



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

DEPARTURE FROM DESIGN STANDARDS NO. 535

Application	General Data
Project Name: Antioch Baptist Church Location: West side of Pineview Lane approximately 800 feet south of Woodyard Road, known as 9107 Pineview Lane. Applicant/Address: Antioch Baptist Church of Clinton P.O. Box 428 Clinton, Maryland 20735	Date Accepted: 11/12/02
	Planning Board Action Limit: N/A
	Plan Acreage: 4.89
	Zone: R-80
	Dwelling Units: N/A
	Square Footage: N/A
	Planning Area: 81A
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 212SE06

Purpose of Application	Notice Dates
Departure from the 50-foot setback requirement for loading space access.	Adjoining Property Owners: 11/18/02 (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	Sign(s) Posted on Site: 1-31-03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Jimi Jones	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 12, 2003

TECHNICAL STAFF REPORT:

TO: The Prince Georges County Planning Board

VIA: Arie Stouten, Zoning Supervisor

FROM: Jimi Jones, Planning Coordinator

SUBJECT: **Departure from Design Standards Application No. 535**

REQUEST: **Departure from the 50-foot setback requirement for loading space access.**

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date indicated above. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Development Review Division at the address indicated above. Please call 301-952-3530 for additional information.

FINDINGS:

- A. **Location and Field Inspection:** The subject property is a large, rectangularly shaped parcel on the west side of Pineview Lane and approximately 800 feet south of Woodyard Road. The site is developed with a two-story brick church and gravel parking lot, which is connected to Pineview Lane by a long driveway. A substantial stand of trees extends from the rear of the church to the western property line.

B. **Development Data Summary:**

	Existing	Proposed
Zone:	R-80 Zone	R-80 Zone
Uses:	Church	Church
Lot Size:	4.89 acres	4.89 acres
Gross Floor Area	4,436 square feet	9,437 square feet
Parking Spaces	52	48 (additional)

- C. **History:** The 1993 Subregion V Sectional Map Amendment (SMA) placed the subject property in the R-80 Zone. A Preliminary Plan (4-01075) was approved for the property in December 2001. Alternative Compliance (AC-01045) was approved in February of 2002.

- D. **Master Plan Recommendation:** The 1993 Subregion V master plan recommends suburban residential land use with a maximum density of 3.5 dwelling units per acre.

- E. **Request:** The applicant plans to build a 9,437-square-foot building addition that would contain classrooms for Sunday school and recreational facilities. A new parking and loading area is proposed to serve the expansion. Access to the new loading area must be set back at least 50 feet from land in a residential zone in accordance with Section 27-579 of the Zoning Ordinance. The site plan indicates that the driveway providing access to the loading area has a setback from the southern property line that varies between 10 feet and 35 feet wide. A departure of 40 feet is therefore requested.

F. **Surrounding Uses:**

North— Single-family detached homes in the R-80 Zone and a bank and offices in the C-O Zone farther north along Woodyard Road. Across Pineview Lane to the northeast are single-family homes in the R-80 Zone.

East— Across Pineview Lane is a single-family detached home and a large, multistory nursing home in the R-80 Zone.

South— Single-family detached homes in the R-80 Zone.

West— Single-family detached homes in the R-80 Zone.

G. **Design Requirements:**

1. **Parking and Loading Areas:** A larger parking area is proposed to accommodate the expansion. The site plan provides the required parking. However, the parking schedule indicates that two handicap parking spaces are provided, but the site plan drawing shows four regular and two van-accessible handicap parking spaces. The parking schedule must

be corrected to be consistent with the numbers and types of spaces drawn on the site plan. The applicant also provides one loading space to serve the recreational facility. A loading space is not however, required.

2. **Number of Required Spaces:** The existing 208-seat church requires 52 parking spaces based on the standard of one space per four seats. The site plan provides an additional 48 parking spaces to serve the proposed expansion. The site plan notes that the proposed Sunday school will operate after church and one day a week. The recreational facility will operate during the week after regular school hours. Under this scenario, additional parking is not required since the uses do not all operate at the same time.

