

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 May 18, 2000, regarding Specific Design Plan SDP-8910/27 for Northridge 2A, Lot 119, Block K, the Planning Board finds:

1. This amendment to the Specific Design Plan SDP-8910 applies to Lot 119, Block K within the Northridge development. The applicant had applied for a permit to construct a deck on the rear of the dwelling when it was discovered that the house location survey indicated the structure was built within the front building restriction line. The applicant submitted the revision to the Specific Design Plan in order to validate the existing situation and to allow for a permit to be issued for the proposed deck.
2. The Comprehensive Design Plan (CDP) established a 20-foot front yard building restriction line. The original Specific Design Plan was approved in conformance with the Comprehensive Design Plan setback. Review of the permit application indicates that the dimension of the structure from the right-of-way was omitted on the approved permit plan.
3. This amendment to the Specific Design Plan SDP-8910, to reduce the front yard from 20 feet to 16 feet, will not substantially impair the intent, purpose or integrity of the approved Comprehensive Design Plan. Previous findings of conformance with the *Landscape Manual* are not affected by the subject revision.
4. The amendment to the Specific Design Plan is in keeping with the site design and layout of the approved Specific Design Plan.
5. This development is located within the City of Bowie. In a letter dated May 4, 2000 (Meinert to Lareuse), the City recommended approval of the application, noting that the incursion beyond the building restriction line has negligible visual impact on the community and the fact that the construction of the dwelling at the existing location was beyond the control of the current property owner.
6. The subject revision will have no effect on previous findings in regard to SDP-8910 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.
7. The subject revision will have no effect on previous findings in regard to SDP-8910 that adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.

8. The subject revision will have no effect on previous findings in regard to SDP-8910 that the plan is in conformance with an approved Tree Conservation 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 Specific Design Plan for the above-described land, subject to the following condition:

The modification of the front yard setback from 20 feet to 16 feet in order to validate the existing structure shall apply to Lot 119, Block K only. The applicant shall obtain valid County and City permits.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the Circuit Court 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 Boone, seconded by Commissioner McNeill, with Commissioners Boone, McNeill and Hewlett voting in favor of the motion, and with Commissioner Brown absent, at its regular meeting held on Thursday, May 18, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of May 2000.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:SL:aj