The currently proposed architecture should be considered compatible with the adjacent Historic Site.” Furthermore, the proposed single-family residence will produce the same impacts in terms of noise, smell, storage facilities, dust, fumes, vibration, litter, vehicle exhaust, and light, as the historic site, which is also in use as a single-family residence. While the applicant recognizes the Landscape Manual’s intent to protect the visual character of historic sites, in this instance it seems most appropriate to consider the adjacent uses moderately incompatible, in which case a transition between the uses is recommended. The proposed combination of plantings and building setback, in combination with the existing fencing and boulder wall, will provide an attractive, historically appropriate transition between the moderately incompatible uses.

The Landscape Manual lists the following design guidelines related to the buffering of historic sites (Section 4.7(b)):

- (3) When buffering historic sites from incompatible uses, historically appropriate, noninvasive species should be used to preserve the context of the historic site.**

Historically appropriate, noninvasive species, including Red Sunset Maple, Pin Oak, and American Holly are proposed to preserve the context of the historic site.

- (4) Consideration should be given to topography, the extent of the environmental setting, and the preservation of vistas whenever possible. When designing bufferyards, equal consideration should be given to preserving and enhancing the views of and the views from the historic sites.**

The applicant discussed the option of installing a 6-foot-high, sight-tight fence along the property line with the owner of the historic site.

This would reduce the required planting units by 50 percent to a total of 104. The historic site owner, Mr. Currie, was in opposition to this, as it would have a detrimental look adjacent to his existing black wrought iron fence, as well as an awkward positioning adjacent to his rear boulder wall, detracting from the view to and from the historic site. Based on the foregoing analysis, the applicant contends that the purposes of this Subtitle will be equally well or better served under this proposal.

(i) The departure is the minimum necessary, given the specific circumstances of the request;

Given the narrow, deep nature of the site, as well as its tapered shape, the maximum width of bufferyard possible has been provided. The applicant proposes to replace the previously razed single-family home with a new building of comparable size, minimizing the building footprint and maximizing the building setback to the extent possible. With a lot width varying from only 37 to 65 feet, the provision of a wider bufferyard was not feasible without rendering the property undevelopable.

(ii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The subject proposal consists of infill development within a well-established community that was originally developed in the early 1900s. The neighborhood is characterized by narrow, deep lots in a regularized grid blocking pattern.

(iii) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

As discussed above, the architecture of the proposed single-family house has been revised in consultation with Historic Preservation Commission, who has deemed it compatible with the historic site. As such, approval of the departure to allow a smaller bufferyard will not impair the visual or functional integrity of the site. Upon approval of the requested departure and construction of the proposed house, an additional 18 Red Sunset Maples, 4 Pin Oaks, and 11 American Hollies will be planted on the site, enhancing the environmental integrity of the site and surrounding neighborhood.

10. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO): The project is not subject to the WCO because the site is within the CBCA.

11. Prince George's County Tree Canopy Coverage Ordinance: The subject property is located within the CBCA and is exempt from the requirements of the Tree Canopy Coverage Ordinance, in accordance with Section 25-127(b)(1)(E).

12. Referral Comments: The following referrals were received and are incorporated herein by reference; all the comments are addressed on the site plan, or as part of this technical staff report:

- a. Environmental Planning Section, dated April 1, 2020 (Juba to Sievers)
- b. Permit Review Section, dated March 16, 2020 (Glascoe to Sievers)
- c. Critical Area Commission, dated September 5, 2019 (Harris to Simon)
- d. Prince George's County Department of Permitting, Inspections and Enforcement, dated March 9, 2020 (Branch to Sievers)
- e. Historic Preservation Commission, dated December 18, 2019 (Historic Preservation Commission to Simon)
- f. Community Planning, dated March 17, 2020 (Mierow to Sievers)

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Subdivision and Zoning Section recommends that the Planning Board adopt the findings of this report and:

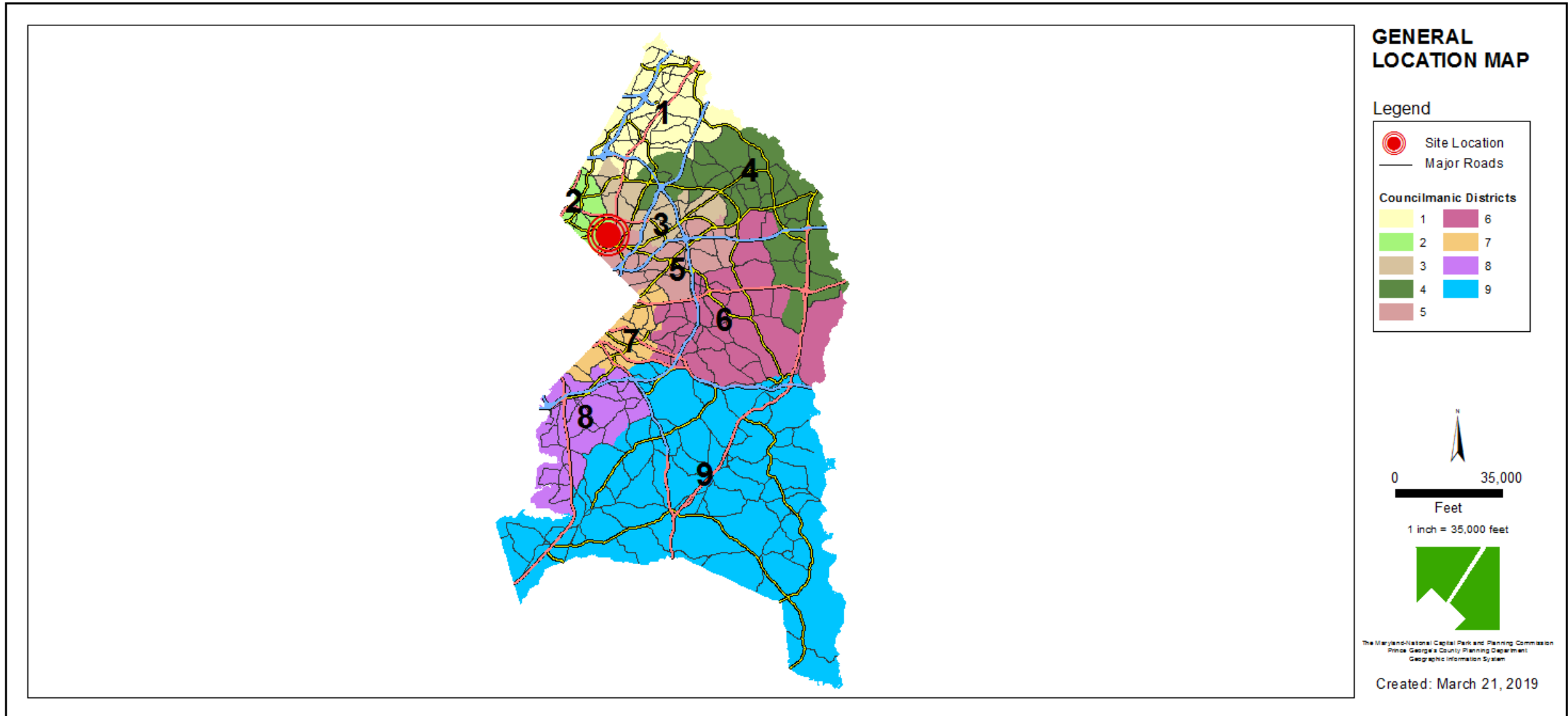
- A. APPROVE Conservation Plan CP-19001 for Hyatt's Addition to Hyattsville, Maryland, Lot 50, subject to the following conditions:
 - 1. Prior to certification of the conservation plan, the plan shall be revised, as follows:
 - a. Demonstrate the minimum parking requirements are provided and dimension the parking area on the conservation plan. Site data must be updated for any additional impervious area created.
 - b. Delineate the existing tree line (canopy line), along the perimeter of the property on the existing conditions plan, as delineated on the conservation plan.
 - c. Identify the height and type of existing fence that is shown on the existing conditions plan, along the property line, as labeled on the conservation plan.
 - d. Wheelock House is a Historic Site (68-010-31). Identify the location of the approved landscape buffer along the shared property line and the approved 12.5-foot building setback on the conservation plan.
 - e. Identify the 10-foot-wide Historic Road Buffer required along the frontage of the site with Crittenden Street and revise the plan and Section 4.6-2 Landscape Schedule to demonstrate the required plantings are provided.
 - f. Revise the limits of disturbance on the conservation plan so it is clearly legible across the entire plan.
 - g. Relocate all proposed landscaping off of the proposed driveway.

