



**MAYOR AND CITY COUNCIL OF LAUREL  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

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**TECHNICAL STAFF REPORT**

**DATE:** April 17, 2023

**AGENDA ITEM NO. 3**

**TO:** City of Laurel Planning Commission  
**FROM:** Joshua Mitchum, Planner II  
**CASE:** Final Record Plat Application No. 938

**GENERAL INFORMATION**

**APPLICANT:** SOLH LLC c/o Hamideh Keyhani  
417 Main Street  
Laurel, MD 20707

**OWNER(s):** Same as Applicant (417 Main Street)  
Tilford A. Jones LLC (10 Riverview Court)

**LOCATION(s):** 417 Main Street & 10 Riverview Court  
Laurel, MD 20707 Laurel, MD 20707

**ZONE:** C-V, Commercial Village

**REQUESTED ACTION:** Final Record Plat of Subdivision Approval

**PREVIOUS ACTION:** Amended Site and Landscape Plan Resolution No. 20-11-PC for the installation of a six (6) foot wooden fence in the left and right side yards and the rear yard of the property (Passed July 14, 2020).

**BACKGROUND INFORMATION**

The Applicant, SOLH LLC c/o Hamideh Keyhani, is seeking approval for a final record plat of subdivision to make a minor adjustment in the boundaries of Lot 1 (10 Riverview Court) and Lot 2 (417 Main Street).

Below is a picture of the subject property. The land between the red arrows represents the land that will be transferred to Lot 1.



**ANALYSIS**

The Applicant is proposing to make a minor adjustment in the boundaries of Lot 1 (10 Riverview Court) and Lot 2 (417 Main Street). Per *ULDC Sec. 20-30.6. - Small subdivisions*, the owners of 417 Main Street and 10 Riverview Court (Riverview Apartments) desire to sell or exchange parcels of land between themselves for the purpose of making minor adjustments in the boundaries. The proposal will add approximately 7,929 square feet of area to 10 Riverview Court, taken from 417 Main Street. Furthermore, the lot’s existing parking will not be reduced as a result of the proposed subdivision.

The current lot conditions for 417 Main Street are shown in the table below:

<b>Lot Area</b>	17,290 sq. ft.
<b>Net Lot Coverage</b>	14% (Maximum 40%)
<b>Greenspace Area</b>	86% (Minimum 10%)
<b>Front Yard Setback</b>	26 ft. (Minimum 10 ft.)
<b>Left Side Yard Setback</b>	17 ft. (Minimum 5 ft.)
<b>Right Side Yard Setback</b>	11 ft. (Minimum 5 ft.)
<b>Rear Yard Setback</b>	125 ft. (Minimum 5 ft.)
<b>Primary Structure Height</b>	2 stories (Maximum 35 ft.)

The new lot conditions for 417 Main Street created by the proposed subdivision are shown in the table below:

<b>Lot Area</b>	9,415 sq. ft.
<b>Net Lot Coverage</b>	27% (Maximum 40%)
<b>Greenspace Area</b>	73% (Minimum 10%)
<b>Front Yard Setback</b>	26 ft. (Minimum 10 ft.) (unchanged)
<b>Left Side Yard Setback</b>	17 ft. (Minimum 5 ft.) (unchanged)
<b>Right Side Yard Setback</b>	11 ft. (Minimum 5 ft.) (unchanged)
<b>Rear Yard Setback</b>	125 ft. (Minimum 5 ft.) (unchanged)
<b>Primary Structure Height</b>	2 stories (Maximum 35 ft.) (unchanged)

The lot conditions in the table above meet the yard standards required for the C-V zone, as stated in *ULDC Sec. 20-7.11. - Schedule of area, yard, and height regulations for commercial uses.*, as well as the provisions stated in *ULDC Sec. 20-30.6 – Small subdivisions.*

**COMMENTS FROM THE DEPARTMENT OF PUBLIC WORKS (Dated April 19, 2023)**

*It's noted that no new construction is proposed at this time that would affect the driveway apron on to Main Street by this Lot-Line Adjustment. Therefore, provided there is no new construction proposed, nor any changes to the current apron on Main Street... the Lot-Line Adjustment is satisfactory with the Department of Public Works.*

**EXCERPT FROM UNIFIED LAND DEVELOPMENT CODE**

**Sec. 20-30.6.- Small subdivisions**

*When the owners of two (2) adjoining properties desire to sell or exchange parcels of land between themselves for the purpose of making minor adjustments in boundaries, they may file with the Commission a preapplication and a final subdivision plat, only provided that:*

- (a) The change of boundaries does not create record lots which violate any provisions of the Zoning Regulations or Subdivision Regulations of the City.*
- (b) No additional undeveloped or unimproved lots are thereby created.*
- (c) The subdivider shall provide the Planning Commission with satisfactory evidence of compliance with Subsections (a) and (b) above.*

**RECOMMENDATION**

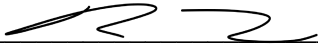
Staff recommends that the City of Laurel Planning Commission **APPROVE** Final Record Plat Application No. 938 with the following conditions:

1. The Applicant shall have the Record Plat recorded among Prince George's County Land Records within 180 days of approval.
2. The Applicant shall submit the recorded plat to the City of Laurel Department of Economic and Community Development and the City of Laurel Department of Public Works
3. The Applicant shall comply with all applicable local, state, and federal laws and regulations in the development and use of the Property.

**ATTACHMENTS:**

1. Revised Record Plat
2. Final Record Plat Application

**REVIEWED:**



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Robert Love, Director