

Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) Rezoning Request Form

Property Owner Information

Property Owner(s)* *Spiritual Assembly of the Bahai's of Prince George's County North* Mailing Address Including City, State, and ZIP Code* *P.O. Box 7365 Langley Park, MD 20787*

Email Address* *skipdoll@gmail.com* Telephone* *301-210-3731*

Is the property owner(s) an individual or a business entity? *Business Entity (non-profit)*

Property Owner's Agent *John Scott Cleveland* Agent's Mailing Address Including City, State, and ZIP Code *7701 Alloway Ln Beltsville, MD 20705*

Email Address *skipdoll@gmail.com* Telephone *301-210-3731*

Property Information

Property Address or location* *Jericho Park Rd.* Tax Account Number(s)* *1648120*

Legal Description (Subdivision/Plat)* *Amberger's subdivision* Tax Map/Grid* *E 2*

Councilmanic District *4* Lot/Block/Parcel* *Lot 1 Block A*

Other Pertinent Information *The owner of this parcel is the administrative body of a small religious community with membership of approx. 30-30 individuals. The parcel was bequeathed to the community, unsolicited by a deceased member.*

Property Zoning Information

Current Zone* *per the existing zoning Map* *Per existing zoning map* Zone Requested* *Chesapeake Bay Critical Area Overlay (CBCAO) Resource Conservation Area (RCA)*

Current Uses* *None.*
There is no permissible habitation allowed on this small, often flooded property.

*Required

Provide a statement describing how the proposed zoning change complies with the Plan Prince George's 2035 Approved General Plan (Plan 2035) and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (provide here or via separate attachment to this form)*:

Statement of compliance

Proposal for re-classification of this property to the Prince George's County/State of Maryland-approved category "Chesapeake Bay Critical Area Overlay (CBCAO)/ Resource Conservation Area (RCA) is as follows:

1 Whereas the property is not habitable, as evidenced by:

- 1a) Flood maps/data (Documents 1, 2, 3, 4, 5)
- 1b) Failure in the ability to pass the PERC test in nearly all locations on the property (Document 6)
- 1c) Inability to support a septic system (Document 6)
- 1d) Recognized negligible commercial value, if any at all (Documents 1,2,3,4,5,6,7,8,14)

2 and whereas the property is the location of a waterway through which, all the nearby watershed drainage must pass to reach the Patuxent River and Chesapeake Bay, as evidenced in the following illustrations:

- 2a) Nearby rural/suburban watershed maps (Documents 9,10,11)
- 2b) Larger Patuxent watershed system maps (Document 12)

3 and whereas the above mentioned watershed is small but strategic due to:

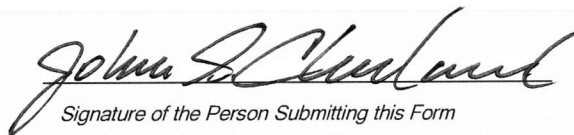
- 3a) It's ability to identify rural/suburban pollution entering the Chesapeake Bay System at the source (Documents 9,10,11,12,13)
- 3b) It's ability to reduce conservation costs by identification, before mixing into larger water bodies (Documents 9,10,11,12,13)
- 3c) It's ability to serve as a filtration point, as mentioned in the CBCAO/RCA website (Documents 9,10,11,12,13)

4 and whereas this request for input from property owners is an opportunity to strengthen the Chesapeake Bay water quality, while simultaneously resolving the issue of a mis-categorized property that has no legal chance of becoming residential

- 4a) Failed PERC testing attempts demonstrated (Document 6)
- 4b) Land size and conditions do not support legal habitation PERC results and PG County website (Documents 2,3,4,6,14)

It is hereby proposed that this property be moved into the Prince George's County/State of Maryland-approved category "Chesapeake Bay Critical Area Overlay (CBCAO)/ Resource Conservation Area (RCA), with full control and management authority surrendered to the appropriate civil environmental oversight agency, to be utilized as a means for improved environmental protection of the Chesapeake Bay watershed system.

Signature


Signature of the Person Submitting this Form

Name

John S. Cleveland
Name of the Person Submitting this Form
(print)

Date of Signature

08 / 05 / 22
MM DD YY

*Required

Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) Rezoning Request Form

Property Owner Information

Property Owner(s)* Spiritual Assembly of the Baha'is of Prince George's County/North	Mailing Address Including City, PO Box 7365 Langley Park, MD 20787
Email Address* Telephone* skipdoll@gmail.com 301-210-3731	
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Property Owner's Agent John Scott Cleveland	Agent's Mailing Address Including City, State, and ZIP Code 7701 Alloway Lane Beltsville, MD20705
Email Address Telephone skipdoll@gmail.com 301-210-3731	

Property Information

Property Address or location* Jericho Park Road	Tax Account Number(s)* 1648120
Legal Description (Subdivision/Plat)* Amberger's Subdivision	Tax Map/Grid* E 2
Councilmanic District 4	Lot/Block/Parcel Lot 1 Block A

Other Pertinent Information

The Owner of this parcel is the administrative body of a small religious community with membership of approximately 20-30 individuals. The parcel was bequeathed to the community, unsolicited, by a deceased member.

Property Zoning Information

Current Zone* Per existing zoning map	Map Zone Requested* Chesapeake Bay Critical Area Overlay (CBCAO) Resource Conservation Area (RCA)
Current Uses* None. There is no permissible habitation allowed on this small, often-flooded property.	

*Required

Provide a statement describing how the proposed zoning change complies with the [Plan Prince George's 2035 Approved General Plan \(Plan 2035\)](#) and the [2022 Approved Bowie-Mitchellville and Vicinity Master Plan](#) (provide here or via separate attachment to this form)*:

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Signature Name

Name of the Person Submitting this Form (print)

