



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# Chesapeake Bay Critical Area Conservation Plan

**CP-89039-09**

Application	General Data	
<b>Project Name:</b> Tantallon on the Potomac, Lot 14E  <b>Location:</b> On the eastern side of Firth of Tae Drive, approximately 900 feet southeast of its intersection with Swan Creek Road.  <b>Applicant/Address:</b> Ollie and Carver Poindexter 704 Moyer Court Fort Washington, MD 20744	Planning Board Hearing Date:	06/03/10
	Memorandum Date:	05/24/10
	Date Accepted:	N/A
	Planning Board Action Limit:	N/A
	Plan Acreage:	1.0064
	Zone:	R-R/L-D-O
	Dwelling Units:	1
	Gross Floor Area:	3,430 sq. ft.
	Planning Area:	80
	Tier:	Developing
	Council District:	08
	Election District:	05
	Municipality:	N/A
200-Scale Base Map:	216SW01	

Purpose of Application	Notice Dates	
Request for waiver of application fee.	Informational Mailing:	N/A
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Jill Kosack	
APPROVAL OF PARTIAL WAIVER	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
<b>X</b>			

May 24, 2010

**MEMORANDUM**

**TO:** Prince George's County Planning Board

**VIA:** Steve Adams, Urban Design Supervisor

**FROM:** Jill Kosack, Senior Planner

**SUBJECT:** Chesapeake Bay Critical Area Conservation Plan CP-89039-09—Fee Waiver  
Tantallon on the Potomac, Lot 14E

In a letter dated April 1, 2010, the applicant, Ollie and Carver Poindexter, requested that the \$500 application fee for the minor revision to Chesapeake Bay Critical Area Conservation Plan CP-89039-09 be waived. The applicant's justification for the requested waiver is that the application is limited to a minor plan revision to add a low retaining wall and realign the driveway apron. They mention that, due to current economic conditions, other owners within the five-lot subdivision have backed out of the development, and extra expense to develop the area has been placed on the applicant. Additionally, the applicant notes that no additional disturbance or change to the tree plan is proposed. Staff received a memorandum from the Department of Public Works and Transportation (DPW&T) dated May 3, 2010 stating that the "proposed retaining wall is necessary to meet site grading requirements."

Staff recognizes the small scope of the project and that the cost for this revision would fall upon the homeowner. Per PGCPB Resolution No. 10-36, the Planning Board may waive a fee if "payment of the full fee will be an undue hardship on the applicant." The revision to add the wall will require scheduling with the Subdivision and Development Review Committee, Prince George's County Planning Department, to allow other agencies to comment on whether or not this case may proceed as a minor revision. If it proceeds as a minor revision as expected, no formal staff report will be written and the amount of staff time and effort devoted to the case will be dramatically reduced. Therefore, staff recommends that the fee be reduced by 50 percent, rather than waived in its entirety. However, staff recommends that the full fee be required to be paid if this application is elevated to a major revision requiring a staff report and Planning Board hearing.

**Recommendation**

The Urban Design staff recommends a reduction of 50 percent of the base fee for minor revision CP-89039-09, and that the application fee be set at a total of \$250.00. In the event that CP-89039-09 is elevated to a major revision level, staff recommends that the application fee reduction be removed and that the full application fee of \$500.00 be paid.