

PGCPB No. 2024-065

File No. SDP-0307-H21

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 by Loretta Rodgers for approval of a specific design plan; and

WHEREAS, in consideration of evidence presented at a public hearing on June 27, 2024, regarding Specific Design Plan SDP-0307-H21 for Cameron Grove, Lot 15, Block D - Rodgers Screen Room, the Planning Board finds:

1. **Request:** The subject homeowner's minor amendment to a specific design plan (SDP) approves the construction of an 8-foot by 24-foot screened room addition, to the rear of an existing single-family attached dwelling, located in the Cameron Grove development. The screened room addition would extend 8 feet on the northern rear side of the subject house. The addition would be 2 feet from the rear property line, which does not meet the minimum 10-foot rear yard setback.

2. **Development Data Summary:**

	EXISTING
Zone	LCD (Prior R-L)
Use	Residential
Lot size	5,314 sq. ft.
Gross Acreage	0.12
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 Cameron Grove Phase Three, which is located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and Church Road South. More specifically, the subject property is located at 13106 Christie Place, Upper Marlboro, Maryland, and is within Planning Area 74A and Council District 6.

4. **Surrounding Uses:** The subject property fronts Christie Place and is surrounded by single-family attached 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 property in the LCD Zone. The overall Cameron Grove development is also bound to the east by Church Road South and single-family detached homes in the Agricultural-Residential Zone beyond; to the south by single-family detached homes in the Residential Estate Zone; and to the west by single-family detached homes in the Residential, Single-Family-95 Zone and Watkins Park Drive beyond.

5. **Previous Approvals:** The subject site, Lot 15, Block D, 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 basic plan 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. In the second amendment, CDP-9705-02, 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 November 6, 2003, the Planning Board approved SDP-0307 (PGCPB Resolution No. 03-242), subject to three conditions, none of which are applicable to the review of the subject SDP. Several amendments to this SDP were subsequently approved, including multiple homeowner minor amendments that do not apply to the subject property.

In addition, it is noted that the site is the subject of Stormwater Management (SWM) Concept Plan 8351-2003, however, the approved addition does not affect the requirements of this approval.

6. **Design Features:** The subject SDP approves an 8-foot by 24-foot screened addition at the rear of an existing single-family attached home. The addition will be constructed overtop an existing 8-foot by 24-foot concrete patio. The materials and roofing of the proposed addition will match and complement the existing architecture of the home. The approval of the addition approves a modification of the rear building restriction line from 10 feet to 2 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 prior R-L Zone, as follows:
 - a. The project conforms with the requirements for purposes, uses, and regulations of the R-L zone contained in Sections 27-514.08, 27-514.09, and 27-514.10 of the prior Prince George's County Zoning Ordinance.
 - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the R-L Zone, the existing single-family attached dwelling is a permitted use in the zone.
 - c. As detailed in Findings 14 and 15 of this resolution, 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 approved screened room addition in the rear yard does not alter findings of conformance with the basic plan that were made at the time of approval of the CDP.
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 attached houses is 10 feet. The approved addition would be approximately two feet from the rear property line, encroaching eight feet into the rear yard for the subject site, Lot 15, Block D. The approved reduction in the rear yard 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-0307:** As previously stated, SDP-0307 was approved with three conditions, none of which are applicable to the review of the subject SDP. The subject application complies with the requirements of SDP-0307, except for the rear yard setback. The approved addition would encroach into the required 10-foot setback by 8 feet.

SDP-0307 also limits the lot coverage for Lot 15, Block D to 80 percent. The lot coverage approved for the subject property is 46 percent, which is less than the maximum lot coverage allowed.
11. **2010 Prince George's County Landscape Manual:** The approved screened room addition is exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the requirements were satisfied at the time of SDP-0307 approval. The approved location of the sunroom 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 addition will not alter the previous findings of conformance with the Prince George's County Woodland Conservation and Tree Preservation Ordinance, which were made at the time of approval of CDP-9705, CDP-9705-02, and SDP-0307.
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 the Planning Board's 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.

- (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;**

The property is not within a Regional Urban Community.

- (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 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 SWM concept plan, and this minor addition will not impact that approval. The approved addition will be constructed above 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 approved addition to an existing single-family attached 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:

- (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-0307 established the rear building restriction line at a minimum of 10 feet. The approved addition extends into this rear building restriction line by 8 feet, resulting in a approved setback of approximately 2 feet from the rear property line. The subject application does not meet

Criterion (A), and therefore, the subject Homeowner's Minor Amendment to SDP-0307-H21 is to be 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 addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The approved addition and its roof will be in keeping with the existing architectural and site design characteristics of the SDP, in materials and design. The approved addition will be framed in white with architectural shingles to match the existing dwelling.

Regarding Criterion (C), the Planning Board find that the requested addition will not substantially impair the intent, purpose, or integrity of the approved CDP. The modification of the minimum rear yard for the approved sunroom will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood. The addition is at the rear of the home and not visible from the nearest public right-of-way due to orientation of the dwelling.

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-0307-H21 for the above-described land.

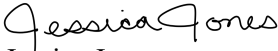
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

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, Bailey, Doerner, and Shapiro voting in favor of the motion at its regular meeting held on Thursday, June 27, 2024, in Largo, Maryland.

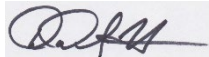
Adopted by the Prince George's County Planning Board this 18th day of July 2024.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:TP:tr

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: July 16, 2024