Date of Signature MM DD YY

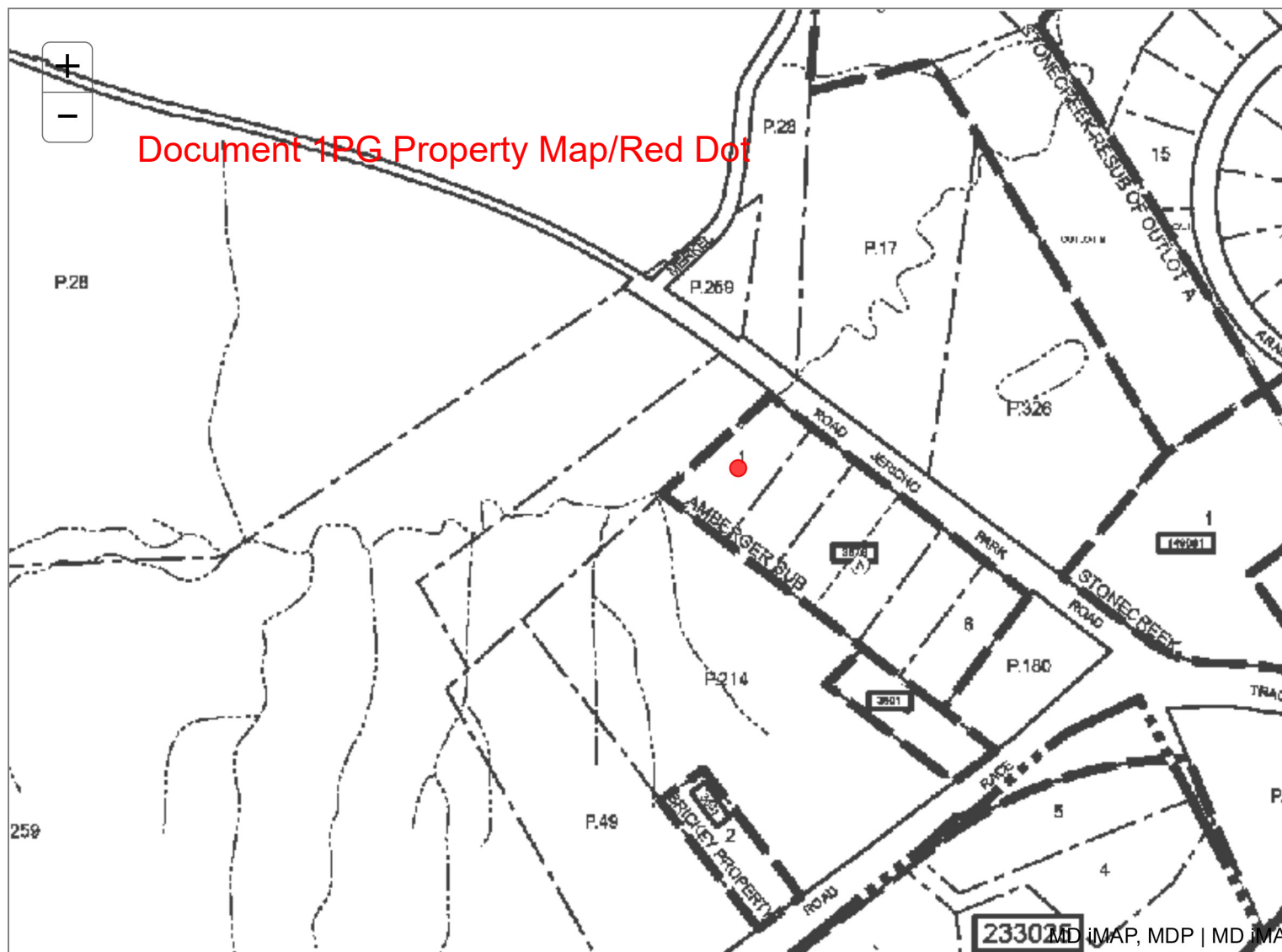
*Required This Form Is To Be Filed With:

STATE ETHICS COMMISSION CLERK OF THE COUNTY COUNCIL 45 CALVERT STREET, 3RDFLOOR WAYNE K. CURRY ADMIN. BUILDING ANNAPOLIS, MD 21401 2ND FLOOR 410-260-7770 LARGO, MARYLAND 20774 1-877-669-6085 301-952-3600

Prince George's County

New Search (<https://sdat.dat.maryland.gov/RealProperty>)District: **14** Account Number: **1648120**

Document 1 PG Property Map/Red Dot Locator



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

LOT STAKE OUT WITH POINTS ON LINE

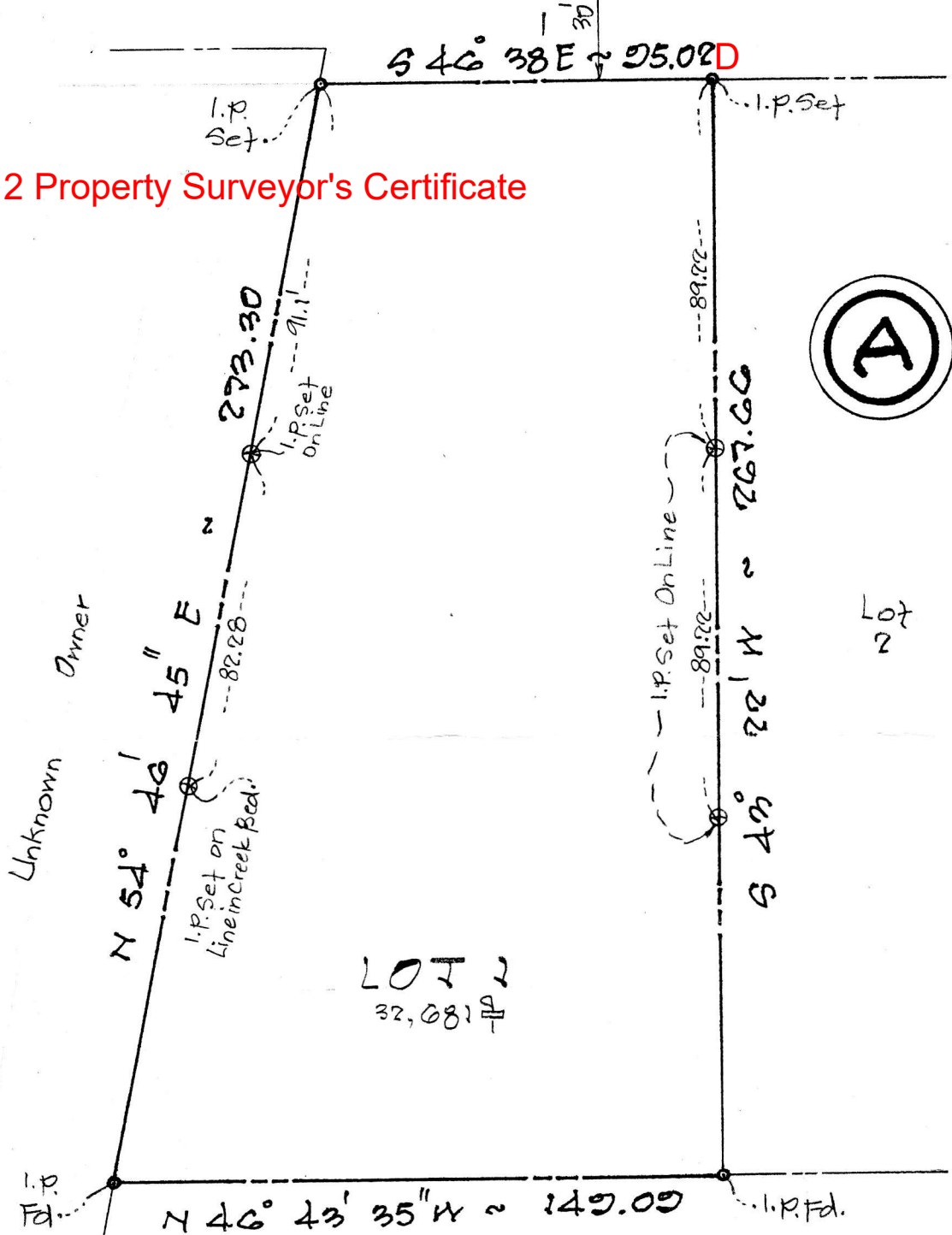
LOT 1, BLOCK "A" AMBERGER'S SUBDIVISION

PLAT BOOK WWW 36 @ PLAT NO. 39
14TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MD.

