

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 13, 2000, regarding Specific Design Plan SDP-8912/H4 for Jenkins-Heim, Covington, the Planning Board finds:

1. The Homeowner's Minor Amendment to Comprehensive Design Plan CDP-8704 and Specific Design Plan SDP-8912 applies to Lot 39, Block B, within the Jenkins-Heim subdivision.

The applicant is proposing a 16-foot x 12-foot deck at the rear of the existing dwelling unit. The proposed deck will encroach into the required 20-foot rear building restriction line approximately 7 feet.

2. The Comprehensive Design Plan established a 20-foot rear yard building restriction line. The size of Lot 39, Block B, is approximately 6,944 square feet and is located at 287 Elliston Street, in Bowie. The lot is a corner lot and the depth of the lot from Elliston Street is approximately 84 feet. According to the house location survey, the rear of the proposed deck would be located approximately 13 feet from the rear property line. By adding on a 12-foot x 16-foot deck, the rear yard setback is reduced approximately 7 feet. Because of the small size and shallowness of the lot, there is no usable rear yard for the installation of a deck without relief from the strict application of the required setbacks.
3. The City of Bowie, in a letter dated March 15, 2000 (Cronk to Piret) recommended approval of this application with one condition. Condition 1 in the Recommendation Section of this report addresses this concern.
4. Approval of this Homeowner's Minor Amendment to Comprehensive Design Plan CDP-8704 and Specific Design Plan SDP-8912, will not substantially impair the intent, purpose or integrity of the plans.

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:

Prior to issuance of the building permit, the applicant shall obtain approval to construct the proposed deck from the Homeowners' Association.

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 adoption of this Resolution.

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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 Brown, seconded by Commissioner McNeill, with Commissioners Brown, McNeill, Boone and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, April 13, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 4th day of May 2000.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:EW:aj