ITEMS: 5 & 6

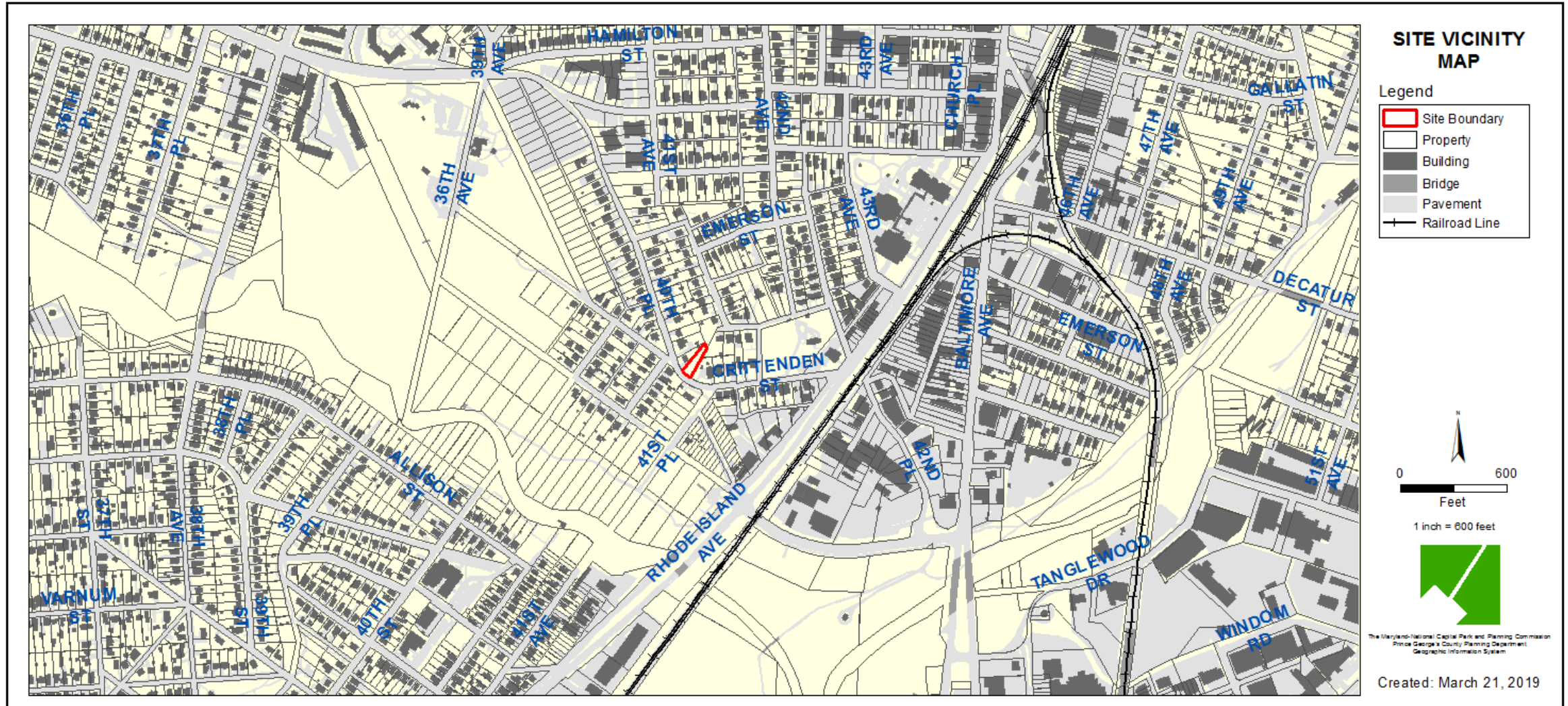
CASE: CP-19001 & DDS-666

**HYATT ADDITION, LOT 50
(4016 CRITTENDEN STREET)**

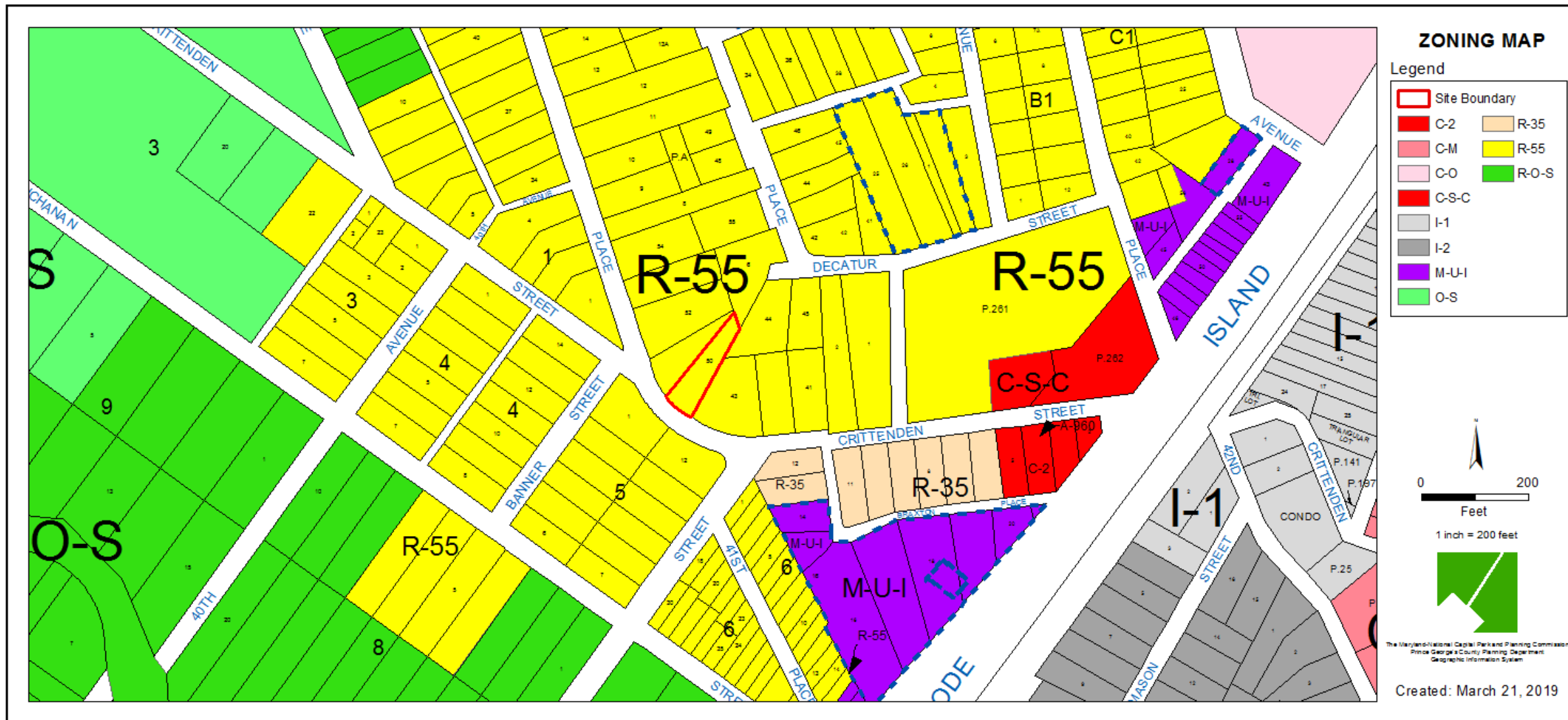
GENERAL LOCATION MAP



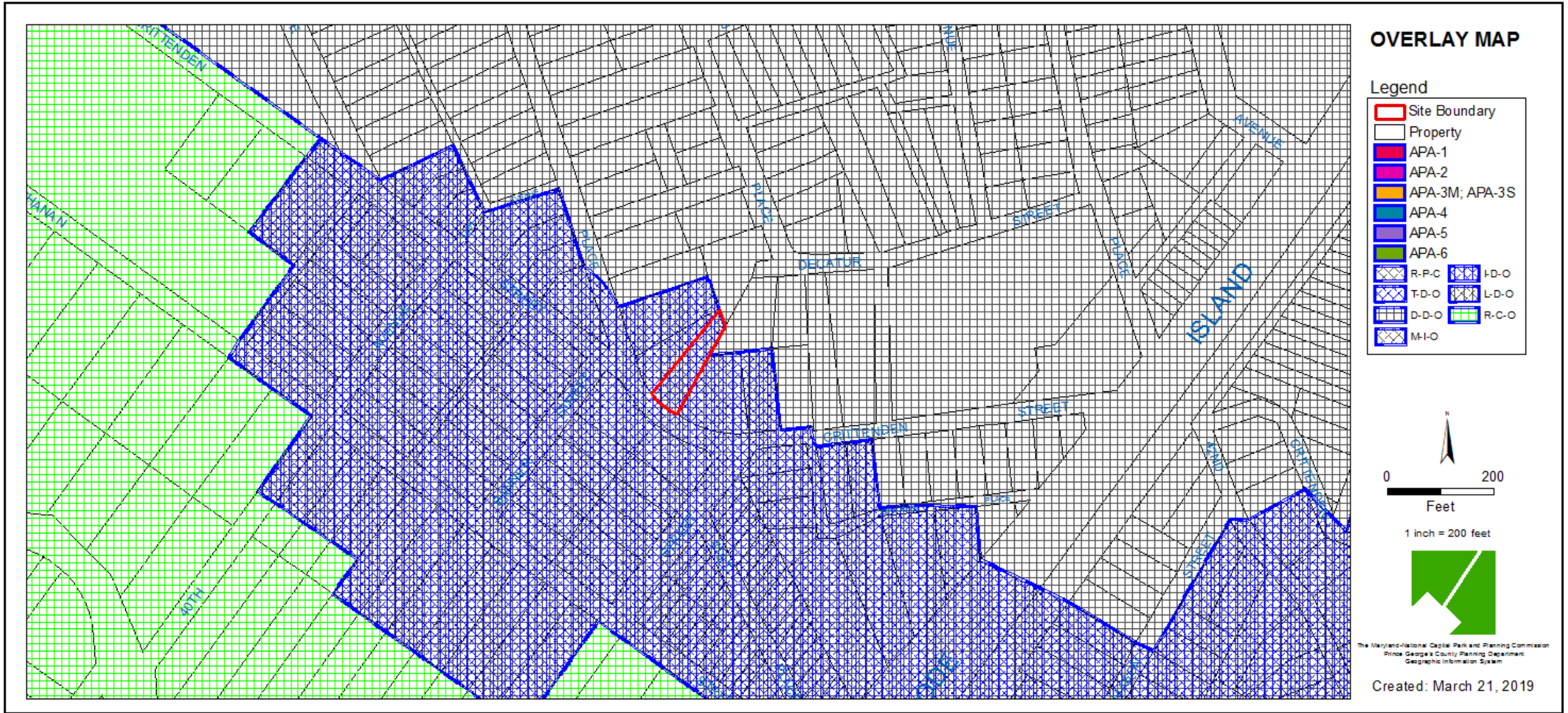
SITE VICINITY



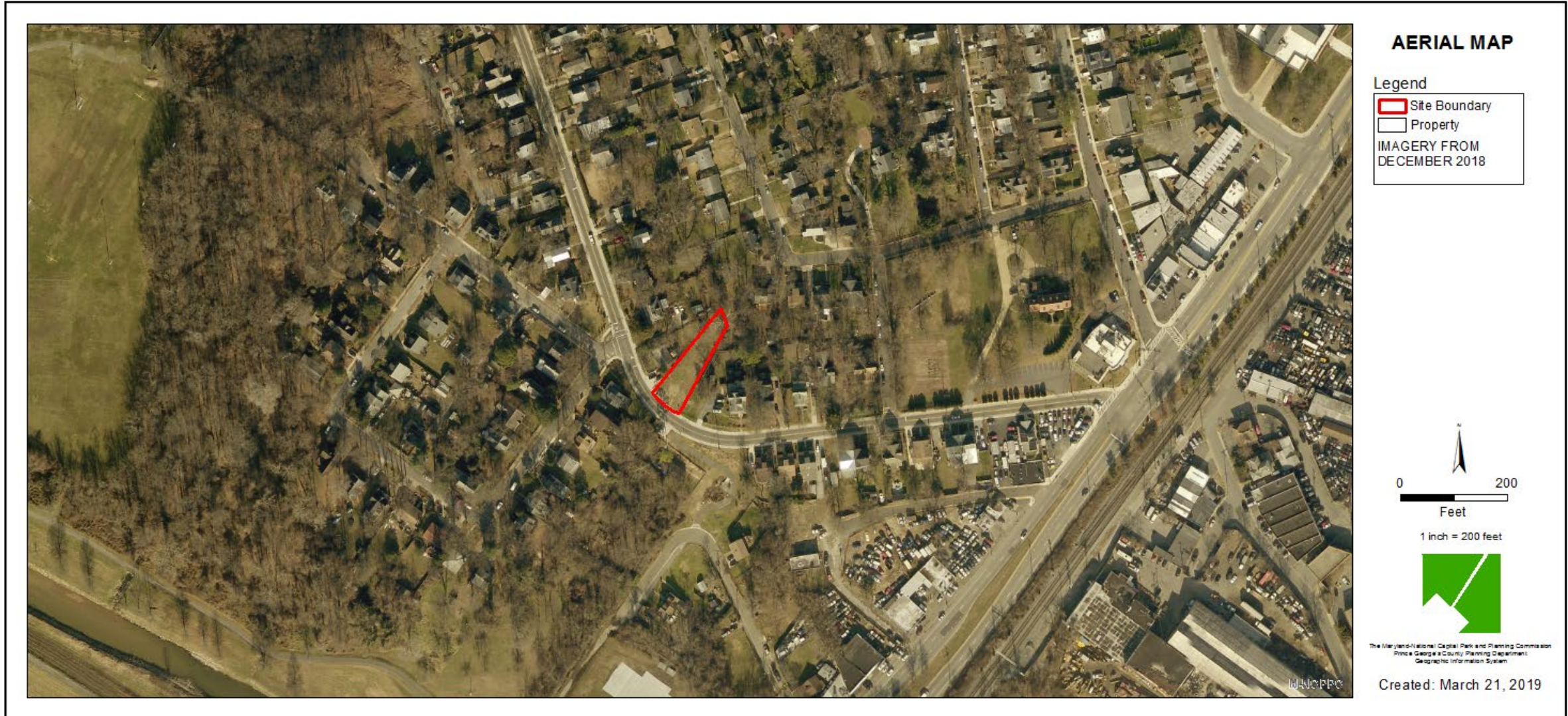
ZONING MAP



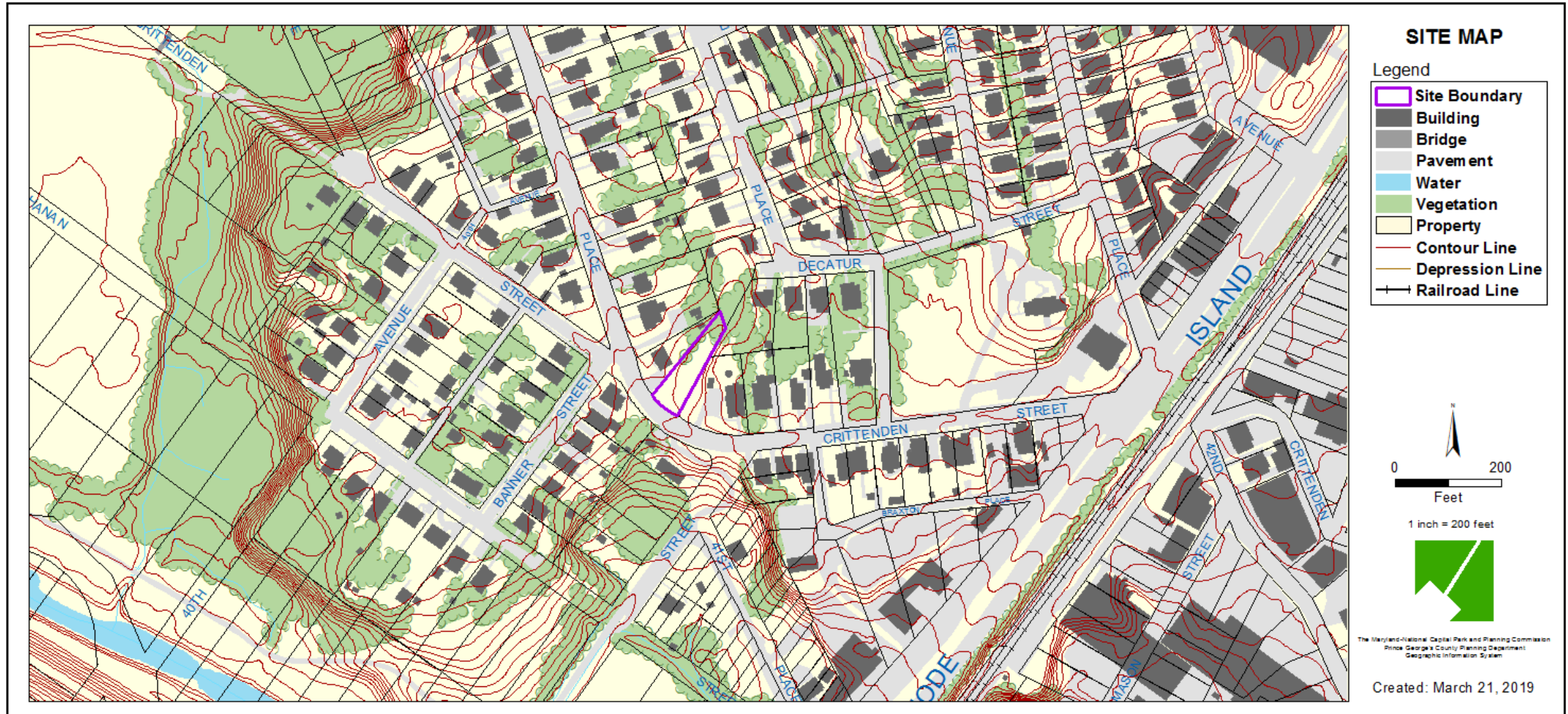
OVERLAY MAP



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

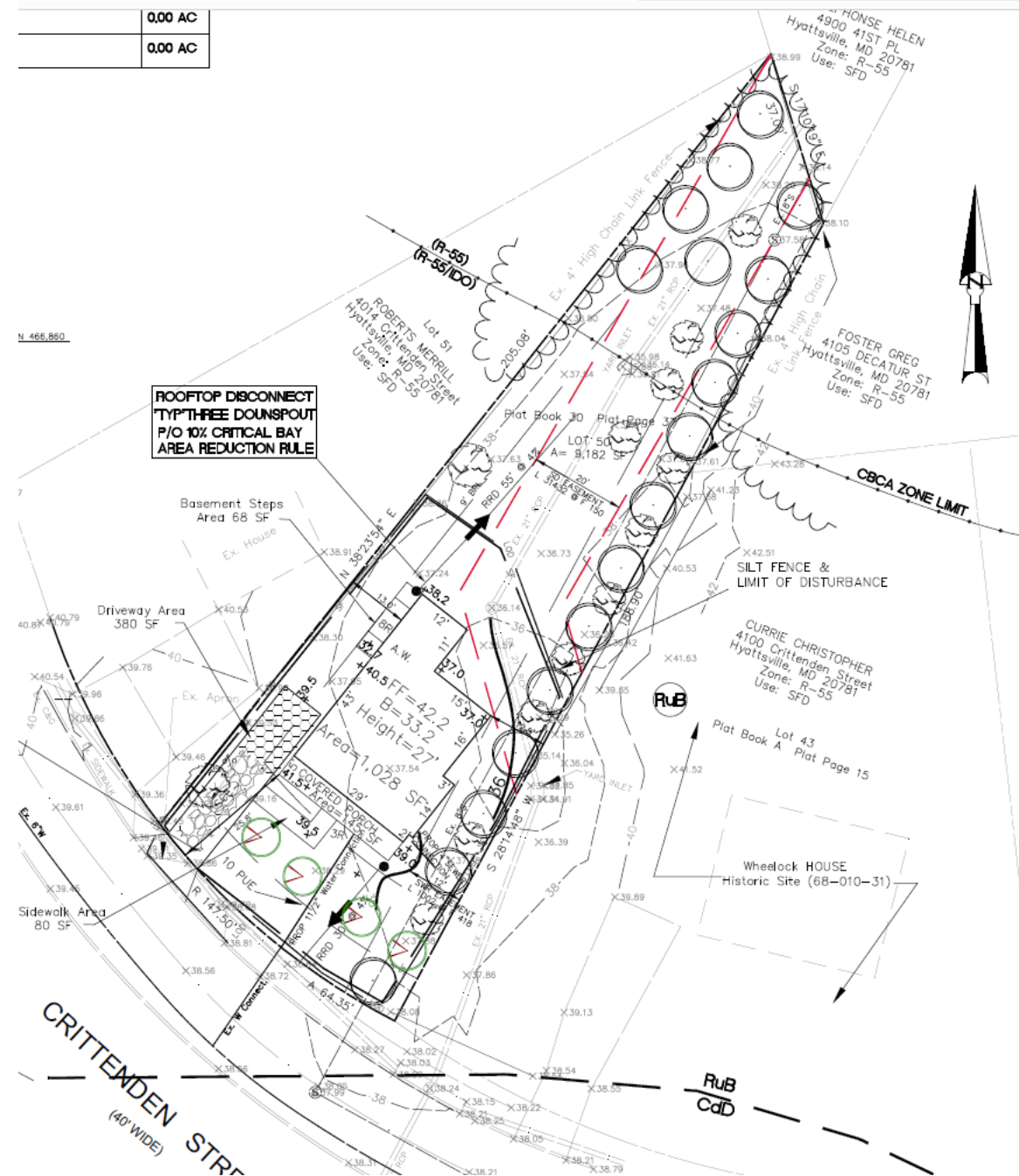


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CONSERVATION PLAN

	0.00 AC
	0.00 AC



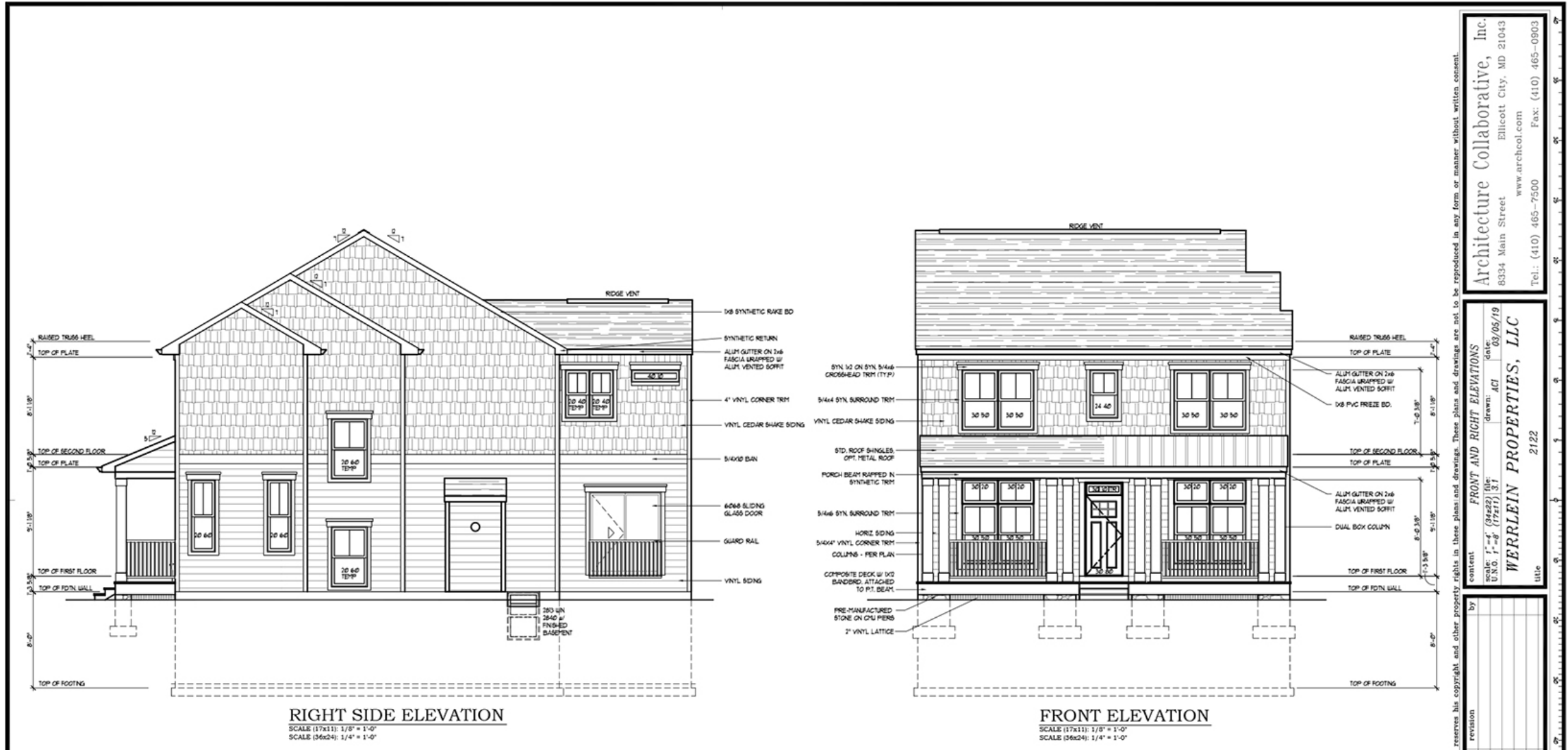
RENDERING



Right Side Elevation



RIGHT SIDE AND FRONT ELEVATION



Architecture Collaborative, Inc.
 8334 Main Street
 Ellicoct City, MD 21043
 www.archcol.com
 Tel.: (410) 465-7500 Fax: (410) 465-0903

FRONT AND RIGHT ELEVATIONS
 date: 09/05/19
 drawn: ACI
 scale: 1" = 4' (36x24) file: (17x11) 3:1
 U.S.C. 1" = 8' (17x11) 3:1

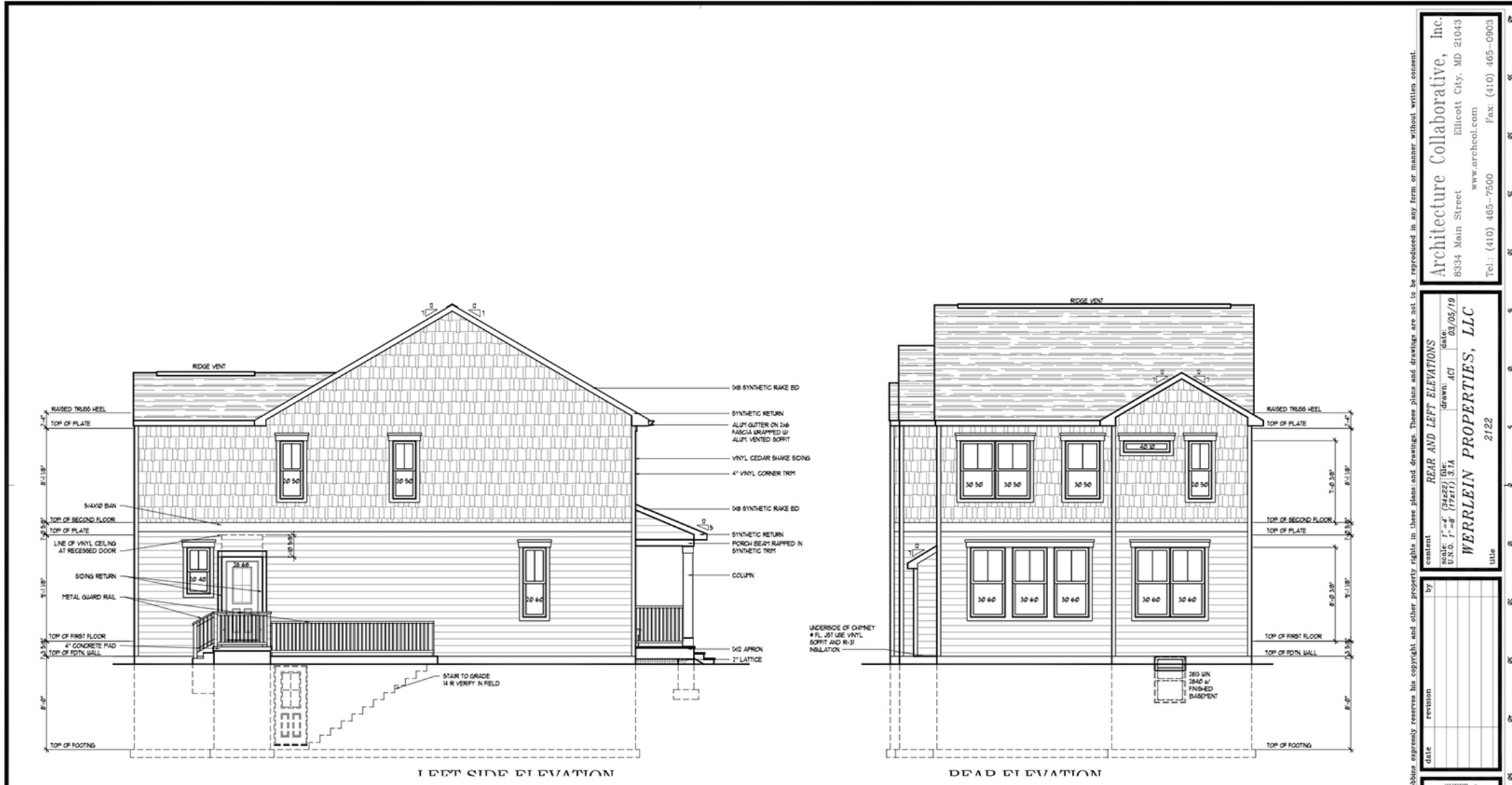
WERLEIN PROPERTIES, LLC
 2122

by: _____
