

PGCPB No. 2025-087

File No. DDS-24003

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Departure from Design Standards Application No. DDS-24003, The Herman Apartments, requesting a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet, pursuant to Section 27-239.01 of the prior Prince George's County Zoning Ordinance, in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Residential, Single-Family-65 (RSF-65) and Residential, Single-Family-Attached (RSF-A) Zones; and

WHEREAS, pursuant to Section 27-1704(a) of the Zoning Ordinance, development approvals approved under the prior Zoning Ordinance prior to April 1, 2022 remain valid for the period of time specified in the prior Zoning Ordinance; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, unless the period of time under which the development approval remains valid expires, the project may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance; and

WHEREAS, the subject property received prior development approvals, including Preliminary Plan of Subdivision (PPS) 4-22012 (PGCPB Resolution No. 2024-005), which was reviewed and approved under the Subdivision Regulations effective prior to April 1, 2022 (prior Subdivision Regulations) and, therefore, remains valid until January 18, 2026; and

WHEREAS, pursuant to Section 24-1704(b) of the Subdivision Regulations, until and unless PPS 4-22012 expires, the project may proceed to the next steps in the approval process (including any zoning steps that may be necessary) and continue to be reviewed and decided under the prior Subdivision Regulations and prior Zoning Ordinance; and

WHEREAS, the applicant, Community Housing Initiative Inc. has elected to have this application for a Departure from Design Standards (DDS-24003) reviewed under the requirements of the prior Zoning Ordinance; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application in conjunction with an application for Detailed Site Plan (DSP-22017) approval under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on September 18, 2025, the Prince George's County Planning Board finds:

1. **Request:** This departure from design standards (DDS) application is for approval of a departure from Section 27-558(a) of the prior Prince George’s County Zoning Ordinance, for a reduction in the size of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet.

In conjunction with this DDS, the Prince George’s County Planning Board approved a Detailed Site Plan, DSP-22017 (PGCPB Resolution No. 2025-086), for development of 145 multifamily dwelling units, with associated infrastructure and amenities.

2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone	RSF-65/RSF-A	R-55/R-35*
Use(s)	Vacant	Multifamily Residential
Gross Acreage	9.51	9.51
Floodplain Acreage	5.36	5.36
Net Tract Acreage	4.15	4.15
Parcels	1	2
Dwelling Units	0	145
One-Bedroom	0	63
Two-Bedroom	0	77
Three-Bedroom	0	5

Note: *No development is occurring on the portion of the subject property within the One-Family Semidetached, and Two-Family Detached, Residential (R-35) Zone.

Parking and Loading Data (Per Section 27-568(a) of the prior Zoning Ordinance)

REQUIREMENTS (If wholly within a one-mile radius of a metro station)	REQUIRED	EVALUATED
Multifamily, dwelling 1.33 spaces per each dwelling +0.33 space per bedroom in excess of one per unit		
63 one-bedroom units	84	-
77 two-bedroom units	128	-
5 three-bedroom units	10	-
Total Parking Spaces	222	223
On-site standard spaces (9.0 feet x 18 feet)*	-	134
On-site compact spaces (8.0 feet x 16.5 feet)**	Up to 74	74
Handicap-accessible (8.0 feet x 18.0 feet)* and **	At least 7	10
Electric vehicle spaces (9.0 feet x 18 feet)*	-	5

Notes: *DDS-24003 is approved for a reduction of the required parking space size (9.5 feet by 19 feet) to 9 feet by 18 feet.

**Of which up to 74 parking spaces (one third of the requirement) may be compact, in accordance with Section 27-559(a) of the prior Zoning Ordinance. In addition, of which at least seven parking spaces shall be handicap-accessible and at least two handicap-accessible spaces shall be handicap-van accessible, in accordance with Section 27-566(b) of the prior Zoning Ordinance.

3. **Location:** The subject property is located on the north side of Ager Road, approximately 1,500 feet southeast of its intersection with MD 410 (East West Highway), in Planning Area 65 and Council District 2.
4. **Surrounding Uses:** The subject property is bound to the southeast by the wooded area of Heurich Park in the Reserved Open Space (ROS) Zone, formerly the Reserved Open Space (R-O-S) Zone, and the Rosa L. Parks Elementary School in the Residential, Single-Family-65 (RSF-65) Zone, formerly the One-Family Detached Residential (R-55) Zone; to the southwest by Ager Road and single-family detached dwellings beyond in the RSF-65 (formerly R-55) Zone; to the northwest by Ager Road Methodist Church and single-family detached dwellings beyond in the RSF-65 (formerly R-55) Zone; to the north and northeast by 23rd Avenue, Rittenhouse Street, 24th Place, and single-family detached dwellings in the Residential, Single-Family-Attached (RSF-A) Zone, formerly the One-Family Semidetached, and Two-Family Detached, Residential (R-35) Zone.
5. **Previous Approvals:** Preliminary Plan of Subdivision (PPS) 4-04089 was approved by the Prince George's County Planning Board on October 7, 2004 (PGCPB Resolution No. 04-235), for development of one parcel to support a 19,283-square-foot church. The property subsequently received final plat approval (5-05120) in accordance with the PPS. However, the church was never constructed.