JERICO PARK [60W] ROAD

SCALE: 1" = 40'

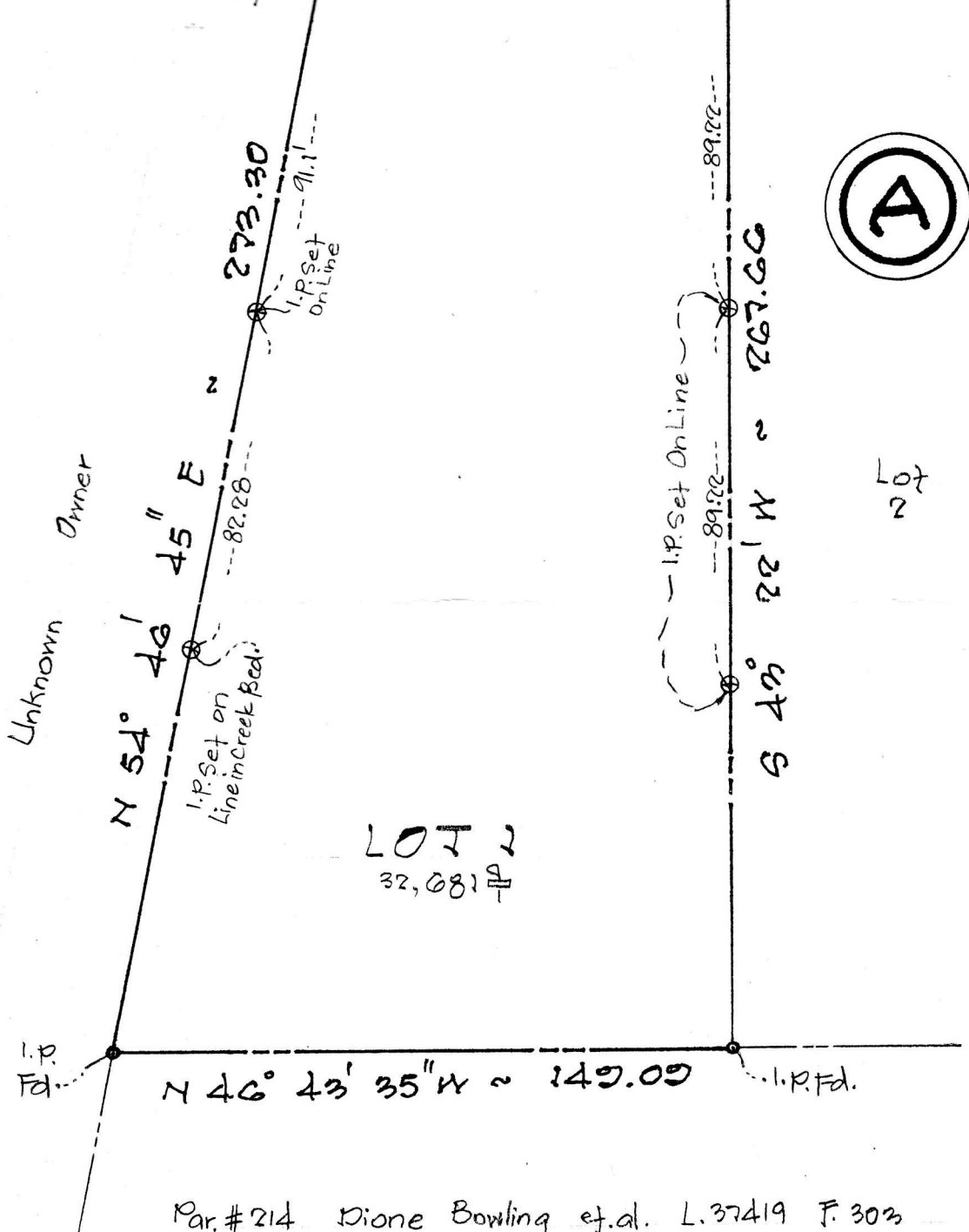
Document 2 Property Surveyor's Certificate



LOT 1
32,081 sq ft

Lot 2

Par. # 214 Dione Bowling et. al. L. 37419 F. 303



LOT 2
32,081 sq ft

Par. # 214 Dione Bowling et al. L. 37419 F. 303

SURVEYOR'S CERTIFICATES:

I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit - tape survey and that unless otherwise shown, there are no visible encroachments.

DATE:

I hereby certify that I have carefully surveyed the property as shown by this plat and iron pipe are in place as shown.

DATE: 16th September 2019 W.L.

NOTE: House location surveys do not include setting Iron Pipes on property corners.

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS
OF RECORD OR OTHERWISE.



W. L. MEEKINS, INC.

3101 RITCHIE ROAD
FORESTVILLE, MD 20747
TEL : 301-736-6387 / 7115
email : info@meekins.net
web : www.meekins.net

REGISTRATIONS
MD # 10833
DCLS # 900860



Document 3 Flood Photo 1

Document 4 Flood Photo 2



Document 4 Flood Photo 2

Document 5 "Flood Factor Website" Commercial Flood Risk Areas close-up

Bowie, Maryland | Flood Factor — Mozilla Firefox

File Edit View History Bookmarks Tools Help

The Washington P Latest News Inbox (4,601) - ski Google Calendar Photo - Google P culligan water - G Facebook Bowie, MD Real Es Bowie, Marylan

https://www.floodfactor.com/city/bowie-maryland/2408775_fsid#currer Search

Your Amazon.com Small Business Bankin... Washington Post: Bre... Google HuffPost - Breaking N... The Bahá'ís of the Unit... (1) Facebook Welcome to Carlin Spr... Other Bookmarks

FloodFactor Home About Methodology Environmental Changes Historic Solutions Help Center

Bowie Maryland

- Summary
- Current Protections
- Where to Start
- Flood Risk Explorer**
- Community Solutions
- Environmental Changes

Map

Help

55°F 10:22 AM 10/24/2021

Document 6 PERC Test Attempt/Failure Report



SOIL & STRUCTURE
CONSULTING, INC.
STRUCTURAL · GEOTECHNICAL · CIVIL

1889 PRESTON WHITE DRIVE
SUITE 104, RESTON, VA 20191

p 703.391.8911
f 703.995.4680
w www.SoilandStructure.com
e Info@SoilandStructure.com

July 6, 2020

John Cleveland
Spiritual Assembly of The Bahá'ís of
Prince George's County North

Re: Preliminary Soil Investigation
Tax Map 029 Grid E2 Lot 1 Block A
Bowie, MD 20715

Dear Mr. Cleveland:

As requested, Soil & Structure Consulting, Inc. (SSC) has conducted a preliminary inspection at the property referenced above. The purpose of this investigation is to assess the property for the potential of the installation of an on-site sewage disposal (septic) system.

On May 7, 2020, an SSC representative visited the site to assess landscape position and soil type. A records search on onsite soil mappings was also conducted.

The property is located on soils mapped as Zekiah & Issue Soils frequently flooded. These soils are considered poorly drained and flood frequently.

The site is vacant and has a creek that runs through the center of the property.

During our preliminary investigation, several hand auger borings were advanced to a depth of 6 feet at topographically appropriate positions in order to assess soils and estimate percolation rates. The results of the hand auger borings confirm the soil types listed on the maps. Soils texture range from silt loam to sandy loam. Mottles were observed throughout the soil profile in all borings and free water was encountered at a depth of 4 to 5 feet.

Based on the soils encountered, the available area for the installation of an on-site sewage disposal (septic) system, and anticipated test rates, SSC does not believe that there are appropriate conditions for the approval on an on-site sewage disposal system for the lot.

John Cleveland
Tax Map 029 Grid E2 Lot 1 Block A
July 6, 2020



Due to the nature of the site we had to assume the location of property boundaries in the field based on the plat provided. There is an assumed continuity between borings and anomalies can occur. Note that the soil potential for septic field installation provided is based upon our best professional interpretation of prevailing Health Department regulations and our experience with the interpretation. SSC recommends obtaining official health department approval. Should you have any questions please feel free to contact us at 202-498-5534.

Sincerely,
Soil & Structure Consulting, Inc.

A handwritten signature in blue ink, appearing to read "Ken Fraine", is written over the company name.