 revision: _____

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LEFT SIDE AND REAR ELEVATION



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content: **REAR AND LEFT ELEVATIONS** date: 09/05/19
 scale: 1"=4' (94222) file: draw: ACI
 U.N.O. 1"=8' (17x11) 3.1A

Architecture Collaborative, Inc.
 8334 Main Street
 Ellicott City, MD 21043
 www.archcol.com
 Tel: (410) 465-7500 Fax: (410) 465-0903

WERLEIN PROPERTIES, LLC
 Title: 2122

date	revision	by



VIEW TO NEIGHBORING HISTORIC PROPERTY



STATEMENT OF JUSTIFICATION
CP-19001
HYATTS ADD. TO HYATTSVILLE, LOT 50
Revised August 16, 2019

OWNER/APPLICANT: Werrlein Properties, LLC
522 Defense Highway
Annapolis, MD 21401

ATTORNEY/AGENT: Law Offices of Norman D. Rivera, Esq. LLC
17251 Melford Blvd., Suite 200
Bowie, MD 20715
301-352-4973

CIVIL ENGINEER: APPLIED CIVIL ENGINEERING
9470 Annapolis Road, #414
Lanham, MD 20706
301-459-5932

REQUEST: To accept a revised application in order to move forward with a Staff level review for a Critical Plan.