PPS 4-22012 was approved by the Planning Board on January 18, 2024 (PGCPB Resolution No. 2024-005), to subdivide the property into two parcels. This PPS supersedes 4-04089. Parcel 1 is to be developed with a 145-unit multifamily building. Parcel 2 is to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC), to add onto the stream valley parkland located on abutting Heurich Park. Certificate of Adequacy ADQ-2022-028 was approved by the Prince George's County Planning Director on January 8, 2024, subject to two conditions. This ADQ is valid for 12 years from the date of its approval, and subject to the additional expiration provisions of Section 24-4503(c)(1)(C) of the Prince George's County Subdivision Regulations.
6. **Departure from Design Standards DDS-24003:** The approved DDS allows a reduction of the standard, nonparallel parking space size from 9.5 feet by 19 feet to 9 feet by 18 feet. Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance provides that, in order for the Planning Board to grant the departure, it shall make the following findings:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

(i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

The purposes set forth in the prior Zoning Ordinance include protecting the health, safety, and welfare of the residents and workers in Prince George's County, and encouraging the preservation of stream valleys, steep slopes, lands of natural beauty, dense forests, scenic vistas, and other similar features. This DSP includes a nonparallel standard parking space dimension to be 9 feet by 18 feet, to promote the development of a compact multifamily development by making efficient use of the available land area, while still allowing for proper on-site circulation. The reduced parking space size allows for a more compact parking design, while providing increased attractive landscaping, an efficient parking layout, safe on-site circulation, parkland dedication, and SWM techniques that currently do not exist on the property. Furthermore, pursuant to Section 27-6306 of the current Zoning Ordinance, the minimum dimensional standard for nonparallel parking space is 9 feet by 18 feet. This standard set forth in the current Zoning Ordinance is consistent with the applicant's proposal. As such, the purposes of this Subtitle will be equally well or better served by fulfilling the purposes of this Subtitle.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The total gross acreage of the site is 9.51 acres and over half of the site is encumbered by 100-year floodplain, which is 5.36 acres or approximately 56 percent. The available land for development is approximately 4.15 acres, leaving a more compact development area available for the approved multifamily building and its parking. The required number of parking spaces is 222, and the DSP provides 223 parking spaces along with one loading space. Reducing the dimensions of the nonparallel parking spaces allows for the required number of parking spaces to be provided without either intruding into the floodplain or requiring a departure from the number of parking spaces required. Accordingly, the reduction of the parking space size to 9 feet by 18 feet is the minimum necessary.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

To adequately provide sufficient parking spaces for 145 multifamily units, as well as to meet the requirements of Section 4.3(c)(2), Parking Lot Interior Planting Requirements, in the 2010 *Prince George's County Landscape Manual* (Landscape Manual), a departure from the standard parking space size is

necessary to accommodate the number of parking spaces required. As discussed above, the need for the departure arises from the fact that the property's environmental features limit the area available to provide parking for the proposed multifamily building. Ultimately, the approval of the requested departure is not only to the benefit of the future residents of the multifamily development, but also to the benefit of the surrounding neighborhood. Specifically, sufficient on-site parking for the 145 multifamily units will be provided, which will reduce the possibility of off-site parking within the adjacent residential neighborhoods. The Planning Board finds that the departure is necessary to alleviate circumstances specific to the site, particularly its environmental features.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The departure to the standard nonparallel parking space size will not impair the visual, functional, or environmental quality or integrity of the site or surrounding neighborhood. The reduced standard parking space size would allow the parking required by the prior Zoning Ordinance to be entirely located on-site, and no off-site parking shall be needed within the adjacent residential neighborhood. Furthermore, the departure ensures that the DSP will accommodate the parking lot landscape requirements in the Landscape Manual. The Planning Board finds that the departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood. The departure will allow for a more efficient and fully functional parking and circulation design that will serve the needs of the community.

Based on the analysis above, the Planning Board approves Departure from Design Standards DDS-24003, for a departure to allow standard, nonparallel parking space sizes of 9 feet in width by 18 feet in length.

7. **Community Feedback:** The Planning Board did not receive any inquiries or feedback from the community regarding the subject application.

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 above-noted application.

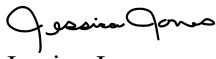
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of the final notice of the Planning Board's decision.

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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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, September 18, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of October 2025.

Darryl Barnes
Chairman


By Jessica Jones
Planning Board Administrator

DB:JJ:MS:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: October 2, 2025