Kenneth G. Fraine, P.E.
Principal Geotechnical Department



Attachments: Flood Detail Plan
 Location Map

Lot 1
Block A

267.6

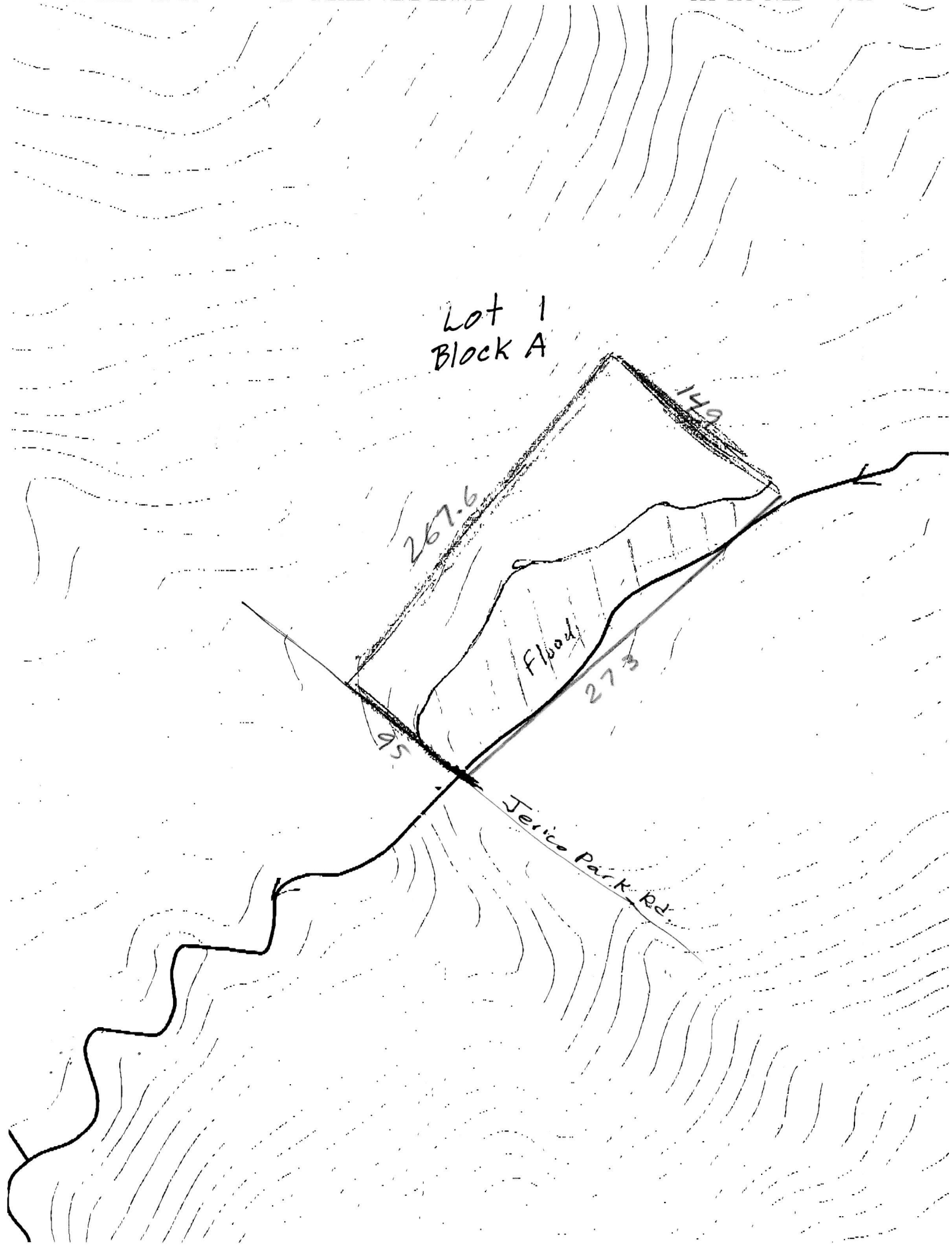
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Flood

273

95

Jerico Park Rd



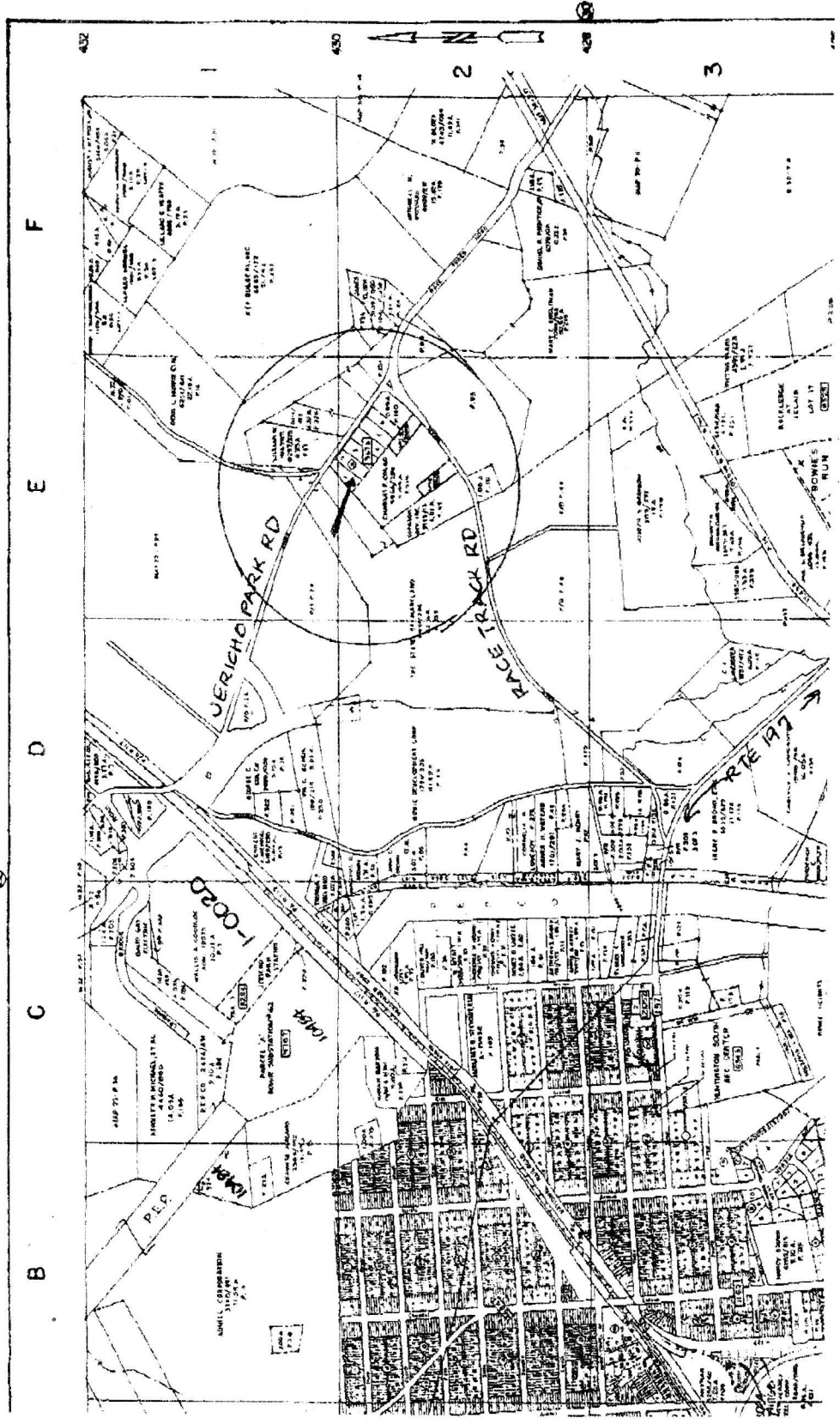
ATTN: Richard Chisholm
(See also PG Co Key Map Map 9 & 10)

