

## 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 the public hearings on March 21, 2002 and March 28, 2002, regarding Detailed Site Plan DSP-01034 for West Laurel Acres (Lot 8, Block B), the Planning Board finds:

1. The subject application is for the development of Lot 8, Block B within the West Laurel Acres Cluster Subdivision. This project was approved as a Conceptual Site Plan and a Preliminary Plat of Subdivision (4-93077) by the Prince George's County Planning Board on May 12, 1994. A Detailed Site Plan for Grading (SP-94018) was approved by the Planning Board on August 4, 1994. Another Detailed Site Plan (DSP-94029) was approved on January 5, 1995 by the Planning Board for development of the site. The record clearly shows that all the lots, including Lot 8, Block B, were approved in the original Detailed Site Plans. The approved architectural elevations for Ryan Homes included eight house types. Subsequent revisions to Detailed Site Plan (DSP-94029) were as follows:

**DSP-94029/01** was a staff-level revision approved on October 2, 1995, for the purpose of revising the architecture to include three more house types for Ryan Homes. The staff found the proposed architecture to be equal or better than what was previously approved.

**DSP-94029/02** was a revision for the purpose of revising the architecture to include one more house type for Ryan Homes. The staff found the proposed architecture to be substantially smaller than any of the previously approved units, therefore, not equal or better than previously approved architecture. The application was withdrawn; no action was taken on the case.

**DSP-94029/03** was a staff-level revision approved on May 6, 1997, for the purpose of substituting four new models for four old models for Ryan Homes. The staff found the proposed architecture to be equal or better than what was previously approved.

**DSP-94029/04** was a staff-level revision approved on February 13, 1998, for the purpose of substituting a tot-lot for a picnic area located within the common open space. This revision to the site plan was filed by the Homeowners Association.

**DSP-94029/05** was a staff-level revision approved on December 9, 1998, for the purpose of adding one new model type for Ryan Homes. The staff found the proposed architecture to be equal or better than what was previously approved.

**DSP-94029/06** was a staff level revision approved on February 4, 2002, for the purpose

of reviewing the Phippen Residence located on Lot 6, Block A. The staff found the proposed architecture to be equal to what was previously approved and the applicant provided the staff a letter from the Wyndom Woods Homeowners Association (WWHOA) indicating their review and approval of the proposed architecture.

2. It appears that Ryan Homes purchased all of the lots within the development, except for four lots. Two of those lots had existing homes on them which remain, and two of the lots were held by the overall developer. The applicant purchased Lot 8, Block B on June 6, 2000, according to the land records. Building permit (#8307805-2000) was applied for Lot 8, Block B on May 31, 2000, with the Department of Environmental Resources (DER). The permit was reviewed by The Maryland-National Capital Park and Planning Commission (M-NCPPC) and was recommended for approval on July 10, 2000. DER issued the permit on July 11, 2000. The applicant began construction of the structure. On April 20, 2001, M-NCPPC rescinded its approval of the permit when it was discovered that the permit was issued in error because the architectural elevations had never been reviewed through the Detailed Site Plan process, and DER placed a stop work order on the property. Subsequently, the applicant filed for a Detailed Site Plan review. Current improvements on the property include the foundation and a portion of the walls.
3. Lot 8, Block B is located at 5814 Huckburn Court, west of Laurel, Maryland, near the Montgomery County line. All of the remaining lots on Huckburn Court have been developed with Ryan Homes products. The proposed architectural elevations submitted for review were compared to the approved architecture in the file and to the existing units along Huckburn Court. The following architectural compatibility issues were raised by the Urban Design Section in the review of the submitted architecture:

SizeCReview of the records indicates that the previously approved Ryan Homes models range in size from a minimum of 1,812 square feet of living area (the Winfield model) to approximately 3,120 square feet of living area (the Vandenburg unit). These sizes were the minimum approved for each of the units before optional features that may have been offered with these units. The Churchwell residence is proposed with approximately 3,000 square feet of finished living area.