I. Description of Property:

1. Location —The site is located on the south side of Crittenden Street, near the intersection with 40th Place, within the I-D-O of the Chesapeake Bay Critical Area Overlay and within the city of Hyattsville.
2. Use—The companion Conservation Plan (CP) application is for one single-family detached residences on an existing lot in the R-55/IDO Zones.
3. Incorporated Area —Hyattsville
4. Council District — 2
5. Lot —Hyatts ADD. to Hyattsville, Lot 50
6. Total Area — .2108 acres
7. Tax Map/Grid — 50/B2
8. Zoned: R-55/IDO

9. WSSC Grid — 206NE04

II. Applicant's Proposal

The applicant proposes to construct one single-family detached residences on an existing lot in the R-55/IDO Zone. There was previously a single-family detached house on the lot that was razed several years ago. This lot is comprised of 9,128 square feet, of which a portion lies within the Chesapeake Bay Critical Area.

The applicant had previous and erroneously submitted an application that noted a variance was necessary. There is no variance necessary and the applicant has submitted a revised application with no request for a variance, thus requesting a staff level review of this Plan.

III. Community

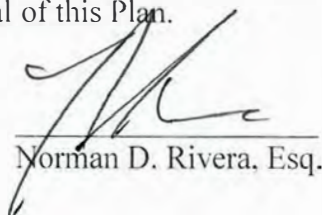
This lot is surrounded by a community of single-family detached homes that have been mostly constructed several decades ago.

IV. Previous Approvals

There are no previous development review applications that affect this site. These variance requests are companions to a pending Conservation Plan application, CP-18002.

VI. Conclusion

Based on the foregoing analysis, as well as the plans and supporting documentation filed in conjunction with this application, the applicant respectfully requests a staff level approval of this Plan.



Norman D. Rivera, Esq.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772

DATE: December 30, 2019
 TO: Andree Green Checkley, Planning Director
 VIA: Jill Kosack, Co-Chair, Alternative Compliance Committee
 FROM: Adam Bossi, Alternative Compliance Committee Member
 PROJECT NAME: Hyatt Addition, Lot 50
 PROJECT NUMBER: Alternative Compliance AC-19013
 COMPANION CASE: Conservation Plan CP-19001

ALTERNATIVE COMPLIANCE

Recommendation: Approval Denial

Justification: SEE ATTACHED

Adam Bossi

 12/30/19
 Reviewer's Signature

PLANNING DIRECTOR'S REVIEW

Final Decision Approval Denial

Recommendation Approval Denial

To Planning Board

To Zoning Hearing Examiner

Planning Director's Signature  1/2/20
 Date

APPEAL OF PLANNING DIRECTOR'S DECISION

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision: Approval Denial

Resolution Number:

Alternative Compliance: AC-19013
 Name of Project: Hyatt Addition, Lot 50
 Companion Case: Conservation Plan CP-19001
 Date: December 30, 2019

Alternative compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 4.7(c)(7)(A), Buffering Incompatible Uses. This request is a companion to Conservation Plan, CP-19001, Hyatt Addition, Lot 50, which proposes the development of a single-family dwelling on a vacant lot abutting a historic property.

Location

The subject 0.21-acre site is located at 4016 Crittenden Road, approximately 90 feet east of the intersection of Crittenden Road, 40th Place, and Banner Street in the City of Hyattsville. The entire site is in the One-Family Detached Residential and Development District Overlay Zones, associated with the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*. Approximately 80 percent of the site is also within the Intense Development Overlay Zone of the Chesapeake Bay Critical Area. The subject site shares approximately 130 linear feet of its eastern property line with the abutting Wheelock House, a historic property at 4100 Crittenden Street. The property is within the geography previously designated as the Developed Tier and reflected on Attachment H(5) of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (affirmed by County Council Resolution CR-26-2014).

Background

The subject lot is defined by its narrow, deep layout. At its southern end, fronting Crittenden Road, the lot is approximately 65 feet wide, then extends northward approximately 200 feet. Over this length, the property narrows to approximately 37 feet in width at its northern boundary. The unusual shape and small area of the property allow limited opportunities for development. A new single-family house is proposed in the southern portion of the site, proximate to Crittenden Road. Approximately 130 feet of the site's eastern property line is shared with the historic property and as such, requires a Type D buffer, in accordance with Section 4.7(c)(7)(A) of the Landscape Manual. The Type D bufferyard requires a minimum 50-foot building setback and a 40-foot-wide landscape bufferyard that will negate any development on this site. Given the constraints of the site, normal conformance with the Type D buffer requirements is impossible, and the applicant has proposed a landscape buffer that is significantly smaller and less densely planted than required, as follows:

REQUIRED: Section 4.7(c)(7), Buffering Incompatible Uses, along the eastern property line adjacent to historic site

Length of bufferyard	130
Minimum building setback	50 feet
Landscape yard	40 feet
Bufferyard occupied by existing trees	0
Fence or wall	No
Plant units (160 per 100 l. f.)	208

PROVIDED: Section 4.7(c)(7), Buffering Incompatible Uses, along the eastern property line, adjacent to historic site

Length of bufferyard	130
Minimum building setback	12.5 feet
Landscape yard	8-10 feet
Bufferyard occupied by existing trees	0
Fence or wall	No
Plant units	120

Justification of Recommendation

The alternative buffering design provides only a 12.5-foot building setback and an 8- to 10-foot-wide landscape yard, which are significantly below normal requirements. In addition, the length of the bufferyard is 130 feet, requiring 208 plant units, but only 120 plant units are proposed within the same length. The alternative design proposed is not equally effective as normal compliance with the requirements of a Type D bufferyard. Given the significant spatial limitations of the property, and its location within a well-established residential neighborhood, the Alternative Compliance Committee believes achieving normal compliance, or equally effective design, with the Section 4.7 bufferyard requirements is not possible. However, the applicant is encouraged to seek a Departure from Design Standards from this requirement of the Landscape Manual, in accordance with Section 27-239 of the Zoning Ordinance.

Recommendation

The Alternative Compliance Committee recommends DENIAL of Alternative Compliance AC-19013, Hyatt Addition, Lot 50, as an equally effective solution with the requirements of Section 4.7(c)(7), Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual* cannot be achieved on this property.

DEPARTURE FROM DESIGN STANDARDS (DDS-666)
HYATT ADDITION, LOT 50
STATEMENT OF JUSTIFICATION

APPLICANT: Werrlein Property, c/o Karl Granzow
4110 Melwood Rd.
Upper Marlboro, MD 20772

ATTORNEY/AGENT: Law Offices of Norman D. Rivera, Esq. LLC
17251 Melford Blvd., Suite 200
Bowie, MD 20715
301-352-4973

CIVIL ENGINEER: Applied Civil Engineering
9470 Annapolis Rd. #41
Lanham, MD 20706
301-459-5932

1. DESCRIPTION OF PROPERTY

The subject property is located at 4016 Crittenden Street, in the City of Hyattsville. More particularly, it is located on the northeast side of Crittenden Street, approximately 100 feet south of its intersection with 40th Place, in Planning Area 68 and Council District 2. The subject site is also located within the Traditional Residential Neighborhood Character Area of the 2006 *Approved Sector Plan and SMA for the Prince George's County Gateway Arts District* (Gateway Arts Sector Plan).

The subject property is located on Tax Map 50 in Grid B1 and contains a total of .2108 acres in the R-55 and Development District Overlay (D-D-O) Zones. Approximately .17 acres is also located within the Chesapeake Bay Critical Area Conservation Overlay (I-O-D) Zone. This proposed departure application is

a companion to a Conservation Plan application (CP-19001), which is currently under review for the construction of one single-family detached unit to replace a single-family detached residence of comparable size that was razed in 2015.

Existing single-family detached uses surround the property to the north, west, and across Crittenden Street. The subject property is immediately adjacent to the Wheelock House, Historic Site 68-010-31, to the east. With the subject DDS application, the applicant seeks relief from Section 4.7 Buffering Incompatible Uses of the 2010 Prince George’s County Landscape Manual (Landscape Manual) adjacent to the historic site.

2. REQUEST FOR DEPARTURE FROM DESIGN STANDARDS APPROVAL

The applicant is requesting approval of a departure from design standards to allow for a reduced bufferyard along the property line adjacent to the Wheelock House historic site. Section 4.7(c)(7)(A) Buffering Incompatible Uses of the Landscape Manual requires a Type D Bufferyard where a developing lot adjoins a designated historic site in the Developed Tier. Such bufferyard requires a 50-foot building setback and a 40-foot-wide landscaped yard planted with 160 plant units per 100 linear feet of property line. In this instance there is 130 linear feet of shared property line where the bufferyard is required. The following summarizes the requirement per the Landscape Manual and the Applicant’s proposal under this departure request:

REQUIRED BUFFERYARD PER SECTION 4.7(c)(7)(A) OF THE LANDSCAPE MANUAL

Minimum building setback	50
Minimum width of provided buffer	40
Percentage of required buffer strip occupied by existing trees	0
Six (6) foot high fence or wall included in bufferyard	No
Number of plant units required	208

PROPOSED BUFFERYARD

Length of bufferyard	130 feet
Minimum building setback	12.5 feet
Minimum width of provided buffer	8-10 feet
Percentage of required buffer strip occupied by existing trees	0
Six (6) foot high fence or wall included in bufferyard	No
Number of plant units provided	120

This lot has a peculiar shape and size as the front enjoys a large curved line along the front street side and both left and right property lines converge towards each other as they progress towards the rear to a much narrower rear property line as compared to the front. At its southern end, fronting Crittenden Road, the lot is approximately 65 feet wide, then extends northward approximately 200 feet. Over this length, the property narrows to approximately 37 feet in width at its northern boundary. The unusual shape and small area of the property allow limited opportunities for development. A new single-family house is proposed in the southern portion of the site, proximate to Crittenden Road. Approximately 130 feet of the site's eastern property line is shared with the historic property and as such, requires a Type D buffer, in accordance with Section 4.7(c)(7)(A) of the Landscape Manual. The Type D bufferyard requires a minimum 50-foot building setback and a 40-foot-wide landscape bufferyard, the provision of which would render the site undevelopable.

The developing lot and the historic site are separated by an existing black aluminum fence recently installed by the current owner of the historic property (Christopher Currie). Where the fence ends and continues toward the rear of the property to the back-property line, there is a heavy boulder wall that ranges from about 4 feet to 5 feet in height and is topped with buffering plantings. This condition is depicted in the enclosed photo (Attachment "A").

The applicant and current owner of the historic property, Chris Currie, discussed the possibility of installing a 6-foot-high, sight-tight fence along the property line. This would reduce the required planting units by 50 percent to a total of 104. Mr. Currie was in opposition to this as it would have a detrimental look adjacent to his existing black fence as well as an awkward positioning adjacent to his rear boulder wall.

Discussion also entertained the possibility of creating a larger buffer with more shade tree plantings. The applicant offered to do plantings on the historic property and on the developing property, or both. Mr. Currie indicated that he has a very robust farm garden on his property immediately adjacent to the developing property and would rather see very little or no large trees as it would have a detrimental impact on the ability of his garden to receive proper sun light.