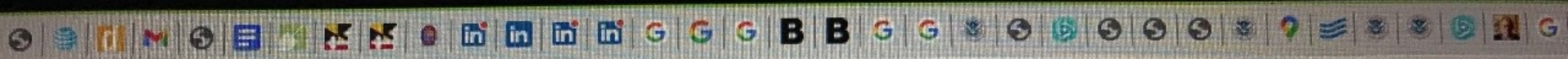
Page 6

H 9

14400

1988 Tax Map 29





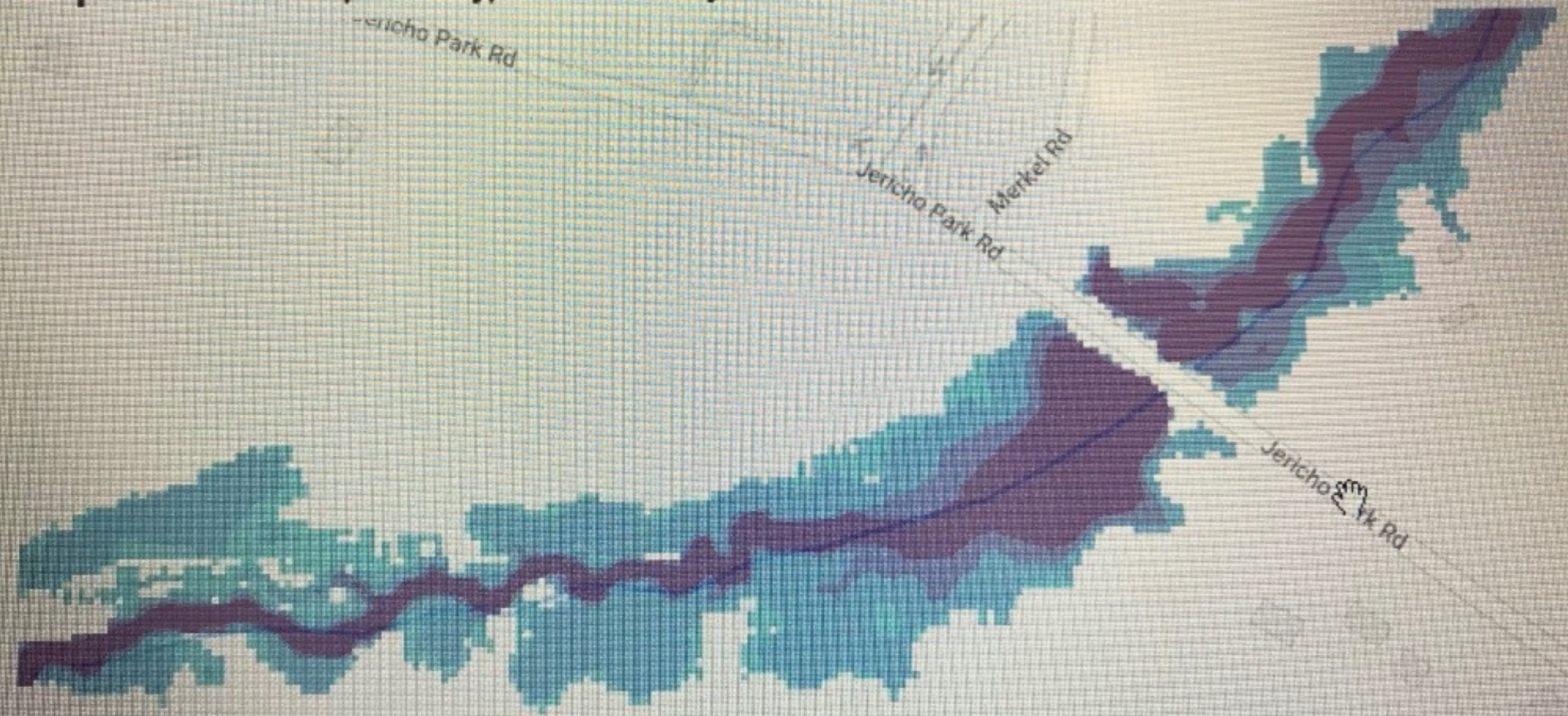
realtor.com/realestateandhomes-detail/2250-Hindle-Ln_Bowie_MD_20716_M65961-88459

Document 7 "Realtor.com" commercial flood risk website

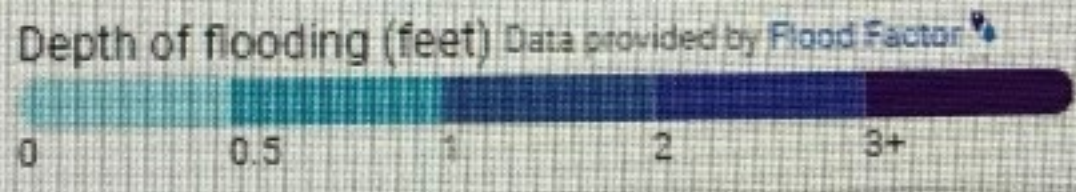
Gmail YouTube Maps

Contact Agent Save Share Hide

Explore Schools, Safety, and Lifestyle around Hindle Ln



- Satellite + -
- Schools
- Crime
- Noise
- Flood**
- Amenities
- Transit



Document 8 "Flood Factor" commercial flood risk website of property at Jericho Road

floodfactor.com/city/bowie-maryland/2408775_fsid#current_protections

Document 8 "Flood Factor" commercial flood risk website of property at Jericho Road

