

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 10, 2014, regarding Specific Design Plan SDP-0002-04 for Cameron Grove, Lot 80, Block A, the Planning Board finds:

1. **Request:** This approval is for the addition of a sun room to an existing single-family detached dwelling located in the Cameron Grove development. The sun room addition would extend three feet, ten inches on the eastern side and one foot on the western side of the subject house into the previously approved rear building setback for this lot. This approval also modifies the rear building setback from ten feet to six feet, two inches for this lot only, to accommodate the sun room approved herein.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-L	R-L
Use(s)	Residential	Residential
Acreage	0.228	0.228
Lots	1	1

Other Development Data

	REQUIRED	PROVIDED
Total parking spaces (included in above total)	2	2

3. **Location:** The subject site is located in the Cameron Grove development on the southern side of the cul-de-sac of Pine Ridge Court, approximately 360 feet south of its intersection with New Acadia Lane, in Planning Area 74A, Council District 6, and the Developing Tier.
4. **Surrounding Uses:** The subject project is bounded to the north by the cul-de-sac of Pine Ridge Court with other single-family detached dwellings in the R-L Zone beyond; and to the east, south, and west by single-family detached dwellings.

5. **Previous Approvals:** The site is subject to the requirements of Zoning Map Amendment (Basic Plan) A-9839, approved by the District Council on November 24, 1997, and those of Comprehensive Design Plan CDP-9705, approved by the Planning Board on February 19, 1998. The site is subject to the requirements of CDP-9705/01, accepted for review on December 10, 1999 and approved by the Planning Board for a parking lot for a church. The site is subject to the requirements of CDP-9705/02 approved by the Planning Board on May 4, 2000 to add single-family detached units as a permitted housing type in this mixed retirement community. The Planning Board subsequently adopted PGCPB Resolution No. 00-63 on May 18, 2000, formalizing that approval. The site is also subject to the requirements of CDP-9705/03 approved by the Planning Board on June 19, 2003, for 166 single-family detached residential units. The Planning Board subsequently adopted PGCPB Resolution No. 03-138 on July 10, 2003 formalizing that approval. The site is also subject to the requirements of Preliminary Plan of Subdivision 4-97119, approved by the Planning Board on March 19, 1998, and which approval was formalized in PGCPB Resolution No. 98-74, adopted by the Planning Board on April 9, 1998. Specific Design Plan SDP-0002 was approved by the Planning Board on May 18, 2000 and formalized in PGCPB Resolution No. 00-91, adopted by the Planning Board on June 1, 2000. Numerous revisions to the SDP were previously approved including Homeowners Minor Amendments H-1 through H-11, excluding H-10. The site is also the subject of Stormwater Management Concept Plan 988002660.
6. **Design Features:** The subject addition approved herein will largely follow the existing form, massing, and design elements of the existing single-family detached dwelling unit. The appearance of the three involved façades is described in greater detail below.

Northern Elevation

On the northern elevation, the pitch of the sun room roof shall coincide with both the pitch of the main roof and the pediment into which it will be inset. The roof of the sun room, though including two 24- by 28-inch skylights, will otherwise be roofed in the same asphalt shingles (specified as block tiles) currently utilized on the existing roof. Angled insulated glass shall be utilized on the transom of the sun room above the to-be-relocated French doors and the new full-height glass panels, which shall flank the relocated doors on either side. The new glass panels shall be trimmed in white vinyl to match the windows of the existing single-family detached dwelling. New brick will be added on the watertable and from the bottom of the to-be-relocated French doors of the sun room addition to grade, both to match the "classic red" brick on the watertable of the existing house.

Eastern Elevation

One of the two proposed 24- by 28-inch skylights is more apparent from this view as shall be the exterior expression of the venting of a new heat pump in the attic to service the new addition. Here, as on the northern elevation, the new roof will be composed of similar asphalt shingles (specified as block tiles) to match that of the existing house. A single six-over-six light window shall be located on the existing portion of this façade proximate to a new sliding window which shall have vinyl trim to match that of the existing windows. New beige vinyl siding shall be utilized on this façade of the sun room addition to match the existing beige siding of the house.

New brick is specified to be added to the watertable to match the "classic red" color on the existing single-family detached dwelling unit.

Western Elevation

The western elevation evidences the second of the two 24- by 28-inch skylights set in roofing which shall match the block tile shingles of the existing roof. The main body of the façade shall be clad in new vinyl siding to match the beige vinyl siding of the existing single-family detached dwelling. It also contains a single matched pair of sliding windows which shall be clad in white vinyl as are the windows on the existing house. Also, in keeping with the existing house and the design of the remainder of the proposed sun room addition, a "classic red" brick shall be applied to the watertable of this façade.