House widthCThe width of the front of the Ryan Homes models ranges generally from 46.5 feet wide to 52.0 feet wide. The Churchwell residence is proposed as 64.5 feet wide. The additional width is due to an expanded two-car garage proposed for the Churchwell residence, as opposed to the typical size for two-car garages existing on the Ryan Homes models. The two-car garages on the Ryan Homes model are 20 to 22 feet wide; the garage on the Churchwell residence measures approximately 31 feet wide.

Exterior finish materialCThe Ryan Homes units located on Huckburn Court are predominantly brick on the front facades. There are 16 lots with frontage on Huckburn Court. Of those homes, nine have a full brick front facade, four have partial brick front facades, and two have 100 percent siding on the front facade. The Churchwell residence proposes 100 percent siding on the front facade.

Roof pitches The Ryan Homes models have an 8/12 main roof pitch. The front gables on the facades are 9/12 and 10/12. The architectural elevations of the Churchwell residence do not indicate the exact roof pitch, but judging from the drawings, there appears to be a 7/12 or 8/12 roof pitch as viewed from the end walls. The front facade proposes a gable above the garage and above the porch, both of which appear to have a 6/12 slope or less.

Architectural Detailing The Ryan Homes models are generally in keeping with the traditional two-story colonial style in regard to architectural details. For example, the windows are larger on the first floor (six feet) than on the second floor (five feet), there are the typical two-panel rectangular style shutters, emphasis is placed on the front door by a second floor window and vents above the door, double-flanked windows beside the front door, etc. The window size (four feet) of the Churchwell residence is small in comparison to the Ryan Homes models and the architecture does not vary the window size from the first to the second floor.

Color analysis The Ryan Homes models have a red/orange traditional brick color, and siding is neutral beige and other earth-tone colors. The roof shingle appears to be a gray/black color on the Ryan Homes models. The Churchwell residence proposes a cream color siding on the facade with red shutters; the roof color is proposed as brown.

The staff's opinion of the originally proposed architecture for the Churchwell residence was that it was not compatible with the existing Ryan Homes units. The areas of greatest incompatibility include the massing and size of the structure, the width of the house, and the roof pitches on the front gables of the unit. The use of brick on the front facade is less of an issue since two of the Ryan Homes units have 100 percent siding on the front facade. The color of the siding, roof, and trim should be coordinated with the colors on the Ryan Homes units. The architectural detailing of the Churchwell residence should be similar in regard to the sizing of windows and shutters.

The size and massing and the width of the house are directly related to the extraordinarily large garage. If the architectural elevations were changed to reduce the width of the garage from 31 feet to 22 feet, the size, massing and width issues would be resolved. The main roof pitch and that of the front gables should be changed to 8/12 and 9/12, respectively, to create more compatibility with the existing units. Window size, shutters, and color scheme should be consistent with the Ryan Homes units to enhance the compatibility of the proposed unit with the existing neighborhood. The staff originally recommended the following conditions be fulfilled prior to signature approval:

- a. The width of the garage shall be reduced to no more than 22 feet. The garage door(s) shall be either a single door or two doors with a four-inch trim surround. The door shall be a light color and paneled, similar to the color and design of the garage doors existing on the Ryan Homes models.
- b. Roof and gable pitch shall be indicated as 8/12 on the main roof planes and 9/12

