

Case No. DPLS-425
Sheriff Road Seventh Day Adventist

Applicant: The Seventh Day Adventist Church of
Sheriff Road

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DEPARTURE FROM PARKING AND LOADING
STANDARDS, SUBJECT TO CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that Application No. 425 for a Departure from Parking and Loading Standards (DPLS-425) for ten of the required ten off-street parking spaces, is hereby APPROVED.¹

As the basis for this final decision the District Council hereby adopt the findings and conclusions set forth by the Planning Board in PGCPB No. 17-24.

Final Approval of DPLS-425 is subject to the following condition:

1. Prior to approval of the special exception site plan, the following revisions shall be made:
 - a. Provide the lot coverage percentage to determine conformance with allowable requirements in the One-Family Detached Residential (R-55) Zone.
 - b. Revise the landscape plan to demonstrate conformance to the requirements of Section 4.2 of the 2010 *Prince George's Landscape Manual* along Eastern Avenue.
 - c. Revise the landscape plan to demonstrate conformance to the requirements of Section 4.9 of the 2010 *Prince George's Landscape Manual* (Landscape Manual) per the sample schedule shown on page 100 of the Landscape Manual.

¹ DPLS-425 is a companion application to Special Exception and Variance Application No. 4750 (SE/VSE 4750) to operate a 40-seat church within the existing structure originally constructed as a single-family dwelling and variances from the 25-foot setback requirement of Section 27-341.02(a)(1) and the 25-foot front and side yard setback requirements of Section 27-442(e) along Eastern Avenue and 59th Avenue, Fairmount Heights, Prince George's County.

- d. Include a note on the site plan citing to the hours of service on Thursday and Saturday.
- e. Include a note on the site plan stating that seating capacity is limited to 40 seats, any increase in capacity will require a site plan revision for transportation review.
- f. Include a note on the site plan citing the variance to Section(s) 27-341.02 and 27-442(e) of the Prince George's County Zoning Ordinance.
- g. Provide a note on the site plan indicating that the proposed six-foot-high solid fence will be in compliance with Section 27-420(g) of the Prince George's County Zoning Ordinance.

Ordered this 12th day of February, 2018, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Toles.

Vote: 8-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Dannielle M. Glaros, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council