The Applicant has worked closely with Historic Preservation Section staff and Mr. Currie in making significant modifications to the proposed architecture to ensure compatibility with the historic site. A memo from Section Supervisor, Howard Berger, to the Historic Preservation Commission regarding the companion Conservation Plan CP-19001 dated December 5, 2019 indicates that “The currently proposed architecture should be considered compatible with the adjacent Historic Site” and recommends approval with no conditions as long as revisions relating to the then pending Alternative Compliance case were reflected on the plans.

The Applicant’s request for Alternative Compliance (AC-19013) was recommended for disapproval by the Alternative Compliance Committee and the Planning Director subsequently made a recommendation of denial to the Planning Board. The formal notice dated December 30, 2019 states that “The alternative design proposed is not equally effective as normal compliance with the requirements of a Type D bufferyard. Given the significant spatial limitations of the property, and its location within a well-established residential neighborhood, the Alternative Compliance Committee believes achieving normal compliance, or equally effective design, with the Section 4.7 bufferyard requirements is not possible.” Upon the recommendation of the Alternative Compliance Committee and endorsement of that recommendation by the Planning Director, the applicant now submits the subject

departure from design standards application in accordance with Section 27-239.01 of the Zoning Ordinance.

3. CONFORMANCE TO THE REQUIRED CRITERIA FOR APPROVAL OF A DEPARTURE FROM DESIGN STANDARDS

Section 27-239.01(b)(7)(B) of the Zoning Ordinance sets forth the following required findings for approval of a departure from a standard contained in the Landscape Manual:

(7) Required findings.

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

RESPONSE: *The Landscape Manual lists the following Objectives related to Section 4.7 Buffering Incompatible Uses:*

(1) Establish a comprehensive, consistent, and flexible buffering system consisting of a specified area of land and vertical elements, such as plant materials, walls, fences, and berms, between adjacent incompatible land uses.

(2) Form a visual and physical separation between uses of a significantly different scale, character, and/or intensity of development to mitigate undesirable impacts, such as noise, smell, storage facilities, dust, fumes, vibration, litter, vehicle exhaust, and lighting.

(3) Create a transition between moderately incompatible uses.

The proposed bufferyard will incorporate additional plant materials to the existing wrought iron fencing and boulder wall, providing for a mixture of attractive visual elements between the two incompatible land uses. While the Landscape Manual considers the two uses significantly incompatible, the applicant has worked carefully with Historic Preservation

staff to ensure the scale, and character of the proposed single-family home is compatible with the adjacent historic site. As noted above, a memo from Historic Preservation Section Supervisor, Howard Berger, to the Historic Preservation Commission regarding the companion Conservation Plan CP-19001 indicates that "The currently proposed architecture should be considered compatible with the adjacent Historic Site." Furthermore, the proposed single-family residence will produce the same impacts in terms of noise, smell, storage facilities, dust, fumes, vibration, litter, vehicle exhaust and light as the historic site, which is also in use as a single-family residence. While the Applicant recognizes the Landscape Manual's intent to protect the visual character of historic sites, in this instance it seems most appropriate to consider the adjacent uses moderately incompatible, in which case a transition between the uses is recommended. The proposed combination of plantings and building setback, in combination with the existing fencing and boulder wall will provide an attractive, historically appropriate transition between the moderately incompatible uses.

The Landscape Manual lists the following Design Guidelines related to the buffering of historic sites:

(3) When buffering historic sites from incompatible uses, historically appropriate, noninvasive species should be used to preserve the context of the historic site.

Historically appropriate, noninvasive species, including Red Sunset Maple, Pin Oak, and American Holly are proposed to preserve the context of the historic site.

(4) Consideration should be given to topography, the extent of the environmental setting, and the preservation of vistas whenever possible. When designing bufferyards, equal consideration should be given to preserving and enhancing the views of and the views from historic sites.

As noted above, the applicant discussed the option of installing a 6-foot-high, sight-tight fence along the property line with the owner of the historic site. This would reduce the required planting units by 50 percent to a total of 104. The owner, Mr. Currie, was in opposition to this as it would have a detrimental look adjacent to his existing black fence as well as an awkward positioning adjacent to his rear boulder wall, detracting from the view both of and from the historic site.

Based on the foregoing analysis, the Applicant contends that the purposes of this Subtitle will be equally well or better served under this proposal.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

RESPONSE: *Given the narrow, deep nature of the site as well as its tapered shape, the maximum width of bufferyard possible has been provided. The Applicant proposes to replace the previously razed single-family home with a new building of comparable size, minimizing the building footprint and maximizing the building setback to the extent possible. With a lot width varying from only 37 to 65 feet, provision of a wider bufferyard was not feasible without rendering the property undevelopable.*

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

RESPONSE: *The subject proposal consists of infill development within a well-established community that was originally developed in the early 1900s. The neighborhood is characterized by narrow, deep lots in a regularized grid blocking pattern.*

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

RESPONSE: *As discussed in detail above, the architecture of the proposed single-family house has been revised in consultation with Historic Preservation Section staff, who has deemed it compatible with the historic site. As such, approval of the departure to allow a smaller bufferyard will not impair the visual or functional integrity of the site. Upon approval of the requested departure and construction of the proposed house, an additional 18 Red Sunset Maples, 4 Pin Oaks, and 11 American Hollies will be planted on the site, enhancing the environmental integrity of the site and surrounding neighborhood.*

(B) For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (7)(A) above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.

RESPONSE: *The Applicant's request for Alternative Compliance (AC-19013) was recommended for disapproval by the Alternative Compliance Committee and the Planning Director subsequently made*

a recommendation of denial to the Planning Board. The formal notice dated December 30, 2019 states that "The alternative design proposed is not equally effective as normal compliance with the requirements of a Type D bufferyard. Given the significant spatial limitations of the property, and its location within a well-established residential neighborhood, the Alternative Compliance Committee believes achieving normal compliance, or equally effective design, with the Section 4.7 bufferyard requirements is not possible."

CONCLUSION

For all of the foregoing reasons, the Applicant believes the subject application conforms to the criteria for approval of a departure from design standards. Based on the foregoing analysis, as well as the plans and supporting documentation filed in conjunction with this application, the applicant respectfully requests the approval of DDS-666.

Respectfully submitted,

By: 


Attorney for Applicant


Norman D. Rivera

August 27, 2019

MEMORANDUM

TO: David Simon, Subdivision and Zoning Review Section,
Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Karen Mierow, Planner Coordinator, Neighborhood Revitalization Section, Community
Planning Division 

SUBJECT: **CP-19001 Hyatt Addition, Lot 50**

FINDINGS

Community Planning Division staff finds that pursuant to Division 2 of the Chesapeake Bay Critical Area Ordinance, Master Plan Conformance is not required for this application.

BACKGROUND

Application Type: Conservation Plan with a variation from Chesapeake Bay Critical Area Buffer requirements.

Location: 4016 Crittenden Street, Hyattsville, MD 20781 (Hyatt's Addition to Hyattsville, Lot 50)

Size: .19 acre

Existing Land Use: Unimproved

Proposal: Single-family residence

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This subject property is located in the Established Community Growth Policy Area.

"Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and

fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met,” (p. 20).

Master Plan: The 2004 *Approved Sector Plan for the Prince George's County Gateway Arts District* places the subject property in the Traditional Residential Neighborhood (TRN) character area. The future land use is Residential Medium.

Planning Area: 68 **Community:** Hyattsville-Riverdale-Mount Rainier-Brentwood

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2004 *Approved Sectional Map Amendment for the Prince George's County Gateway Arts District* retained the subject property into the R-55 (One-Family Detached Residential) Zone. The 2004 *Chesapeake Bay Critical Area Sectional Map Amendment* places an approximately 6,911.04 square-foot portion of the subject property in the I-D-O (Intense Development Overlay) Zone.

c: Long-range Agenda Notebook
Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization Section,
Community Planning Division

March 16, 2020

MEMORANDUM

TO: Thomas Sievers, Urban Design Division

FROM: Joanna Glascoe, Permit Review Section

SUBJECT: Referral Comments for DDS-666 Hyatt Add to Hyattsville, Lot 50

1. Please remove any + and – from site plan.

Countywide Planning Division
Environmental Planning Section

301-951-3650

April 1, 2020

MEMORANDUM

TO: Tom Sievers, Senior Planner, Subdivision and Zoning Section, DRD

VIA: Megan Reiser, Acting Supervisor, Environmental Planning Section, CWPD

FROM: Marc Juba, Planner Coordinator, Environmental Planning Section, CWPD

SUBJECT: CP-19001 and DDS-666; Hyatt Addition to Hyattsville, Lot 50

The Environmental Planning Section (EPS) has reviewed a Chesapeake Bay Critical Area Conservation Plan, CP-19001, received on August 22, 2019. Comments were delivered to the applicant at the Subdivision Review Committee (SDRC) meeting on September 4, 2019. The applicant submitted revised information on November 27, 2019. Additional revised plans were submitted on December 13, 2019, and again on February 28, 2020 by the applicant in response to the SDRC comments. The Environmental Planning Section recommends approval of CP-19001 subject to the conditions noted at the end of this memorandum. The Environmental Planning Section recommends approval of DDS-666.

Background

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Development Review Case #	Associated Tree Conservation Plan # or Natural Resources Inventory #	Authority	Status	Action Date	Resolution Number
N/A	NRI-042-2019	Staff	Approved	04/16/2019	N/A
N/A	S-052-2019	Staff	Approved	04/11/2019	N/A
CP-19001/ DDS-666	N/A	Planning Board	Pending	Pending	Pending

Proposed Activity

The current application is for the development of a single-family detached house on a previously undeveloped lot.

Site Description

This 0.21-acre property is located at 4016 Crittenden Street, Hyattsville and is in the R-55 zone. Approximately 0.17 acres of the site is within the Intense-Development-Overlay (I-D-O) of the

Chesapeake Bay Critical Area (CBCA). The property is currently vacant with mowed grass. No primary buffer or secondary buffer is associated with the site. No County regulated 100-year floodplain is mapped on-site and the property is situated behind an existing levee that protects the site from flooding and interrupts the natural hydrological flow between the mean highwater line of the Lower Northeast Branch of the Anacostia River and the site. The predominant soil found to occur, according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS), includes Russett-Christiana-Urban land complex (0-5 percent slopes). According to available information, Marlboro clay is not found to occur on this property; however, soils containing Christiana complexes are mapped across the site.

The site is not located within a Sensitive Species Protection Review Area (SSPRA). The site is located within the Hyattsville Historic District and shares its frontage with 40th Place, a designated Historic Road. Wheelock House (ID: 68-010-31) is a designated historic site of environmental setting shares a large portion of the subject site's eastern boundary. According to the approved 2017 *Countywide Green Infrastructure Plan* of the *Approved Prince George's Resource Conservation Plan*, the property is not mapped within any Regulated or Evaluation Areas. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area (ESA) 4 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. This site is also within the *2004 Approved Sector Plan for the Prince George's County Gateway Arts District*.

Chesapeake Bay Critical Area Commission (CBCA) Review

Comments were received from the Critical Area Commission on September 5, 2019. The Commission indicated that the project does not propose impacts to any Habitat Protection Area (HPAs) or CBCA buffer, and does not propose clearing. The Commission provided the following comments regarding critical area requirements as follow:

- "1) Please complete and submit the Critical Area's 10 percent Rule spreadsheet (enclosed) to verify that the proposed rooftop disconnect and pervious concrete driveway will satisfy the requirement to reduce the annual phosphorus load by 10 percent as per Section 5B-113 of the Prince George's County Code. Assuming that the new lot coverage is entirely located in the I-D-O of the Critical Area, according to Critical Area's 10 percent Rule spreadsheet, 0.02 pounds of phosphorus must be reduced annually to satisfy the requirement (see enclosed spreadsheet previously referenced)."

A condition of approval is recommended to have the Conservation Plan show the required CBCA 10 percent pollutant reduction table on the plan prior to certification of the plan.

Environmental Review

This application proposes to construct a two-story house and a walkway that will add impervious areas on-site. A pervious concrete driveway made with permeable concrete will also be added to the site. The overall lot coverage for the site will increase since no structures exist on the site at this time. There is no maximum for CBCA lot coverage within the I-D-O. The allowable lot coverage for the underlying R-55 zone is 30 percent. The lot coverage proposed is 17.10 percent.

Department of Permitting, Inspections and Enforcement (DPIE) – Review

A copy of the approved Stormwater Management Concept plan and letter (11969-2019-00), dated April 30, 2019 were submitted with the subject application. According to Condition#1 of the

approved Stormwater Management Concept letter, the project is exempt from stormwater management (SWM) requirements, as less than 5,000 square feet is proposed to be disturbed. A fee of \$750.00 in lieu of providing on-site attenuation/quality control measures is required. It was noted that the configuration of the house and driveway on the approved Stormwater Management Concept plan differs slightly from what is shown on CP-19001. Specifically, the house footprint on the CP plan is 450-square-feet larger than the house size shown on the Stormwater Management Concept Plan. According to correspondence from DPIE dated September 6, 2019, DPIE does not support the Conservation Plan at this time and the Stormwater Management Concept plan must be revised to match the proposed Conservation Plan.