The subject modest sun room addition measures approximately 7.5 feet by 15 feet, or approximately 112.5 square feet, and shall be located along the back of the existing house partially over the applicant's existing patio. There is a wooded area immediately to the rear of the subject house and lawn area and other single-family detached dwellings to either side of the subject site. The approved sun room addition shall extend into the previously established set back three feet, ten inches on the eastern side of the house and one foot on the western side of the house. The sun room addition, however, shall conform to the six-foot, two-inch set back established for the subject lot herein. The approved sun room shall be only minimally visible from the surrounding properties. The Cameron Grove Community Association and the immediately adjacent neighbors have expressed their support for the project.

7. **Zoning Map Amendment (Basic Plan) A-9839:** Zoning Map Amendment (Basic Plan) A-9839 was approved by the District Council on November 24, 1997.

The subject approved sun room addition to an existing single-family detached dwelling unit will not affect previous findings of conformance to the relevant requirements of Basic Plan A-9839.

8. **Comprehensive Design Plan CDP-9705:** Comprehensive Design Plan CDP-9705 was approved by the Prince George's County Planning Board on February 19, 1998. Each requirement relevant to the subject approval is included in **boldface** type below, followed by Planning Board comment.

6. **Technical approval of the location and sizes of Stormwater Management Facilities within an SDP is required prior to the approval of each SDP.**

In comments dated March 27, 2014, the Department of Permitting, Inspections and Enforcement (DPIE) indicated that they had no concerns with the existing swale which conveys stormwater along the rear of the subject Lot 80. Therefore, it may be said that the subject revision application does not affect previous findings of conformance to this requirement.

11. **At the time of Specific Design Plan, the following shall be provided:**

- a. **The applicant shall identify all areas of slopes and soils that are susceptible to erosion and indicate on the SDP that these areas shall be stabilized with sod.**

This requirement was conformed to at the time of approval of the original Specific Design Plan, SDP-0002.

26[8]. Landscape Plans for Cameron Grove shall demonstrate conformance to Section 3, Landscape Elements and Design Criteria, and shall exceed the requirements of Sections 4.1, 4.3.c and 4.4 of the *Landscape Manual*.

The Planning Board has reviewed the submitted plans for conformance to the above requirements and hereby states the following:

- **Section 4.1**—The submitted plans indicate landscaping that meets and exceeds the requirements of Section 4.1 of the *Prince George's County Landscape Manual* (Landscape Manual).
- **Section 4.3**—As the subject project is for a single-family detached dwelling unit, the size of the parking area does not subject it to the requirements of Section 4.3.
- **Section 4.4**—As the subject project does not include a loading area, dumpster, trash pad, trash collection or storage area, or mechanical equipment and meters visible from adjacent properties, adjacent public roads, outdoor living and recreation areas, parking areas, or entrance drives to the development, the requirements of Section 4.4 of the Landscape Manual do not apply to the subject project.

Therefore, the applicable requirements of this condition shall be met by the subject approval.

9. **Comprehensive Design Plan CDP-9705/02:** Comprehensive Design Plan CDP-9705/02 was approved by the Planning Board on May 4, 2000 to allow single-family detached units as a housing type in the Cameron Grove mixed retirement community. Subsequently, PGCPB Resolution No. 00-63 was adopted by the Planning Board on May 18, 2000 formalizing that approval. Finding 22 of this approval is relevant to the subject project and is included in **boldface** type below followed by Planning Board comment.
22. **A detailed discussion of all requirements pertaining to Development Standards can be found as an attachment to the subject technical staff report (PGCPB No. 98-35C). The subject revision does not affect nor alter, the previously approved development standards for other dwelling unit types, but it does add new development standards for single-family detached units.**

The applicant has proposed development standards for the single-family detached lots as follows:

Maximum Lot Size	6,000 square feet
Maximum Building Height	36 feet
Minimum Front Yard	15 feet
Minimum Distance from Property Line to a Front-Loaded Garage	20 feet
Minimum Side Yard	6 feet
Minimum Rear Yard	*10 feet
Maximum Lot Coverage	75 percent

***Decks may extend up to 4 feet beyond the rear building restriction line.**

Staff supports the development standards as proposed by the applicant, and furthermore it is recommended that the proposed development standards be approved and included as part of the Comprehensive Design Plan text for single-family detached lot development on the subject property.