- on the gables located on the front facade, including the garage.
  - c. Window size shall be changed on the facade to reflect six-foot-high windows on the first floor and five-foot-high windows on the second floor.
  - d. The color of the siding, roof and trim should be coordinated with the colors on the Ryan Homes units. The applicant shall submit samples to the Urban Design Section for review and approval.
- 4. At the Planning Board hearing of October 25, 2001, after hearing testimony from the staff, applicant and the Wyndom Woods Homeowner=s Association decided to continue the hearing to a later date. The Planning Board directed the applicant and the WWHOA to work together to resolve some of the issues regarding the design of the unit. The case was continued to the November 15, 2001 hearing and then subsequently continued indefinitely.
- 5. The staff did not receive any new information until a letter dated February 1, 2002, Garland Stillwell, Linowes and Blocher, LLP on behalf of the applicant, requested that the case be set for hearing at the earliest possible date. A copy of the letter was sent to the WWHOA.
- 6. In a letter dated February 11, 2002, Judy Thatcher, President of the WWHOA, provided revised architectural elevations and floor plans of the Churchwell residence, stating in the letter:

A...It is the consensus of the WWHOA Board of Directors that this design, using our color and material theme, would be compatible with the neighborhood and we would have no objection to a permit being issued if Mr. Churchwell agreed to these changes.@
- 7. The staff met with the applicant on March 5, 2002, and reviewed the proposal by the WWHOA. The applicant had numerous objections about the proposed revisions, most notably the proposed reduction in the square footage of the unit and the design=s required change in the foundation in one location. The staff provided some suggestions for redesign of the unit intended to meet the applicant=s criteria and that of the WWHOA. The applicant agreed to explore a number of the staff suggestions.
- 8. At the Planning Board hearing on March 21, 2002, the applicant presented a revised architectural elevation for the front facade and conditions of approval for Planning Board consideration. The Wyndom Woods Homeowners Association testified that they did not receive the proposed changes by the applicant in sufficient time in advance of the Planning Board hearing to review the proposal and to give input into the design. The HOA requested a continuance of the hearing in order to review the revisions by the applicant and the Planning Board granted one week.
- 9. The staff reviewed the previously submitted proposal by the HOA and the applicant=s new proposal and found both proposals to be generally compatible to the existing homes

within the subdivision. However, in an attempt to clarify the conditions proffered by the applicant, and to address the concerns of the HOA, the staff recommends the following conditions be modified as shown in Condition 1 below.

10. The Detailed Site Plan is in conformance with the requirements of the *Landscape Manual*; however, the landscape plan currently shows a tree in the middle of the proposed driveway, which should be revised prior to signature.
11. The Detailed Site Plan, if revised per the conditions in the recommendation section of this report, represents a reasonable alternative for satisfying the Site Design Guidelines, without requiring unreasonable cost and detracting substantially from the utility of the proposed development for its intended use.
12. This Detailed Site Plan is in general conformance with the approved Conceptual Site Plan.

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 for the above-described land, subject to the following conditions:

1. Prior to certificate of approval of the plans the following modifications or revisions shall be made to the revised Detailed Site Plan as submitted:
  - a. The width of the garage shall be reduced to no more than 25 feet and the driveway shall be no more than 22 feet wide.
  - b. Create an AL@-shaped front porch, which will occupy the space created by moving the garage doors to the right side of the foundation. The front porch will have matching railings and columns to match the existing design.
  - c. The porch roof shall be revised to run straight across and leave part of the front porch without a roof, or a flat roof shall be provided. The six foot extension of the porch shall be enclosed by a railing.
  - d. A window with shutters shall be provided on the garage gable; a decorative vent similar in style to the decorative vents of the existing Ryan Homes shall be provided on the house gable.
  - e. Double swinging doors or a roll-up door which has the appearance of double doors shall be provided in place of the roll-up door shown on the rear elevation.
  - f. Window size shall be changed on the front facade to reflect six-foot-high windows on the first floor and five-foot-high windows on the second floor, where possible.

- g. The color of siding, roof and trim should be coordinated with the colors on the Ryan Homes units. The applicant shall submit samples to the Urban Design Section for review and approval.
- h. The landscape plan shall be revised to move the proposed tree from the middle of the proposed driveway to a reasonable location on-site.

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.

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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 @, seconded by Commissioner @, with Commissioners @ voting in favor of the motion, at its regular meeting held on Thursday, March 28, 2002, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 28th day of March 2002.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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