The 10 percent pollutant reduction calculations demonstrating that the post-development impervious area of the site will result in at least a 10 percent reduction in pollutant run-off from the site are required for projects in the I-D-O. The calculations are not shown on the Chesapeake Bay Critical Area Conservation Plan; however, the Chesapeake Bay Critical Area Commission (CBCA) stated in their comments dated September 5, 2019 that it appears that 0.02 pounds of phosphorus must be reduced annually to satisfy the requirement of reducing the annual pre-development pollutant levels by 10 percent (as per Section 5B-113 of the Prince George's County Code)."

No floodplain exists on this site per correspondence dated April 8, 2019 from DPIE.

Natural Resource Inventory Plan

The subject site has an approved Natural Resource Inventory equivalency letter (NRI-042-2019), dated December 21, 2018, which was included with the application package. An existing conditions plan was also submitted with this application. Except for the existing tree-line, the existing conditions of the site are correctly shown on the Conservation Plan and existing conditions plan. No additional information is required regarding the existing conditions of the site.

Chesapeake Bay Critical Area (CBCA) Conservation Plan

The plan labeled as a "Conservation Plan" contains required information such as existing and proposed conditions, Lot Coverage Calculations, and proposed landscape planting information.

The subject site shares approximately 130 linear feet of its eastern property line with the abutting Wheelock House, a historic property at 4100 Crittenden Street. An alternative compliance was requested from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 4.7(c)(7)(A), Buffering Incompatible Uses. A Type D bufferyard would normally be required for a new single-family house that is sited adjacent to a historic property. Such a bufferyard requires a 50-foot building setback and a 40-foot-wide landscape bufferyard. However, given the constraints of the property with it only being 37 feet in width along the frontage of Crittenden Road, and much of the site being occupied by a 20-foot-wide stormdrain easement, and a variable width sewer easement, staff determined that an equally effective solution with the requirements of Section 4.7(c)(7) could not be achieved on this property and the application for Alternative Compliance was denied on January 1, 2020 by the Director. Subsequently the applicant has submitted a Departure from Design Standards to reduce the buffer width to 8-10 feet, the building setback to 12.5 feet in width, and the number of plant units from 208 to 120. The environmental planning section supports these changes, as they do not negatively impact the critical area requirements for the site.

Because a separate landscape plan was not submitted with this application, the CP plan is also serving as a landscape plan. The plan must include all the associated required landscaping specifications per the Landscape Manual. It was noted that a cultivar of red maple (*Acer rubrum* 'Red Sunset') that typically matures to a size of 45-50' in height by 35-40' in width, and Pin Oak (*Quercus palustris*) that typically matures to a size of 60-70' in height by 25-40' width was specified on the plan. Three of these trees are proposed to be placed within 10-feet of the footprint of the proposed house. Staff recommends relocating proposed major shade trees a minimum of 20-feet from the building footprint to limit their mature canopy spread over the proposed house or use alternative species with a narrow columnar growth habit that would not impact the proposed building footprint.

It was also noted that a shade tree is proposed on-top of the edge of the proposed driveway and must be removed from it.

Chesapeake Bay Conservation and Planting Agreement

A Chesapeake Bay Conservation and Planting Agreement will be required to be executed and recorded prior to certification approval for development of the site.

Chesapeake Bay Conservation Easement

A Conservation Easement will not be required for this site. The site does not contain any woodland that is to remain.

Summary of Recommended Conditions

The Environmental Planning Section recommends approval of CP-19001 subject to the following conditions:

1. Prior to certification of the Conservation Plan, the plan shall be revised as follows:
 - a. Delineate the existing tree line (canopy line) along the perimeter of the property on the existing conditions plan as delineated on the CP plan.
 - b. Identify the height and type of existing fence that is shown on the existing conditions plan along the property line as labeled on the CP plan.
 - c. Wheelock House is a historic site (68-010-31). Identify the location of the proposed landscape buffer along the shared property line and the proposed 12.5-foot building setback on the CP plan.
 - d. Identify the required 10-foot-wide Historic Road Buffer required along the frontage of the site with Crittenden Road. Indicate how the landscape requirement will be met on the CP plan by providing the required Section 4.6-2 Schedule on the plan.
 - e. Revise the Limits of Disturbance on the CP plan so it is clearly legible across the entire plan.
 - f. Revise the symbol used to represent the limits of the CBCA on the CP plan to match the standard symbology required by the ETM. Relabel the symbol in the legend from "Zoning Limit" to "Chesapeake Bay Critical Area Boundary" as required.
 - g. Relocate all proposed major shade trees a minimum of 20-feet from the footprint of the proposed house, or use alternative species or cultivars of shade tree that have a mature spread with a narrow columnar growth habit that will not impact the footprint of the proposed house.
 - h. Relocate all proposed landscaping off of the proposed driveway.

- i. Include all the associated required landscaping specifications per the Landscape Manual.
 - j. Add the required table with calculations showing compliance with the requirements of 10 percent phosphorous removal in the I-D-O Zone.
2. Prior to certification of the Conservation Plan, the applicant shall execute and record a Chesapeake Bay Conservation and Planting Agreement. The agreement shall be reviewed by the County prior to recordation. The applicant shall provide a copy of the recorded agreement to M–NCPCC and the liber/folio shall be shown below the Conservation Plan approval block.
3. Prior to certification of the Conservation Plan, the applicant shall submit a revised and approved Stormwater Concept Plan and letter from DPIE that is consistent with the Conservation Plan.

If you have any questions concerning these comments, please contact me at 301-883-3239 or by e-mail at marc.juba@ppd.mncppc.org.



Angela D. Alsobrooks
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

September 6, 2019

TO: David Simon
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE *mg 9/6/19*

RE: Hyatt's Addition to Hyattsville Lot 50 Infill
Conservation Plan No. CP-19001

CR: Crittenden Street (City of Hyattsville)

In response to the Conservation Plan Number CP-19001 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The project is located at 4016 Crittenden Street in Hyattsville, approximately 100 feet southeast of the intersection with Banner Street. Crittenden Street is not a County-maintained roadway.
- The applicant is proposing a single-family dwelling with variances in the Chesapeake Bay Critical Area (CBCA).
- The proposed Conservation Plan CP-19001 is not consistent with Site Development Concept Plan Number 11969-2019-00 approved on April 30, 2019.
- The house size shown on the proposed Conservation Plan is 450 square feet larger than the house size shown on the Concept Plan.
- The applicant is required to revise the Concept Plan to match the proposed Conservation Plan.

David Simon
September 6, 2019
Page 2

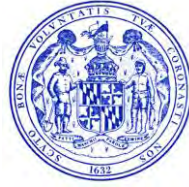
- DPIE does not support the proposed Conservation Plan No. CP-19001 at this time.

If you have any questions or need additional information, please contact Mr. Steve Snyder, District Engineer for the area, at 301.883.5710.

MCG:SS:csw

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Yonas Tesfai, P.E., Engineer, S/RPRD, DPIE
Mary Rea, Planner, S/RPRD, DPIE

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor



Charles C. Deegan
Chairman
Katherine Charbonneau
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

September 5, 2019

Mr. David Simon
Development Review Division
Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD20772

RE: CP-19001, Hyatt Addition to Hyattsville (1st comment letter)

Dear Mr. Simon:

Thank you for submitting the detailed site plan for the above referenced project. The applicant is proposing to construct a single-family residential dwelling and accompanying pervious concrete driveway, a sidewalk and a covered porch on a 9,182 square-foot (SF) lot, located at 4016 Crittenden Street in Hyattsville, MD. The lot lies partially in the Critical Area (7,405 SF) and is designated as Intensely Developed Overlay (I-D-O) Zone of the Prince George's County Code. The project does not impact any Habitat Protection Areas (HPAs), including the Buffer, and does not proposed clearing.

After reviewing the above referenced site plan, the Commission has the following comments:

1. Please complete and submit the Critical Area's 10% Rule spreadsheet (enclosed) to verify that the proposed rooftop disconnect and pervious concrete driveway will satisfy the requirement to reduce the annual phosphorus load by 10 percent as per Section 5B-113 of the Prince George's County Code. Assuming that the new lot coverage is entirely located in the I-D-O of the Critical Area, according to Critical Area's 10% Rule spreadsheet, 0.02 pounds of phosphorus must be reduced annually to satisfy the requirement (see enclosed spreadsheet previously referenced).

Thank you again for providing information regarding this site plan. If you have any questions, please do not hesitate to contact me at 410.260.3481 or tay.harris@maryland.gov.

Sincerely,

Tay Harris

A handwritten signature in blue ink that reads "Tay E. Harris".

Natural Resources Planner
PG 649-19

cc: Megan Reiser, Acting Supervisor, Environmental Planning, M-NCPPC
Chuck Schneider, Senior Planner, Environmental Planning, M-NCPPC

Enclosure



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
pgplanning.org/HPC.htm • 301-952-3680

December 18, 2019

MEMORANDUM

TO: A. David Simon, Subdivision and Zoning Section, Development Review Division

VIA: Howard Berger, Supervisor, *RB*
Jennifer Stabler, Planner Coordinator *JAS*
Tyler Smith, Senior Planner *TAS*
Historic Preservation Section, Countywide Planning Division

FROM: Historic Preservation Commission

SUBJECT: **CP-19001, Hyatt Addition, Lot 50
(adjacent to Wheelock House Historic Site, 68-010-31)**

Background

The subject property comprises 0.19 acres located at 4016 Crittenden Street in Hyattsville. The subject application proposes the construction of a single-family dwelling. The subject property is Zoned R-55 and is within the Hyattsville National Register Historic District (68-010-00), the Chesapeake Bay Critical Area and the Gateway Arts District, Traditional Residential Neighborhood Character Area. The subject supplication was referred to the Historic Preservation Commission (HPC) for its review of potential effects on the Wheelock House Historic Site (68-010-31). The HPC reviewed the subject application at its December 17th, 2019 meeting. The HPC voted 7-0 to forward the following findings, conclusions, and recommendation to the Planning Board.

Findings

The subject property is currently undeveloped and is adjacent Wheelock House (Historic Site 68-010-31) on the lot to the east. Wheelock House is a two-and-one-half-story, cross-gabled Queen Anne style dwelling of wood-frame construction, distinguished by its wraparound porch and cove-shingled gables, as well as its prominent location on one of the main streets in Hyattsville.

The proposed single-family dwelling is a two-story structure of contemporary design distinguished by its neo-colonial form and porch that extends across the front elevation. It will incorporate a variety of modern materials including Hardie plank and shingle siding, vinyl windows, asphalt shingle roofing, and composite porch and stair decking.

Because of lot limitations of the subject property, the project will be unable to meet the requirements of the Prince George's County Landscape Manual or Alternative Compliance. Therefore, the applicant is pursuing the approval of a Departure from the requirements of the Landscape Manual's Section 4.7 *Buffering Incompatible Uses – Developing Lots Adjacent to Historic Sites (Section 4.7(c)(7)(A))*.

Conclusions

The proposed single-family dwelling on Lot 50 will be highly visible from the Wheelock House (Historic Site 68-010-31) After detailed discussions with the applicant and the owners of the adjacent Wheelock House, the originally proposed architecture was revised significantly to reflect the current design. The currently proposed architecture should be considered compatible with the adjacent Historic Site.

Recommendations

Based on the revised plans, the Historic Preservation Commission recommends that the Planning Board approve of CP-19001, Hyatt Addition, Lot 50, with no conditions (see Attachment 1).

Attachments: Architectural Drawings, Rendering

C: CP-19001, Hyatt Addition, Lot 50

Applicant Karl Granzow
Construction/Project Manager
Werrlein Properties
522 Defense Highway
Annapolis, MD 21401

Adjacent Historic Site Christopher Currie
Wheelock House (68-010-31)
4100 Crittenden St.
Hyattsville, MD 20781

Municipality The Honorable Candace Hollingsworth, Mayor
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781



Angela D. Alsobrooks
County Executive

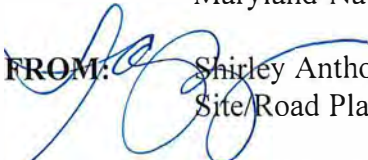
THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

March 9, 2020

TO: Thomas Sievers, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM:  Shirley Anthony Branch, Water and Sewer Plan Coordinator
Site/Road Plan Review Division, DPIE

RE: DDS-666 -- Hyatt Add to Hyattsville, Lot 50

Below are my comments on a DDS for a single-family residential lot that is scheduled for review at the **March 20, 2020** SDRC meeting. This is a first response for this case. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

DDS-666 Hyatt Add to Hyattsville, Lot 50
Tax ID: 1825694
Lot: 50
Acres: .19
Tax Map: 50 B-2
Zoning: R-55
WSSC Grid: 206NE03
CBCA

1. The 2018 Water and Sewer Plan designates platted Lot 50 in Water and Sewer Category 3, inside the Sewer Envelope, in the Growth Tier, and within Tier 1 under the Sustainable Growth Act, for development on public sewer. The lot is located within the Chesapeake Bay Critical Area (CBCA), and is undeveloped.
2. An active 6" water pipe in Crittenden Street abuts the property, and an active 8" sewer abuts and traverses the property.

