

PGCPB No. 2024-015

File No. SDP-0002-H15

R E S O L U T I O N

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 Legacy Comprehensive Design Zone (LCD); and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, projects which received development or permit approval prior to the effective date of the current ordinance may continue to be reviewed and decided in accordance with the Zoning Ordinance under which it was approved; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, an application was submitted for approval of a specific design plan; and

WHEREAS, in consideration of evidence presented at a public hearing on March 7, 2024, regarding Specific Design Plan SDP-0002-H15 for Cameron Grove Phase Two, Lot 48 Block A, the Planning Board finds:

1. **Request:** The subject homeowner's minor amendment to a specific design plan (SDP) approves the addition of a 9-foot by 17-foot screened porch, to an existing single-family detached dwelling located in the Cameron Grove development. The screened porch addition would extend 9 feet on the northeast rear side of the subject house, into the previously approved rear building restriction line for this lot. This approval also modifies the rear building restriction line from 10 feet to 4 feet for this lot only, to accommodate the screened porch.

2. **Development Data Summary:**

	EXISTING
Zone	LCD (Prior R-L)
Use	Residential
Lot size	7,590 sq. ft.
Gross Acreage	0.17
Lot	1
Number of Dwelling Units	1

3. **Location:** The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Low Development (R-L) Zone. It is located within the development known as the Cameron Grove Phase Two, on the east side of New Acadia Lane, approximately 230 feet north of its intersection with Dunnville Place. More specifically, the subject property is located at 13610 New Acadia Lane, Upper Marlboro, Maryland, within Planning Area 74A and Council District 6.

4. **Surrounding Uses:** The subject property fronts on New Acadia Lane and is surrounded on two sides by similar single-family detached homes within the LCD Zone. The rear of the property abuts undeveloped land owned by the Cameron Grove Community Association. The property is within the Cameron Grove development, which is bounded to the north by MD 214 (Central Avenue) and properties in the LCD, Agricultural-Residential (AR), and Reserved Open Space (ROS) Zones beyond. The overall Cameron Grove development is also bound to the east by Church Road South and single-family detached homes in the AR Zone beyond; to the south by single-family detached homes in the Residential Estate (RE) Zone; and to the west by single-family detached homes in the Residential, Single-Family-95 (RSF-95) Zone and Watkins Park Drive beyond.

5. **Previous Approvals:** The subject site, Lot 48, Block A, was developed as part of the Cameron Grove Phase Two development. A Zoning Map Amendment (Basic Plan), A-9839-C, for Cameron Grove, was approved by the Prince George's County District Council on November 24, 1997 (Prince George's County Zoning Ordinance No. 36-1997). This zoning map amendment revised the previously approved basic plan, to allow a mixed retirement development on an approximately 156-acre westerly portion of the overall Cameron Grove development. On February 19, 1998, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-9705 (PGCPB Resolution No. 98-35(C)) for the Cameron Grove development, subject to 34 conditions, none of which are applicable to the review of the subject SDP. CDP-9705 was subsequently amended three times. It was in the second amendment, CDP-9705-02, that the development standards regarding single-family detached lots were established. CDP-9705-02 was approved by the Planning Board on May 4, 2000 (PGCPB Resolution No. 00-63).

On April 9, 1998, the Planning Board approved Preliminary Plan of Subdivision 4-97119 (PGCPB Resolution No. 98-74), subject to 14 conditions, none of which are applicable to the review of the subject SDP.

On May 18, 2000, the Planning Board approved SDP-0002 (PGCPB Resolution No. 00-91), subject to eight conditions, none of which are applicable to the review of the subject SDP.

Seventeen amendments to this SDP were subsequently approved, 15 of which were homeowner minor amendments for the construction of decks, patios, or sunrooms on individual lots. Five of the homeowner minor amendments approved reductions to the rear building restriction lines equal to or more than the subject request. SDP-0002-H2 approved a 7-foot reduction; SDP-0002-H4 approved an 8-foot reduction; SDP-0002-H5 approved a 10-foot reduction; SDP-0002-H7 approved an 8-foot reduction of the rear building restriction line; and SDP-0002-H14, approved a 6.3-foot reduction of the building restriction line. This subject SDP amendment approves a 6-foot reduction for Lot 48, Block A, only.