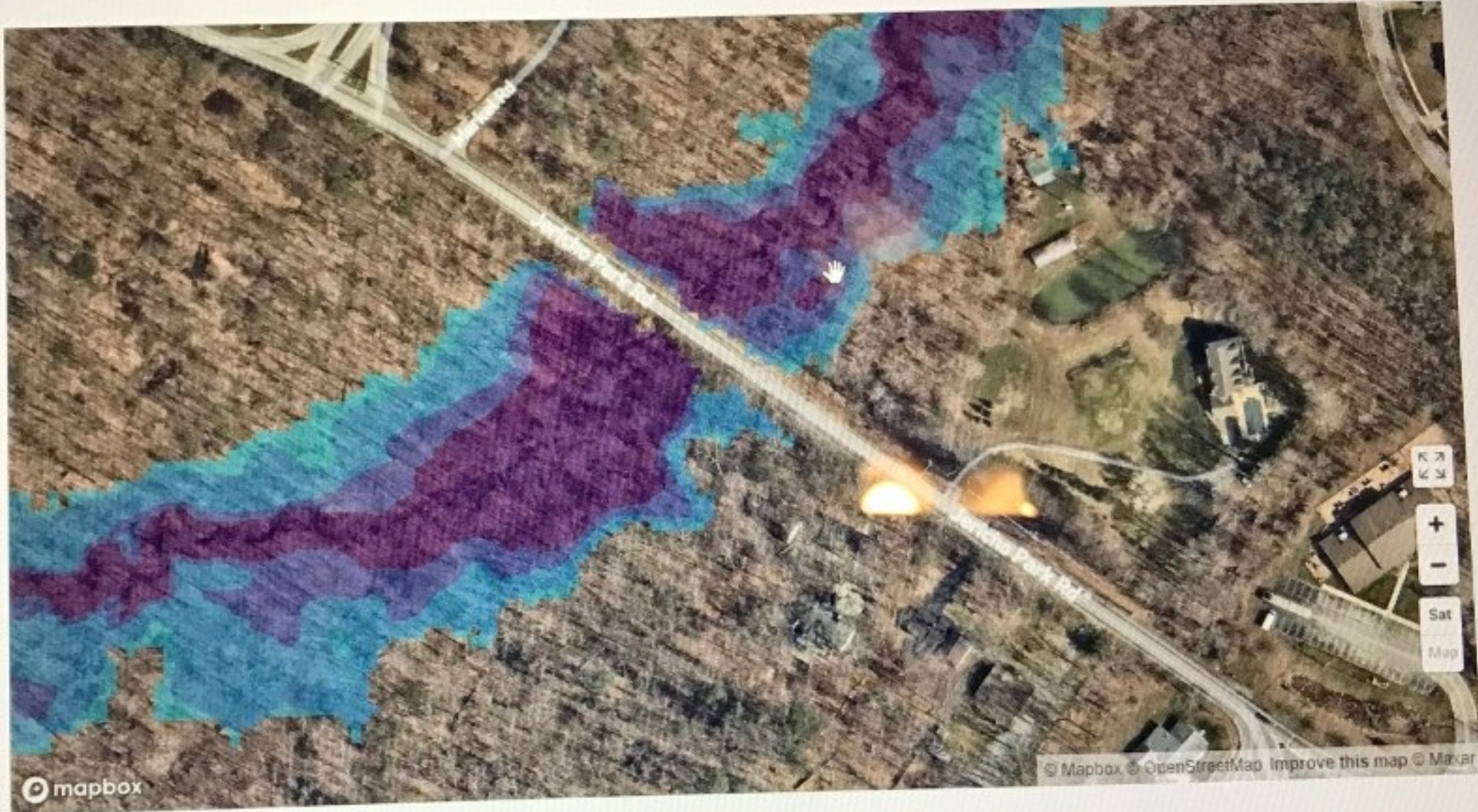
Home About Methodology Environmental Changes Historic Solutions Help Center

Bowie, Maryland

← More properties impacted

Bowie Maryland

- Summary
- Current Protections
- Where to Start
- Flood Risk Explorer
- Community Solutions
- Environmental Changes



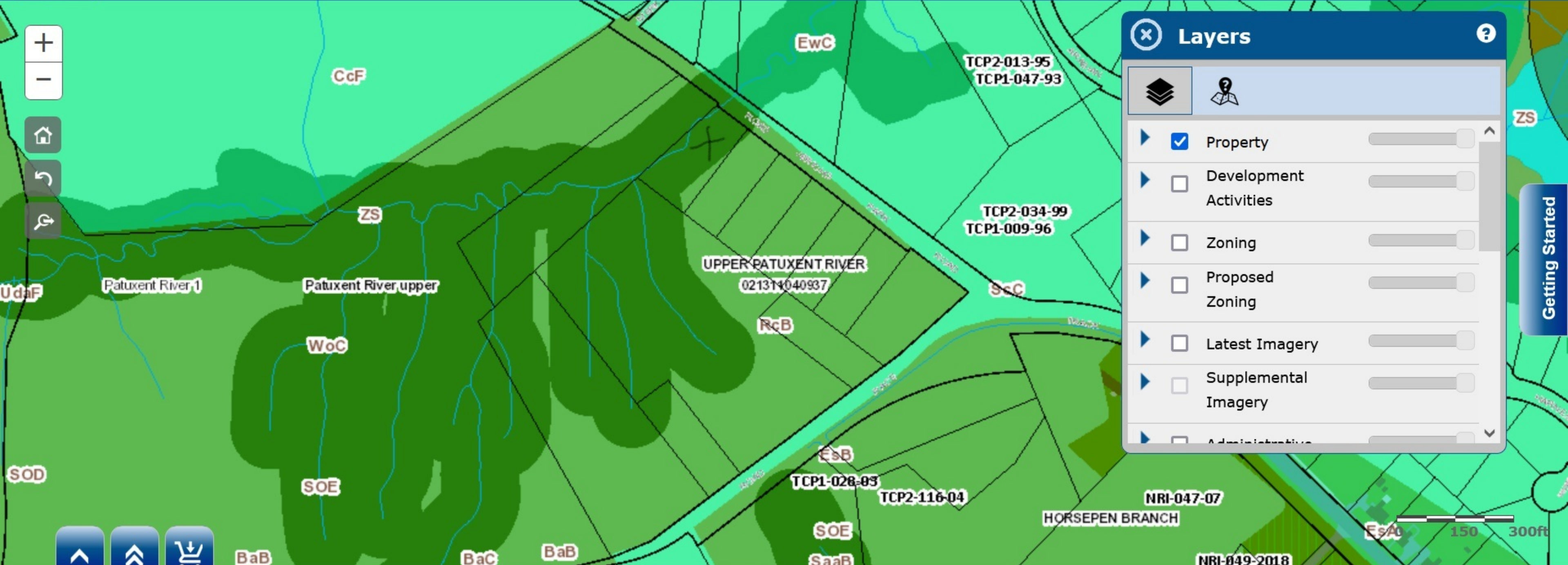
mapbox

Mapbox OpenStreetMap Improve this map Maxar

Note: 52 properties in this area are protected by adaptation. While the above projections take into account this protection, risks may substantially increase in the event of adaptation failure.