*The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of **December 20, 2019**. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*

SAB:dar

cc: Mary C. Giles, P.E., Associate Director, S/RPRD, DPIE

9400 Peppercorn Place, Suite 230, Largo, Maryland 20774
Phone: 301.636.2060 ♦ <http://dpi.e.mypgc.us> ♦ FAX: 301.925.8510



AT&T Corp.
Gary Wigfield
4800 Winchester Blvd.
Frederick, MD 21703-7444

T: 301-874-1180
gw1349@att.com

March 19, 2020

Maryland National Capital Park and Planning Commission
Attn: Garrett Dickerson
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: EPLAN REFERRAL: DDS-666 Hyatt Add to Hyattsville, Lot 50

Dear Mr. Dickerson:

This letter is in response to your correspondence dated March 3, 2020 regarding the above referenced project.

AT&T Core / AT&T Legacy / AT&T Long Distance have no facilities in the area of the proposed project.

Please contact Ed Hwary; ah5959@att.com, for a response from AT&T Local / AT&T Metro / AT&T TCA.

If there are any questions or if you should need more information, please contact me at (301) 874-1180.

Sincerely,

A handwritten signature in cursive script that reads "Gary Wigfield".

Gary Wigfield
AT&T Engineering Manager
WV, MD, VA & DC

Additional Back-up

For

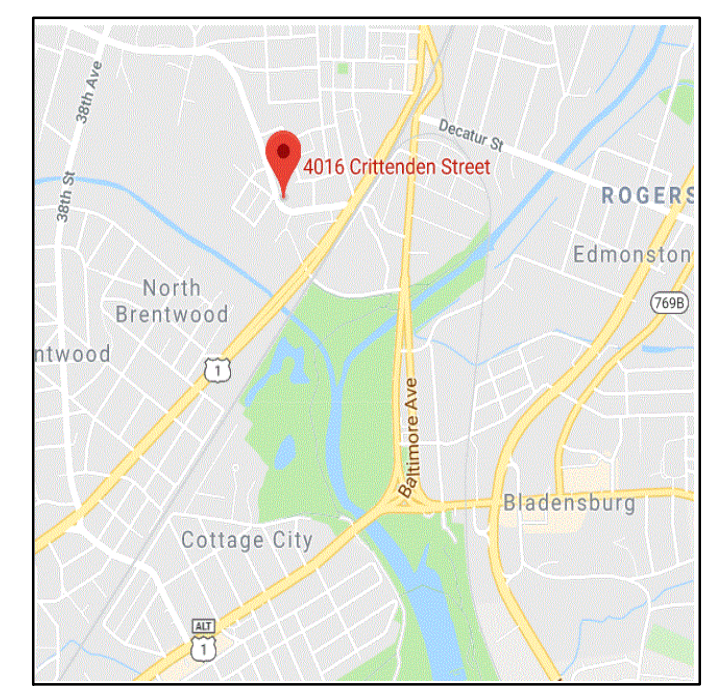
**CP-19001 & DDS-666
Hyatt Addition, Lot 50**

Chesapeake Bay Critical Area - General Notes

- The site lies within "IDO" overlay zone of the Chesapeake Bay Critical Area (CBCA).
- This site is zoned (R-55) and is located in the (Developed) Tier as defined in the Approved 2002 General Plan.
- The existing use of the property is (Residential).
- The site area is 0.21 ac and only 0.17 acres (not all) of this site lie within the CBCA. Any and all development activities proposed within this area are subject to CBCA regulations and will not be permitted until all appropriate local, state, and federal agencies have conducted a thorough environmental review and have approved the conservation plan and associated permits. Activities that are conducted without the required plan approvals and permits are subject to substantial penalties.
- The site does not contain Critical Area Buffer.
- The source of the property boundaries on this plan is from (Plat Book 30 @ Page 37 and boundary survey).
- The topography shown on this plan is from field survey by Applied Civil Engineering, dated Feb. 2019.
- The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on Feb., 2019.
- The property will be served by public Water and sewer, and it is within W-3/S-3 Category
- No wetlands or streams are located on-site as field verified by Ziyad Shalabi, Qualified Professional.
- No county regulated 100-year floodplain is located on-site per Department of Permitting, Inspection and Enforcement (DPIE) letter dated 04/08/2019.
- All existing vegetation shown here-on shall remain undisturbed except as shown on this plan and as permitted under the provisions of Section 5B-121. Any and all afforested or reforested areas preserved and/or created under the provisions of the Ordinance and designated on this plan shall be preserved from future disturbance.
- This site is not within a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Department of Natural Resources.
- This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
- This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
- This site is located within a Stronghold Watershed as established by the MD DNR.
- The site does not include Forest Interior Dwelling Species habitat.
- The site is not subject to a previously approved TCP.
- There are no specimen, champion and/or historic trees located on the property.
- Existing lot coverage within the 100-foot Critical Area Buffer is 0.00 square feet.
- Proposed increase of lot coverage within the 100-foot Critical Area Buffer is 0.00 square feet.
- There is a historic roads located on or adjacent to this property "Crittenden Street .
- The subject property is within the Hyattsville Historic District.
- There are no known archeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
- Christiana complex are found to occur on or within the vicinity of this property.
- The site is not located within an Aviation Policy Area (APA).

SITE DATA	
GROSS TRACT AREA	0.21 AC
EXISTING 100-YR FLOOD PLAIN	0.00 AC
NET TRACT AREA	0.21 AC
EXISTING WOODLAND IN THE FLOOD PLAIN	0.00 AC
EXISTING WOODLAND TOTAL	0.00 AC
EXISTING PMA	0.00 AC
REGULATED STREAMS (LINEAR FEET OF CENTERLINE)	0.00 LF
TOTAL WETLAND AREA	0.00 AC
TOTAL WETLAND BUFFER AREA	0.00 AC

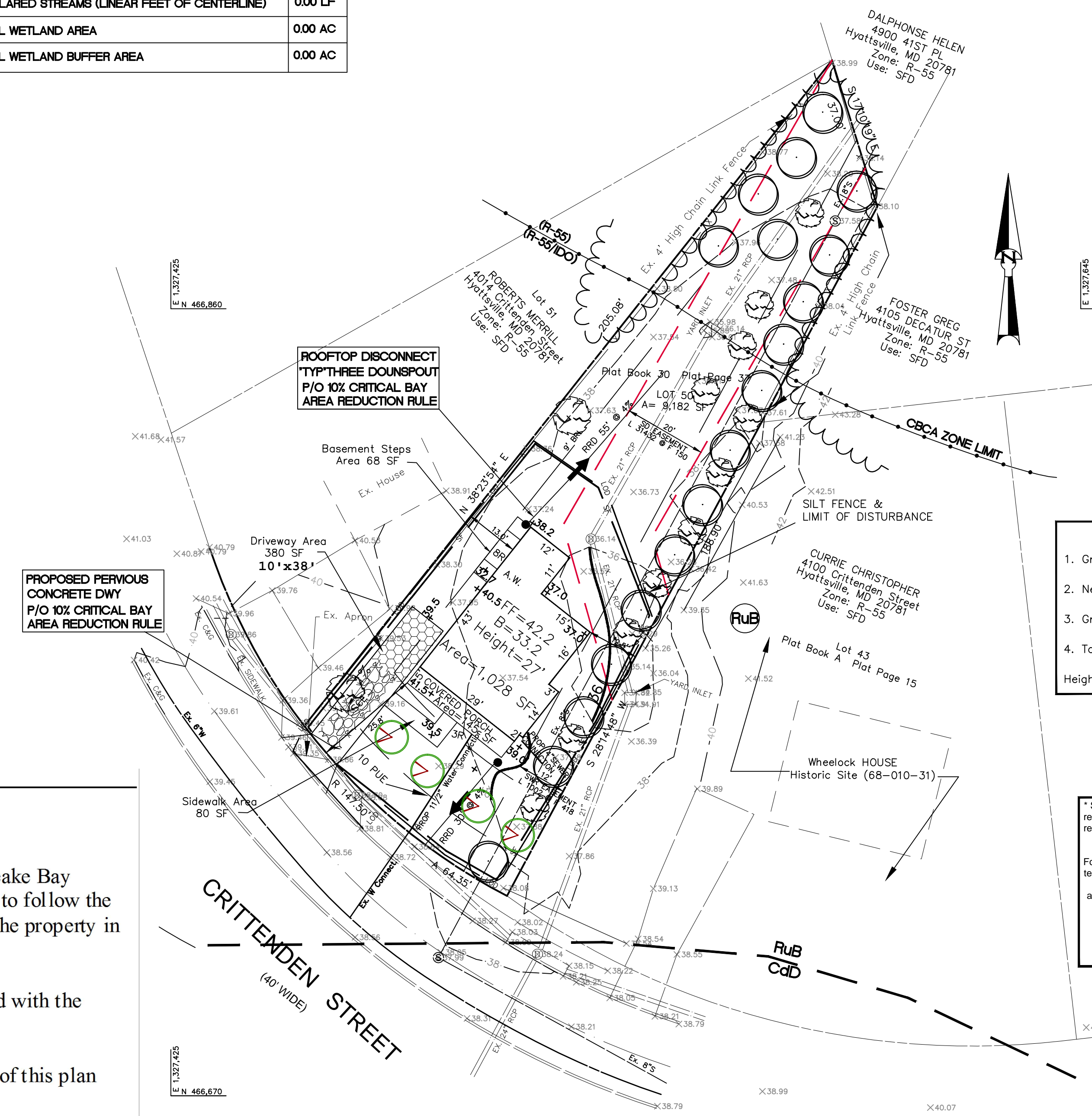
GENERAL INFORMATION TABLE	
Zoning (Zone)	R-55/IDO/DDO
Aviation Policy Area (APA)	N/A
Tax Grid (TMG)	50 B-2
WSSC Grid (Sheet 200)	206 NE 03
Planning Area (Plan Area)	68
Election District (ED)	16st
Councilmanic District (CD)	2st
General Plan 2002 Tier (Tier)	Developed
Traffic Analysis Zone (COG) (TAZ-COG)	753
PG Traffic Analysis Zone (TAZ-PG)	961



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- Number of Lots Proposed: (1) SINGLE FAMILY DETACHED
- Existing Zoning: R-55 ; Overlay Zone: Chesapeake Critical Bay "I-D-0"
- Property Use : Residential
Overlay Zone: Development District Overlay "DDO"
- Property Area for entire site: 9,182 SF OR 0.2108 AC.
Area within IDO: 7,260 SF OR 0.17 AC.
- Tax Accounts: Lot 50: 1825694
- Water Supply : Public ; Water Category : W-3
- Sewer Supply : Public ; Sewer Category : S-3
8. Tax Map : 50 ; Grid : B-2
9. W.S.C. 200' Sheet Number : 206 NE 03
10. PG Map: 23 ; Grid : F-2
11. Topographic Information : Field Topo By Applied Civil Engineering
12. Deed Reference : L. 40508 @ F. 521
Owner of Record: HYATTSVILLE COMMUNITY DEV CORP
13. This site is exempt from the Woodland Conservation Ordinance, Area < 40,000 SF. Subject to Critical Bay Regulations



LOT 50	
SITE ANALYSIS	
1. Gross area of site=	9,182 SF
2. Net area of site=	9,182 SF
3. Gross floor area=	1,567 SF
4. Total lot coverage=	17.1%
Height of Dwelling at its Peak ±27'	

ZONING SCHEDULE		
REQUIRED		PROVIDED
1. Minimum Lot Area: 6,500 SF		1. Net Lot Area: 9,182 SF
2. Minimum Street Frontage: 35'		2. Street Frontage: 64.35'
3. Minimum Front Building Line: 55'		3. Front Building Line: 60.09'
4. Setback	Minimum Front: 25' Minimum Side: 8'/17' Minimum Rear: 20'	4. Setback Front: 25.8' Side: 12.5'(R)-13'(L)/25.5' Rear: 112.7'
5. Maximum Building Heights 35'		5. Building Heights ±27'
6. Maximum Lot Coverage: 30%		6. Lot Coverage: 17.1%
* Recorded Prior to Sep. 1957		

Property Owner's Certification

Werrlein Property
C/o John Werrlein
I hereby certify that I have reviewed this Chesapeake Bay Critical Area Conservation Plan (CP- 19001) and agree to follow the approved plan during the construction phase and to maintain the property in accordance with the requirements of this plan.