This finding established the minimum ten-foot rear yard building restriction line from which the Planning Board is herein granting relief by reducing the rear yard building setback for the subject Lot 80 to a minimum of six feet, two inches in order to accommodate the proposed sun room. More particularly, the proposed sun room shall extend into the setback a maximum of one foot on the western end and a maximum of three feet, ten inches on its eastern end into the previously approved setback. The sun room addition, however, shall conform to the six-foot, two-inch setback established for the subject lot herein. The reduction is applicable to the subject lot only and the development standards listed above continue to apply in all other respects to the subject lot and all other lots in the Cameron Grove subdivision improved with single-family detached units, unless some sort of specific relief from the requirements is likewise granted by the Planning Board.

10. **Comprehensive Design Plan CDP-9705/03:** The site is subject to the requirements of CDP-9705/03 approved by the Planning Board on June 19, 2003 for 166 single-family detached residential units. The Planning Board subsequently adopted PGCPB Resolution No. 03-138 on July 10, 2003 formalizing that approval. None of the requirements of that approval are relevant to the subject approval.
 11. **Preliminary Plan of Subdivision 4-97119:** Preliminary Plan of Subdivision 4-97119 was approved by the Planning Board on March 19, 1998, which approval was formalized in PGCPB Resolution No. 98-74, adopted by the Planning Board on April 9, 1998. Each condition of that approval relevant to the subject revision application is included in **boldface** type below followed by Planning Board comment.
7. **A Type II Tree Conservation Plan shall be approved in conjunction with the SDP.**

Type II Tree Conservation Plan TCPH/028/00 was approved with the original Specific Design Plan, SDP-0002, in conformance with this requirement. Further, the Planning Board's review of the subject project results in a finding of conformance to the requirements of the approval of Type II Tree Conservation Plan TCPH/028/00.

12. **Final Plat:** Plat 42 was recorded in Plat Book VJ 191 on January 18, 2001 at Liber 12553, Folio 574 and contained nine general notes. The following apply to the review of the subject project:

3. **An automatic fire suppression system shall be provided in all buildings.**

A condition of this approval requires that a note be added to the plans for the subject sun room stating that it will be fully equipped with a fire suppression system built in accordance with NFPA Standard 13 and all applicable county codes and regulations in conformance to this requirement.

5. **Development of this subdivision must be in conformance with the requirements of approved storm water management concept plan DER No. 988002660.**

In a memorandum dated March 27, 2014, DPIE stated that the subject site plan is consistent with approved Stormwater Management Concept Plan 988002660. Therefore, it may be said that the subject project conforms to this requirement.

13. **Specific Design Plan SDP-0002 and its revisions:** Specific Design Plan SDP-0002 was approved by the Planning Board on May 18, 2000 for 113 single-family and duplex units. That approval was formalized in PGCPB Resolution No. 00-91, adopted by the Planning Board on June 1, 2000. Numerous revisions to the SDP were previously approved, including Homeowners Minor Amendments H-1 through H-11. Specific Design Plan SDP-0002/01 was approved by the Planning Board on November 30, 2000 to add six architectural models to the approved architecture for the project. Subsequently, PBCPB Resolution No. 00-221 was adopted by the Planning Board on December 21, 2000, formalizing that approval. Specific Design Plan SDP-0002/02 was approved on November 14, 2000 at staff level for lot line adjustments for four lots. Specific Design Plan SDP-0002/03 was approved to allow a deck to protrude two feet into a rear property line. Subsequently, PGCPB Resolution No. 02-246 was adopted by the Planning Board on January 16, 2003, formalizing that approval. Each requirement of the original SDP approval relevant to the subject project is included in **boldface** type below followed by Planning Board comment.

4. **All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13 and all applicable County codes and regulations.**

A condition of this approval requires that a note be added to the plans for the subject sun room stating that it will be fully equipped with a fire suppression system built in accordance with NFPA Standard 13 and all applicable county codes and regulations in conformance to this requirement.