There is a minor discrepancy with respect to note no. 10 on the site plan. The note indicates that 52 existing parking spaces are provided plus an additional 48 spaces and two handicap van-accessible spaces along with four standard handicap spaces. The total parking spaces should be 106. The note shows 107 spaces because the proposed loading space is incorrectly counted as a parking space. The parking schedule must be corrected to show a total of 106 parking spaces and one loading space.

3. **Landscape Manual:** Alternative Compliance (AC-01045) was approved in February 2002 for the required 30-foot-wide bufferyard along the southern property line. This bufferyard was permitted to vary in width from 10 to 35 feet wide and also includes a two-foot-high berm with a six-foot-tall board-on-board fence.

H. **Other Issues:** The Subdivision Section, in a referral reply dated January 16, 2003, notes a discrepancy regarding the legal description of the property and recommends that the plan be revised to reflect the new legal description Parcel A, plat 194-48.

I. **Required Findings:**

Section 27-239.01(b)(9)(A) of the Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:

1. **The purposes of this Subtitle will be equally well or better served by the applicant's proposal.**

The purposes of the Parking Regulations will be equally well or better served by the applicant's proposal. These purposes, among other things, seek to preserve the character of residential areas. The subject church is situated such that it provides a transition from the commercial uses along Woodyard Road and the residential community to the south. The loading needs of this church and accessory activities are not intensive enough to have an adverse impact on the adjacent residential community.

2. **The departure is the minimum necessary, given the specific circumstances of the request.**

The departure is the minimum necessary, given the specific circumstances of the request. The existing driveway that provides access to the loading spaces varies in setback from the residentially zoned parcel to the south from 10 to 35 feet in width. A departure of 40 feet from the required 50-foot setback is, therefore, necessary. A small portion of the driveway has an island with three trees that decrease the width of the aisles to 10 feet.

Since a 22-foot-wide driveway is required to serve a loading space, the width of each aisle must be increased to at least 11 feet or an additional departure is required. There is ample room on site to widen the aisles.

3. The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.

The departure is necessary in order to alleviate circumstances that are unique to the site. The width of the property plus the location of the existing church makes it impractical to relocate the driveway to provide the required 50-foot setback. A redesign of this nature would push parking spaces closer to the residential property. A parking area closer to the residential property would have more of an undesirable impact than the driveway.

4. The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.

The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood. The driveway will remain in its current location. Although the driveway will also provide access to the proposed loading space, the loading needs for the uses on this site are not intensive enough (as compared to commercial or industrial uses that require loading) to have an adverse impact on the adjacent residential community.

(B) For a departure from a standard contained in the *Landscape Manual*, the Planning Board shall find that there is no feasible proposal for alternative compliance, as defined in the *Landscape Manual*, which would exhibit equal or better design characteristics.

This application does not contain a request for relief from a standard in the *Landscape Manual*. Staff notes, however, that the parking area will be expanded to accommodate the additional accessory activities. Pursuant to Section 1.1F of the *Landscape Manual*, Sections 4.2 and 4.3C will apply to this new parking area. Staff believes that the site may have enough existing vegetation along Pineview Lane to provide the required commercial landscaped strip for Section 4.2. The appropriate schedules must be shown on the plan. The applicant will also be required to revise the site plan to demonstrate compliance with Section 4.3C.

Recommendation: Staff recommends APPROVAL of this application, subject to the condition that the site plan shall be revised as follows:

1. Show the new legal description as Parcel A, plat 194-48.
2. The width of the one-way driveway aisles must be increased by one foot to provide 11 feet per aisle or an additional departure is required.
3. The parking schedule must be corrected to show a total of 106 parking spaces and one loading space.
4. The site plan shall demonstrate compliance with Sections 4.2 and 4.3C of the *Landscape Manual* or alternative compliance will be required.