6. **Design Features:** The subject SDP approves a 17-foot by 9-foot screened porch at the rear of an existing single-family detached home. The approved addition will be constructed to grade. The materials and roofing of the approved addition will match and complement the existing architecture of the home. The approved addition will be enclosed with a mesh screen exterior with white trim work and door. The roof will be composed of transparent PVC panels. The

approved screened porch will extend 6 feet into the 10-foot rear building restriction line. The approval of the screened porch addition also approves modification of the rear building restriction line from 10 feet to 4 feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-L Zone, as follows:
 - a. The project conforms with the requirements for purposes, uses, and regulations in Sections 27-514.08, 27-514.09, and 27-514.10 of the prior Zoning Ordinance, by providing low-density residential use in a planned development.
 - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the R-L Zone, a single-family detached dwelling is a permitted use in the zone.
 - c. The project also conforms to the requirements of Section 27-528 of the prior Zoning Ordinance, regarding required findings for SDP applications; and Section 27-530 of the prior Zoning Ordinance, regarding amendments to approved SDP applications.
8. **Zoning Map Amendment (Basic Plan) A-9839-C:** The project is in compliance with the requirements of Basic Plan A-9839-C, as the proposed screened porch addition in the rear yard does not alter findings of conformance with the basic plan that was made at the time of approval of the SDP.
9. **Comprehensive Design Plans CDP-9705 and CDP-9705-02:** The project complies with the requirements of CDP-9705 and CDP-9705-02, except regarding the required rear building restriction line. The CDP stipulates that the minimum rear building restriction line for single-family detached houses is 10 feet. The approved screened porch would be approximately 4 feet from the rear property line, encroaching 6 feet into the rear yard for the subject site, Lot 48, Block A. The reduction in rear yard is approved and is applicable to the subject lot only, and the development standards would continue to apply in all other respects to the subject lot and all other lots in the Cameron Grove subdivision.
10. **Specific Design Plan SDP-0002:** As previously stated, SDP-0002 was approved with eight conditions, none of which are applicable to the approval of the subject SDP. The subject application complies with the requirements of SDP-0002, except for the rear yard setback. The approved screened porch would encroach into the required 10-foot setback by 4 feet.

The subject SDP also limits the lot coverage for Lot 48, Block A to 75 percent. The lot coverage approved for the subject property is 43.9 percent, which is less than the maximum lot coverage allowed.
11. **2010 Prince George's County Landscape Manual:** The addition of a screened porch is exempt from the requirements of the *Prince George's County Landscape Manual* (Landscape Manual)

because the requirements were satisfied, at the time of SDP-0002 approval. The approved location of the screened porch does not impact previously approved landscaping located on the lot or adjoining properties.

12. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance because the applicant proposes less than 5,000 square feet of gross floor area or disturbance.
13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The approved screened porch would not alter the previous findings of conformance with the Woodland Conservation and Tree Preservation Ordinance, which were made at the time of approval of the CDP and SDP.
14. Section 27-528 requires that the Planning Board make the following findings before approving an SDP, unless an application is being processed as a limited minor amendment. Each required finding is listed in **BOLD** text below, followed by staff comments.

Section 27-528. Planning Board action.

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (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 amendment conforms to the requirements of CDP-9705 and its amendment, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 11. The subject amendment does not involve townhouse construction, nor is it located in the prior Local Activity Center Zone. The second portion of this required finding does not apply to the subject application.

- (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, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

This finding was made with the approval of the original SDP and will not be affected by the approved screened porch addition.

(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;

The site is consistent with the approved stormwater management concept plan, and this minor addition will not impact that approval. The approved screened porch will be constructed to grade, and adequate provision will be 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 addition of a screened porch to an existing single-family detached dwelling and setback modification does not impact the previously approved Type 2 tree conservation plan.

(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).

No regulated environmental features exist on the subject lot. Therefore, this finding is not applicable to the subject SDP.

15. Section 27-530(c)(3) of the prior Zoning Ordinance sets forth the criteria for granting minor amendments to approved SDPs, for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee), in accordance with specified procedures, including meeting the following criteria:

Section 27-530(c). Amendments

(3) Criteria for granting minor amendments. A minor amendment may only be granted if the requested modifications:

- (A) Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;**
- (B) Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and**
- (C) Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.**

SDP-0002 established the rear building restriction line at a minimum of 10 feet. The approved screened porch addition extends into this rear building restriction line by 6 feet, resulting in a setback of approximately 4 feet from the rear property line. The subject application does not meet Criterion (A) and, therefore, the subject homeowner's minor amendment (SDP-0002-H15) was heard by the Planning Board, as stated in Section 27-530(d)(3)(A) of the prior Zoning Ordinance.

Regarding Criterion (B) above, the approved screened porch addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The approved screened porch will have white trim and door, with mesh exterior. The roof will be transparent PVC panels. The approved screened porch and its roof will be in keeping with the existing architectural and site design characteristics of the SDP, in materials and design.

Regarding Criterion (C), the approved addition will not substantially impair the intent, purpose, or integrity of the approved CDP. The modification of the minimum rear yard for the approved screened porch will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood. The approved addition is at the rear of the home and is not visible from the nearest public right-of-way, affording privacy to the occupants of both the subject property and the adjacent homeowners.

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 Specific Design Plan SDP-0002-H15 for the above-described land.

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Shapiro voting in favor of the motion, and with Commissioners Bailey and Doerner absent at its regular meeting held on Thursday, March 7, 2024, in Largo, Maryland.

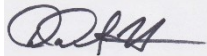
Adopted by the Prince George's County Planning Board this 28th day of March 2024.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:TP:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: March 14, 2024