14. **The Prince George's County Zoning Ordinance:** The subject approval has been reviewed for compliance with the requirements of the Residential Low Development (R-L) Zone and the site plan design guidelines of the Zoning Ordinance. The Planning Board hereby states the following regarding the relevant sections of the Zoning Ordinance cited below:
 - a. **Sections 27-514.08 through 27-514.10 regarding purposes, uses, and regulations in the Residential Low Development (R-L) Zone**—The subject approval conforms to the requirements of Section 27-514.08, Purposes; Section 27-514.09, Uses; and Section 27-514.10, Regulations of the Zoning Ordinance regarding the R-L Zone. The subject residential development is a permitted use in the R-L Zone.
 - b. **Section 27-528 regarding the required findings for specific design plans**—The subject approval is in conformance with Section 27-528, which sets forth the required findings for approval of a SDP. See Finding 16 below for a detailed response to each required finding.
15. **The 2010 Prince George's County Landscape Manual:** The subject project is exempt from the otherwise applicable requirements of Sections 4.1, 4.2, 4.4, 4.6, 4.7, and 4.9 of the 2010 *Prince George's County Landscape Manual*. Therefore, no evaluation of conformance to its requirements needs to be made for the subject project.
16. **The 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The Planning Board hereby finds that the subject project conforms to the requirements of approved Type II Tree Conservation Plan TCP/028/00. Therefore, it may be said that the subject project conforms to the requirements of the 1989 Prince George's County Woodland Conservation and Tree Preservation Ordinance.
17. **Further Planning Board Findings and Comments from Other Entities:**
 - a. **Permit Review**—The subject plans shall by condition of this approval indicate the existing and proposed setbacks from the dwelling to each property line, the height of the addition, and the resultant lot coverage.
 - b. **Transportation Planning**—The Planning Board hereby finds that there are no transportation-related issues in the subject project and that the sun room addition and setback modification herein approved shall not affect previous findings of the adequacy of transportation facilities made for the subject site.
 - c. **Public Facilities**—The Planning Board has reviewed the SDP application for public facility adequacy and found that the request to add a sun room to a single-family detached dwelling and setback modification shall have no impact on public facilities.

- d. **Prince George's County Police Department**—In a memorandum dated March 11, 2014, the Police Department stated that there are no crime prevention through environmental design (CPTED) related issues at this time.
 - e. **Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated March 27, 2014, DPIE stated that they had no concerns with the existing swale located at the rear of Lot 80. Further, they stated that the subject site plan conforms to the requirements of Stormwater Management Concept Plan 988002660.
 - f. **Prince George's County Health Department**—In a memorandum dated March 14, 2014, the Health Department stated that they completed a health impact assessment review of the subject project and had no specific comments or recommendations.
 - g. **Community Planning**—The Planning Board hereby finds that the subject approval raises no community planning-related issues.
18. **Required Findings:** Section 27-528, Planning Board Action, of the Zoning Ordinance requires that the Planning Board make the following findings prior to approving a SDP. Each required finding is listed in **boldface** type below followed by Planning Board comment.
- (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The subject revision conforms to the requirements of approved CDP-9705 and its revisions as outlined in Findings 8, 9, and 10 and the applicable standards of the Landscape Manual as outlined in Finding 15. As the subject revision does not involve townhouse construction nor is located in the Local Activity Center (L-A-C) Zone, the second portion of this required finding does not apply to the subject project.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

As the subject project is not a regional urban community, this required finding does not apply.

- (2) The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

The Planning Board hereby finds that the subject project will have no impact on public facilities. Therefore, the subject project will not impact the previous findings in this SDP case that the development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate capital improvement program or provided as part of the private development.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

In a memorandum dated March 18, 2014, DPIE stated that the proposed site development is consistent with approved Stormwater Management Concept Plan 988002660. Therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties in accordance with this required finding.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The Planning Board hereby finds that the subject approval for the addition of a sun room to an existing single-family detached dwelling and setback modification is in conformance with the requirements of approved Type II Tree Conservation Plan TCPII/028/00. Therefore, it may be said that the subject project conforms to this requirement.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b) (5).**

As there are no regulated environmental features on the subject site, this normally required finding does not need to be made in this case.

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 Type II Tree Conservation Plan (TCPII/028/00), and further APPROVED Specific Design Plan SDP-0002-04 for the above-described land, subject to the following conditions:

1. The rear building setback shall be six feet, two inches for Lot 80, Block A only, to accommodate the sunroom addition.
2. Prior to certificate approval, the plans shall be revised as follows or the indicated information shall be supplied:

- a. The plans shall be revised to indicate the existing and proposed setbacks of the subject single-family detached dwelling unit and its sun room addition from all property lines, the height of the structure and its addition, and the resultant lot coverage after the addition of the proposed sun room.
- b. The applicant shall add a note to the plans stating that the sun room addition shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA), Standard 13, and all applicable county codes and regulations.

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey and Hewlett voting in favor of the motion, and with Commissioner Shoaff absent at its regular meeting held on Thursday, April 10, 2014, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of April 2014.

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department
Date 4/11/14

Patricia Colihan Barney
Executive Director


By Jessica Jones
Planning Board Administrator

PCB:JJ:RG:arj