

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 22, 2000, regarding Detailed Site Plan SP-94046 for Longwood Subdivision (Lot 9, Block B), the Planning Board finds:

1. The subject property is located northeast of the intersection of Cedarhurst Drive and Muirkirk Road. The subject lot is part of a detailed site plan which was approved with Moderately Priced Dwelling Units (MPDUs). The applicant was allowed to reduce the normal required setbacks due to the inclusion of MPDUs. The existing structure was constructed in violation of the side building restriction line. The subject application is for the purpose of granting a modification of .25 feet (3 inches) to the side yard building restriction line (BRL), thereby reducing the BRL from 8 feet to 7.75 feet.
2. The sole purpose of the subject detailed site plan is to grant a modification to the side building restriction line from 8 feet to 7.75 feet (.08 square foot extends over the BRL) for Lot 9, Block B of the Longwood Subdivision. The modification is necessary because the house was constructed .25 feet closer to the side property line than was allowed. The required side building restriction line is 8 feet. The subject application will modify the side building restriction line from 8 feet to 7.75 feet for this lot only.
3. The constructed house exceeds the required side yard setbacks on one side.

REQUIRED

8' min/17' total

17 feet combined BRL

PROVIDED

7.75' /11.7 feet

19.45 feet combined BRL

4. The reduction inside yard setback will not negatively affect the development since the difference of .25 feet (.08 square feet) is not visually perceptible.
5. The plan represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

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 Detailed Site Plan SP-94046.

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 McNeill, seconded by Commissioner Brown, with Commissioners McNeill, Brown, Boone and Hewlett voting in favor of the motion, at its regular meeting held on Thursday, June 22, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of June 2000.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:EW:meg