A Conservation Planting and Plan Agreement *is not* associated with the approval of this plan (CP- 19001).

A Conservation Easement *is not* associated with the approval of this plan (CP- 19001).

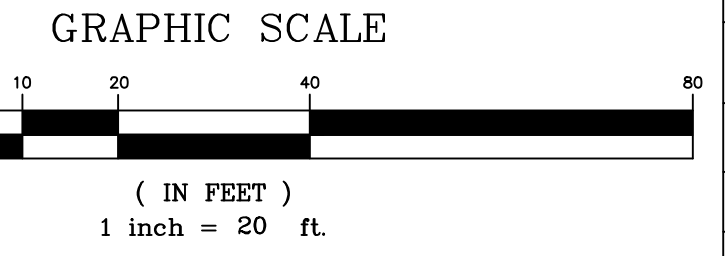
Signed (Name, Property Owner) _____ Date 12-11-2019

TREE CONSERVATION CERTIFICATION
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENSED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.
Ziyad Shalabi _____ 12-11-2019
NAME SIGNATURE DATE

UTILITY NOTE
ALL UTILITY ADJUSTMENT AND/OR RELOCATION ,i.e., ELECTRIC POLES, FIRE HYDRANT, etc.. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/BUILDER TO BE DONE DURING CONSTRUCTION.

CERTIFICATE OF COMPLIANCE
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM THIS SITE ONTO DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.
TOTAL AREA BEING DISTURBED= 0.1AC or 4,500 SF

SOIL CHARACTERISTICS					
Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
RuB	Russell-Christiana Urban Land Complex, 0-5% Slope	---	Partially-Hydric	"D"	Moderately Drained



PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 20444 .
Expiration Date: 9/6/20 .

THIS BLOCK IS FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL
PROJECT NAME: HYATT ADD. TO HYATTSVILLE, LOT 50
PROJECT NUMBER: CP-19001
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number

M-NCPPC APPROVALS			
CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-19001			
PROJECT NUMBER: CP-19001			
PROJECT NAME: HYATT ADD. TO HYATTSVILLE, LOT 50			
Conservation Agreement filed with Land Records:			
DATE	LIBER	FOLIO	
Conservation Easement filed with Land Records:			
DATE	LIBER	FOLIO	
Application or Revision #	Approval Date	Reviewer's Initials	Certification Date

LEGEND

EXISTING CONTOUR	100	---
PROPOSED CONTOUR		---
PROPERTY LINE		---
R/W BASE LINE		---
EXISTING DRAIN PIPE		---
LIMIT OF DISTURBANCE	100	---
SILT FENCE	SF	---
EXISTING SEWER		---
EXISTING WATER		---
EXISTING EDGE OF PAVING		---
STABILIZED CONSTRUCTION ENTRANCE		---
SOIL DIVIDE		---
SOIL TYPE		---
ZONING LIMIT		---
PERVIOUS CONCRETE DRIVEWAY		---

E.F. NAME:		REVISIONS	
DESIGNED:	ZMS	DATE:	BY:
DRAWN:	ZMS		
CHECKED:			
APPROVED:			

APPLIED CIVIL ENGINEERING INC.
ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT & PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER	CONSERVATION PLAN
HYATTSVILLE COMMUNITY DEV CORP 4312 HAMILTON ST Hyattsville, MD 20781 443-510-1274	4016 CRITTENDEN STREET LOT "50" HYATT'S ADDITION TO HYATTSVILLE Hyattsville (16 th) Election District Prince George's County, Maryland
SCALE: 1" = 20'	CONTRACT No.: 19-16 SHEET 1 OF 2

LANDSCAPING SCHEDULE						
SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	SIZE/METHOD	SPACING	NATIVE SPECIES
	18	Red Sunset Maple	Acer Rubrum Red Sunset	2.5"-3"/ BB	AS SHOWN	Yes
	4	Pin Oak	Quercus Palustris	2.5"-3"/ BB	±20	Yes
	11	American Holly	Ilex Opaca	2" - 2 1/2"	±15'	Yes

Schedule 47-1
Buffering Incompatible Uses Requirements
"East Side, Lot 45"

1) General Plan Designation: X Developed Tier, Corridor Node or Center
 Developing or Rural Tier

2) Use of Proposed Development: Single Family Detached

3) Impact of proposed development: Residential

4) Use of adjoining Development: Single Family Detached "Historic"

5) Impact of adjoining development: Residential

6) Minimum required bufferyard (A,B,C, Dor E): A B C X D E

7) Minimum required building setback: 30' feet

8) Building setback provided: 35' feet

9) Minimum required width of landscape yard: 40' feet

10) Width of landscape yard provided: 8-10' feet
(The required setback and landscape yard may be reduced by fifty percent (50%) in the Developed Tier, Corridor Node or Center When a six (6) foot high fence or wall is provided.)

11) Linear feet of buffer strip required along property line and right of way: 107 linear feet

12) Percentage of required bufferyard occupied by existing trees: 0 %

13) Is a six-foot high fence or wall included in bufferyard? yes X no
(The required plant material may be reduced by fifty percent (50%) When a six (6) foot high fence or wall is provided.)

14) Total number of plant units required in buffer strip: 209 p.u.

15) Number of shade trees provided: Shade Trees 8 x 10 p.u. = 80 p.u.
evergreen trees 11 x 5 p.u. = 55 p.u.
ornamental trees x 5 p.u. = p.u.
shrubs: x 1 p.u. = p.u.
Total 235 p.u.

• An Alternative of Compliance will be filed to meet the requirements

Section 46-2
Buffering Development from Special Roadways

1) Name of special roadway: "Crittenden Street"

2) Type of special roadway: "Historic"

3) General Plan Designation: X Developed Tier
 Developing Tier
 Rural Tier

4) Linear feet of street frontage not including driveway openings: 6435 feet

5) Minimum width of required buffer: 10' feet

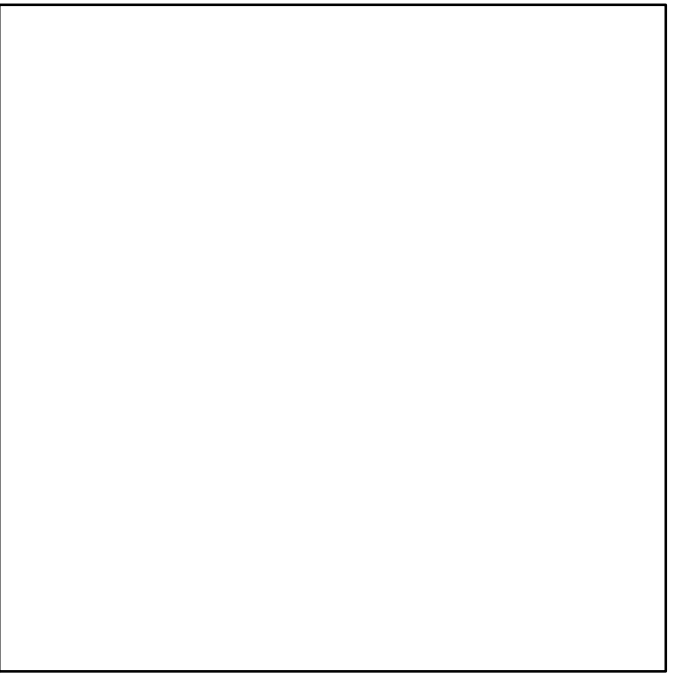
6) Minimum width of provided buffer: 10' feet

7) % of required buffer strip occupied by existing trees: 0 %

8) Invasive species in the buffer area? Yes X No

9) Number of plants required: 2 shade trees
 evergreen trees
 20 shrubs

10) Total number of plants provided: 4 shade trees
 evergreen trees
 shrubs



VICINITY MAP
SCALE: 1"=2000'

Section 49-1
Sustainable Landscaping Requirements

1) % of native plant material required in each category:

Shade trees: total 22 x 50% = 11 total number required
total number provided 22 = 100 % native

Ornamental Trees: total 11 x 50% = 5.5 total number required
total number provided 11 = 100 % native

Evergreen Trees: total x 30% = total number required
total number provided = % native

Shrubs: total x 30% = total number required
total number provided = % native

2) Are invasive species proposed? Yes X No

3) Are existing invasive species on site in areas that are to remain undisturbed? Yes X No

4) If "yes" is checked in numbers 2 or 3, is a note included on the plan requiring removal of invasive species prior to certification in accordance with Section 1.5, Certification of Installation of Plant Materials, of this manual? Yes X No

5) Are trees proposed to be planted on slopes greater than 3:1? Yes X No

Sample Schedule for Section 4.1-1
Residential Requirements for One-Family Detached Lots

1) Lot Size Range: Under 9,500 Square feet

2) Number of lots: 1 lot

3) Total number of trees required per lot: 2 shade trees
 2 ornamental/evergreen trees

4) Total number of trees provided: per lot 2 shade trees
 2 ornamental trees
 0 evergreen trees
 0 existing shade trees (min. 2.5" dbh and located within 75' of a dwelling unit)

5) Number of shade trees required per lot to be located on the south and/or west side of the residential structure: 1 shade trees

6) Total number of shade trees provided on the south and/or west side of structures: 1 shade trees

7) Number of trees required per lot to be located in the front yard: 1 shade trees
 ornamental/evergreen trees

8) Total number of trees provided in front yards*: 1 shade trees
 1 ornamental/evergreen trees

*Shade trees planted on the south and/or west side and within 30 feet of a residential structure, which are also located in the front yard may be counted in both 6 and 8 above.

Property Owner's Certification

Werrlein Property
C/o John Werrlein
I hereby certify that I have reviewed this Chesapeake Bay Critical Area Conservation Plan (CP- 19001) and agree to follow the approved plan during the construction phase and to maintain the property in accordance with the requirements of this plan.

A Conservation Planting and Plan Agreement *is not* associated with the approval of this plan (CP- 19001).

A Conservation Easement *is not* associated with the approval of this plan (CP- 19001).

Signed (Name, Property Owner) _____ Date 12-11-2019

TREE CONSERVATION CERTIFICATION

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF NATURAL RESOURCES FOREST CONSERVATION ACT, AND THE PRINCE GEORGE'S COUNTY WOODLAND PRESERVATION ORDINANCE. THE PREPARER IS A LICENSED PROFESSIONAL AND/OR A QUALIFIED PROFESSIONAL UNDER COMAR 08.19.06.01.

Ziyad Shalabi ZSD 12-11-2019
NAME SIGNATURE DATE

E.F. NAME:	REVISIONS	
DESIGNED: ZMS DATE: March 2019	DATE	BY
DRAWN: ZMS DATE: March 2019		
CHECKED: _____ DATE: _____		
APPROVED: _____ DATE: _____		

APPLIED CIVIL ENGINEERING INC.

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT
& PERMIT PROCESSING
870 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER

HYATTSVILLE COMMUNITY DEV CORP
4312 HAMILTON ST
Hyattsville, MD 20781
443-510-1274

CONSERVATION PLAN

4016 CRITTENDEN STREET
LOT "50"
HYATT'S ADDITION TO HYATTSVILLE
Hyattsville (16 th) Election District
Prince George's County, Maryland

Additional Back-up

For

**CP-19001 & DDS-666
Hyatt Addition, Lot 50**

Candace B. Hollingsworth
Mayor



Tracey E. Douglas
City Administrator

April 8, 2020

Honorable Elizabeth Hewlett
Chairman
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: 4016 Crittenden Street – Departure from Design Standards (DDS-666) Application

Dear Chairman Hewlett:

On Monday, April 6, 2020, the Hyattsville City Council reviewed the Departure from Design Standards (DDS-666) application for 4016 Crittenden Street, Hyattsville.

The Hyattsville City Council voted unanimously in opposition of the applicant's request. The City is of the opinion that the modifications requested are insufficient and do not adequately buffer the proposed high-impact project from the historic Wheelock House located at 4100 Crittenden Street, Hyattsville.

The requested setbacks/buffers are 75% - 80% less than what is required, and the requested plantings are 42% less than what is required by the Prince George's County Landscape Manual (*see below*).

	Required	Requested	Difference (Required vs. Requested)	
			As a number	As a percentage
<i>Building Setback</i>	50'	12.5'	37.5'	75%
<i>Landscaped Buffer</i>	40'	8' - 10'	30' - 42'	75% - 80%
<i># of Plantings</i>	208	120	88	42%

We thank the Planning Board in advance for your consideration of these comments and look forward to your decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Candace B. Hollingsworth". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Candace B. Hollingsworth
Mayor

cc: City Council
Thomas Sievers, Planner Coordinator
Norman Rivera, Law Offices of Norman D. Rivera, Esq. LLC