



**BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

Location: This property is located in the 4th Councilmanic District, at 17815 Central Avenue, Upper Marlboro, Maryland 20772.

This Resolution authorizes the Department of Environmental Resources to issue building permits, provided certain conditions are met, and determines that the private right-of-way designated is adequate for the proposed single-family dwelling units. The subject property is zoned O-S and does not have frontage on a public right-of-way but has access to Central Avenue, a public road, by an unnamed 25 foot wide private right-of-way.

The M-NCPPC and the Department of Public Works and Transportation staff have determined the proposed use described in the application meets the applicable requirements of the Prince George's County Code.