



Prince George's County Planning Department
Development Review Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3195

August 15, 2018

Ms. Hanadi Chalabi
17101 Queen Anne Bridge Road
Bowie, MD 20716

**RE: 1012 & 1014 Elfin Avenue
Capitol Heights, MD 20743
Tax IDs: 3834140 & 3834157
(Lots 97 & 98)**

Dear Ms. Chalabi:

This is in response to your letter received August 14, 2018, requesting whether the above-referenced lots meet the minimum requirements of the zone to construct one (1) single-family dwelling. The subject properties are zoned R-55 (One-Family Detached Residential). In accordance with Section 27-442(b) of the Prince George's County Zoning Ordinance (Ordinance), the minimum net lot area required to construct a single-family dwelling in the R-55 Zone is 6,500 square feet. However, lots shown on a plat recorded prior to November 29, 1949, may be reduced to 5,000 square feet.

Research of our records indicate the lots are 5,000 square feet each and were recorded in accordance with Section 24-108(a)(3) of the Prince George's County Subdivision Regulations in September 2006 by Lot Line Adjustment Plat #217/24 for Greater Capitol Heights. Therefore, it is the opinion of this office that each lot can be improved with one (1) single-family dwelling. Issues such as easements, environmental features, road takings and the like have not been addressed in this letter and may impact whether the site can be developed and must be addressed through a feasibility study by an engineer prior to development. A residential regulations guidelines chart is enclosed to assist you in exploring the most feasible alternatives relative to the size and location of a proposed dwelling on the subject property based on the property's zoning. You may access the full text of the Ordinance (Subtitle 27) online at: https://www.municode.com/library/md/prince_george's_county/codes/code_of_ordinances.

This letter constitutes only an informal, non-binding statement of the requirements of the Ordinance, applicable regulations and available records. This letter has been rendered without review of a formal application and is therefore, limited to the accuracy of the information you provided in your letter.

If you have questions, please do not hesitate to contact me at 301-952-3195.

Sincerely,

Amber Krivitsky
Planning Information Service

Enclosure