Help

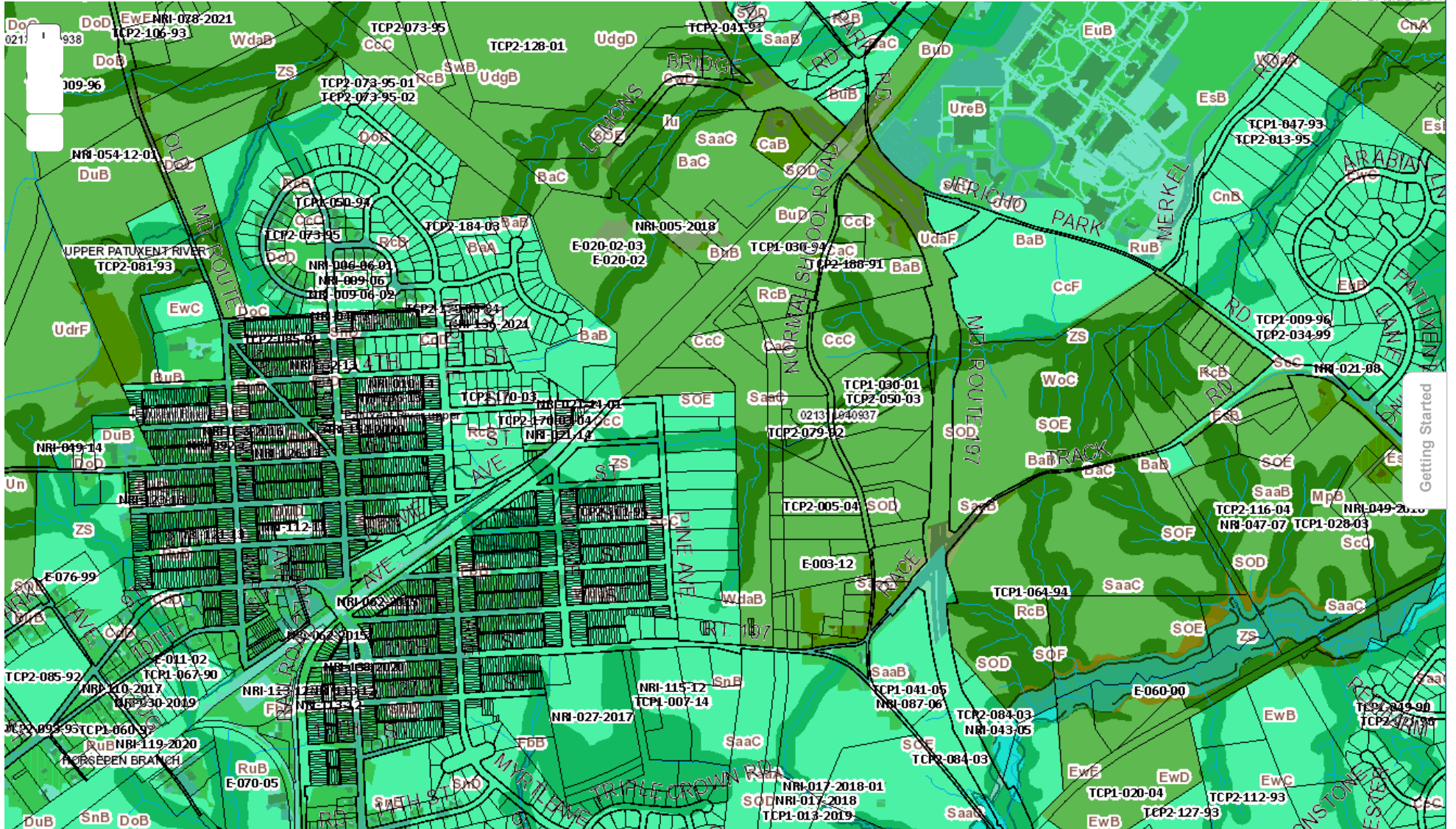
58°F 6:59 PM 10/23/2021



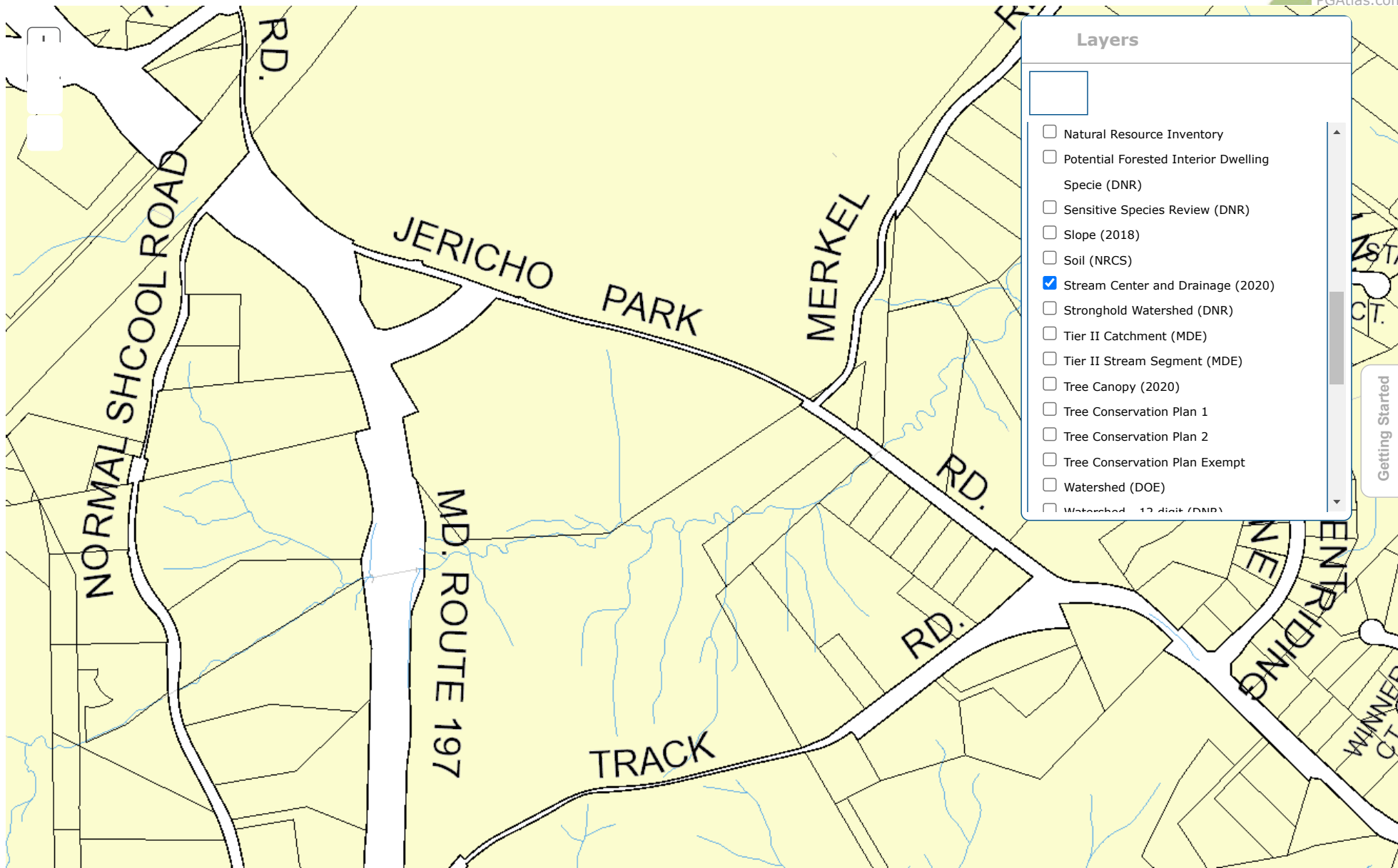
Layers

- Property
- Development Activities
- Zoning
- Proposed Zoning
- Latest Imagery
- Supplemental Imagery
- Administrative

