

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 22, 2000, regarding Detailed Site Plan CDP-8501/H12 for Enfield Chase (Lot 8, Block E), the Planning Board finds:

1. The Homeowner's Minor Amendment, CDP-8501/H12 applies to 3803 Ernst Drive, a single-family house in Enfield Chase. The applicant is proposing a deck in the rear yard which will extend beyond the building restriction line. The proposed deck will be 14 feet long and 10 feet wide. A 2'6"-high railing with pickets is proposed for the deck.
2. Comprehensive Design Plan CDP-8501 established a minimum building restriction line of 20 feet for rear yards in the Enfield Chase development. The existing two-story single-family residence on this property is set back approximately 22 feet from the rear property line. The proposed deck will be set back approximately 12 feet from the rear property line and will encroach eight feet into the rear building restriction line.
3. Section 27-524 (b), Amendments, of the Zoning Ordinance establishes the following parameters for the review of minor amendments to Comprehensive Design Plans:

*A minor amendment to a Comprehensive Design Plan for the purpose of making home improvements that are not in conformance with the approved plan may be requested by a homeowner (or authorized representative) and shall be approved by the Planning Board, in accordance with the following procedures:*

*(3) (C) Findings. The Planning Board may grant the minor amendment if it finds that the requested modifications will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.*

4. There is an existing five-foot-wide surface drainage easement along the rear property line. The proposed deck will be set back at least five feet from this easement and will be screened from the adjacent properties by fences along the rear and side property lines. It will also not be visible from the street. Since the proposed deck will have minimal visual impacts on the adjacent properties, it will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan. The proposed deck will also be consistent with the approved Specific Design Plan SDP-8419.
5. The City of Bowie (Stevens to Srinivas, telephone conversation, June 9, 2000) has stated that the City has no concerns regarding the proposed deck. The City has indicated that a referral will be sent but has not been received at this time.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan CDP-8501/H12, subject to the following condition:

1. Prior to issuance of building permits, the applicant shall submit a site plan showing the dimensions of the lot, the dimensions of the proposed deck and the setbacks for the deck and the existing single-family residence from the property lines and existing easements.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner McNeill, seconded by Commissioner Boone, with Commissioners McNeill, Boone, Brown and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, June 22, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 22nd day of June 2000.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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