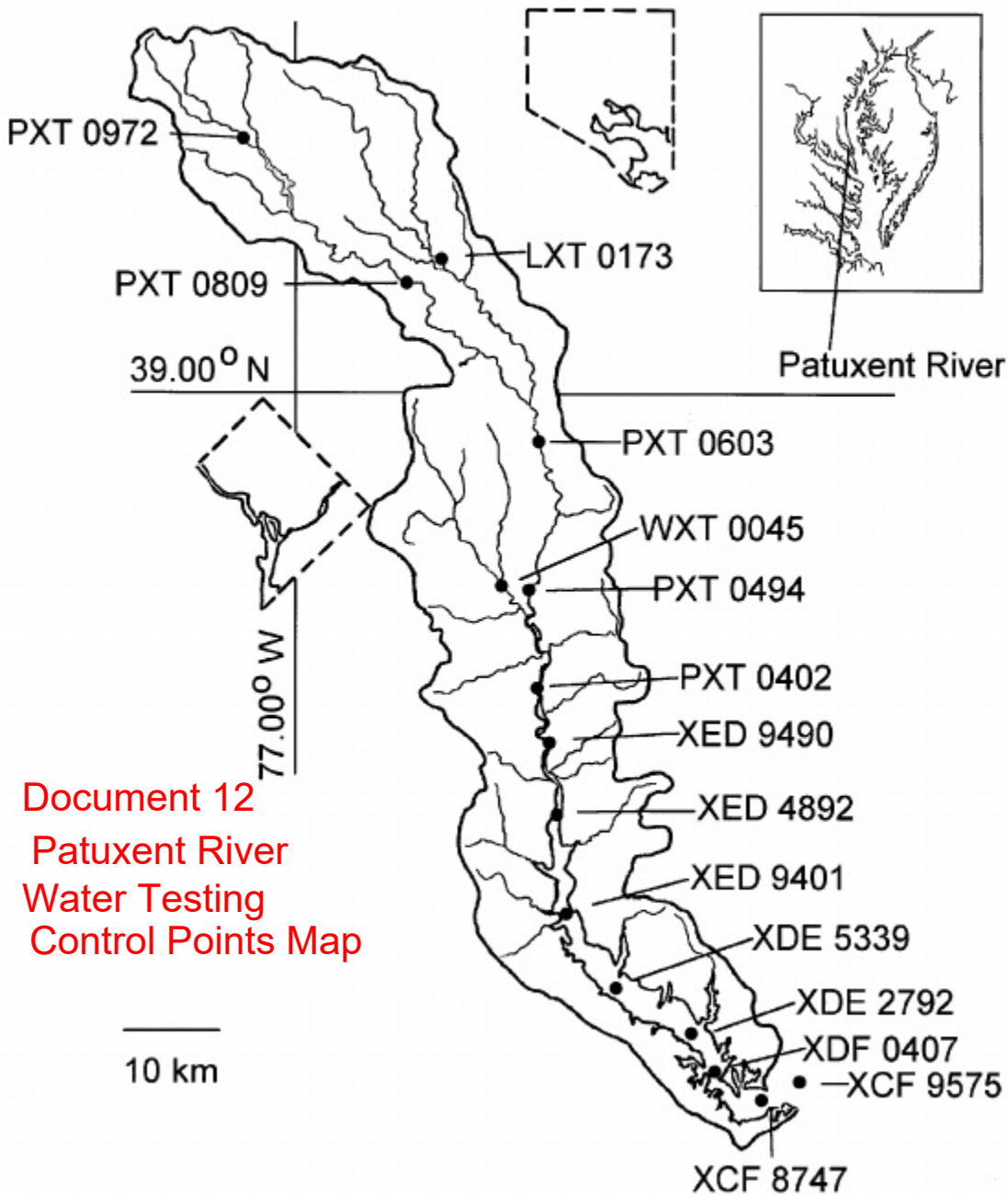
Document 10 P.G. Atlas extended watershed map



Document 11 P.G. Atlas stream center/drainage map



Chesapeake Bay



Document 12
Patuxent River
Water Testing
Control Points Map

Document 13 Resource Conservation Areas (RCAs) requirements and description

Resource Conservation Areas (RCAs)

RCAs make up approximately 80% of the Critical Area and are characterized by natural environments or areas where resource-uti utilization activities include agriculture, forestry, fisheries activities, and aquaculture, which are considered “protective” land uses. I time it was mapped, the area would have been developed at a residential density less than one dwelling unit per five acres or be d barren land, surface water, or open space.

Because RCAs make up most of the Critical Area and provide the greatest opportunity for meeting the goals of the Critical Area Pr restrictive. Within RCAs, new development is limited to residential uses and uses associated with resource utilization activities. In g uses are not permitted. Residential density is limited to one dwelling unit per 20 acres because studies have indicated that higher c compatible with maintaining habitat and protecting water quality. The regulations do not require 20-acre lots, and clustering of deva at the 1-per-20 density is intended to ensure that RCAs maintain a natural character, allowing the continuation of resource related areas of wildlife and plant habitat.

In order to conserve, protect, and enhance the ecological value of the land and water resources within the RCA and to protect biol performance standards for development. These performance standards address lot coverage, forest and developed woodland rete slopes, and stormwater management.

Lot coverage is defined as the percentage of a lot or parcel that is occupied by structures, parking areas, roads, walkways, pavers gravel, or any man-made material. (Decks through which water passes freely do not count towards lot coverage calculations.) Ger lot coverage is limited to 15% of the parcel or lot, or of the subdivision or development project as a whole. For lots under one-half e that were created prior to the effective date of the Critical Area regulations, lot coverage is limited to 25% of the parcel or lot. (The provisions that allow for additional lot coverage on small grandfathered lots subject to limits based on lot size and appropriate miti The local government can provide specific information regarding these allowances.)

Within the RCA, the retention and increase of forested areas is extremely important to the health of the Chesapeake Bay, Atlantic Bays, and all of their tributaries. Maintaining and increasing forest cover provides significant benefits including habitat enhanceme stormwater infiltration, shoreline stabilization, nutrient absorption, and water temperature mediation. The Critical Area regulations r that all development projects include the replacement of cleared forest cover in ratios ranging from 1:1 to 3:1, depending on the pe impossible to replace forest cover on the project site, local jurisdictions collect fees-in-lieu that are used to reforest other areas in t Critical Area. In areas of new development or redevelopment, where no forest coverage existed prior to development, for example 15% of the area must be planted with trees.

In order to protect water quality in RCAs by managing runoff and controlling erosion in RCAs, local Critical Area regulations prohib slopes exceed 15%. In addition, stormwater treatment is required for most development projects in the RCA. Treatment measures gardens, ponds, wetlands, and filtering devices.

The Critical Area Program also requires local governments to address agriculture, forestry, fisheries, and aquaculture uses throug Conservation and Water Quality Plans for farms, Timber Harvest and Forest Management Plans for forestry uses, and Water-Depo aquaculture.

VERSION: APR 6, 2022 (CURRENT)

ENVIRONMENTAL AND PARKS.

Sec. 24-129. - One hundred (100) year floodplain.

Document 14

P.G. County "Unsafe Land" description in legal code

Sec. 24-130. - Stream, wetland, and water quality protection and stormwater management.

Sec. 24-131. - Unsafe land.

Sec. 24-132. - Woodland and wildlife habitat conservation, tree preservation, clearing, and replacement.

Sec. 24-133. - Grading.

Sec. 24-131. - Unsafe land.

- (a) The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes. The Planning Board shall require that proposed subdivisions conform to the following:
 - (1) When the County Soils and Geological Map indicates that a portion of the land is unsafe, the Board may permit it to be platted as part of a lot in which there is sufficient land to erect a building within the building lines established by the zone in which the property is located, plus an additional twenty-five (25) foot setback between the structure and the unsafe area, which shall be indicated on the final plat with a building restriction line.
 - (2) If the unsafe land has, by subsequent change, become safe for building construction, upon appropriate findings by the Planning Board, the building restriction line may be removed by the recording of a new final plat approved by the Board.
 - (3) When the applicant proposes remedial actions to correct or alleviate unsafe soil conditions, the

Lester, Thomas

From: John Cleveland <skipdoll@gmail.com>
Sent: Saturday, August 6, 2022 10:45 AM
To: PPD-BVMP
Subject: Submission of Zoning Request
Attachments: Rezoning Request Form Jericho Park Rd PG Prop 1648120.pdf; Handwritten Rezoning Request Form.pdf; Statement of Compliance and Signature.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

To Whom it may concern,

Please find attached the "Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) Rezoning Request Form"

Our organization has included three documents due to the fact that the original PDF application did not provide the means to type the information directly into the PDF. Therefore we have included three attachments:

1. A handwritten sheet using your original Property Information page from the application.
2. A Statement of Compliance, signature, and date from the property agent.
3. A slightly reformatted version of your application with the same information contained in documents 1 & 2 above plus supporting documents referred to in the Statement of Compliance.

We have also dropped off a physical back-up copy of the completed application in the drop-box located at:

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

If you have any questions please do not hesitate to contact me.

Sincerely,

John Cleveland
Property agent

--

John Scott Cleveland
Treasurer
Spiritual Assembly of
The Bahá'ís of
Prince George's County North

7701 Alloway Lane
Beltsville, MD 20705

home: 301-210-3731
Cell: 301-512-0861