



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

Detailed Site Plan

DSP-02015/19

Application	General Data	
Project Name: The Hope at Fairwood Location: South side of Annapolis Road (MD 450), approximately 1,400 feet east of Enterprise Road (MD 193). Applicant/Address: The Williamsburg Group 5485 Harper's Farm Road Columbia, MD 21044	Date Accepted:	12/17/08
	Planning Board Action Limit:	03/12/09
	Plan Acreage:	8.41
	Zone:	M-X-C
	Dwelling Unit(s):	1
	Gross Floor Area:	2,664.74
	Planning Area:	71A
	Tier:	Developed
	Council District:	06
	Municipality:	Bowie
	200-Scale Base Map:	207SE01

Purpose of Application	Notice Dates	
Approval of a single-family dwelling that encroaches 1.3 feet beyond the front building restriction line (BRL).	Informational Mailing:	03/15/02
	Acceptance Mailing:	12/30/08
	Sign Posting Deadline:	01/20/09

Staff Recommendation			Staff Reviewer: Joseph McDuffie Jr.
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan, DSP-02015/19, The Hope at Fairwood
Lot 69, Block L

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation Section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Comprehensive Sketch Plan, CP-9504.
- b. Conformance to the Preliminary Plan of Subdivision, 4-00057.
- c. Conformance to Final Development Plan, FDP-0001.
- d. Conformance to the Woodland Conservation and Tree Preservation Ordinance.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** This detailed site plan is for Lot 69, Block L located at 13207 Landsdales Hope Way, in the Fairwood residential development. The application is for a single-family detached residence that encroaches into the front building restriction line by 1.3 feet. The applicant requests that the Planning Board approve a modified front building restriction line (BRL) for the garage on Lot 69, Block L of 18.7 feet instead of 20 feet to allow the constructed house and garage to remain in their current location.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	M-X-C	M-X-C
Use(s)	Residential	Residential
Acreage	8.4 Acres (Total Site)	7,976 S.F
Building Square Footage/GFA	2,664.74	2,664.74

3. **Location:** The subject site is located in Planning Area 71A, Council District 6. The larger Fairwood development is located on the south side of Annapolis Road (MD 450), approximately 1,400 feet east of Enterprise Road (MD 193). Lot 69, Block L is located on the south side of Landsdales Hope Way, between its intersection with Gerrards Hope Drive to the west and Spriggs Hope Court to the east.
4. **Surroundings and Use:** The subject property at 13207 Landsdales Hope Way is surrounded by single-family detached homes in the Fairwood development to the north, south, east and west.
5. **Previous Approvals:** Previous approvals include Comprehensive Sketch Plan CP-9504 approved by the District Council on February 24, 1997; Preliminary Plan of Subdivision 4-00057 approved by the Planning Board in January 2001; Final Development Plan FDP-0001, approved by the Planning Board in January 20001 and Detailed Site Plan for Infrastructure DSP-02015, originally approved by the Planning Board on September 11, 2002, and revised numerous times to allow specific builders site their units on particular lots. The BRL from which this applicant seeks relief is shown on Detailed Site Plan DSP-02015 and is consistent with Final Development Plan FDP-0001.
6. **Urban Design Analysis:** The subject site, Lot 69, Block L, is an irregularly shaped lot that consists of 7,976 square feet and is part of a larger subdivision of 8.4 acres called The Hope at Firewood. The only access to the subject lot is from Gerrards Hope Drive. The property is the first dwelling on the south side of Landsdales Hope Way, which leads to two culs-de-sac called Spriggs Hope Court and Landsdales Hope Way.

The residence is a two-story dwelling with a two-car garage that has standard vinyl siding and a brick front façade. The name of the model is the “Williamsburg, James River,” which has a gross floor area of 2,664.74 square feet. The entrance is located on the right side of the dwelling across from Parcel D, which has been conveyed to the HOA. The pathway around the residence and driveway is concrete and foundation landscaping is planted at the entrance.

The front setbacks for lots of this size in this development established by previous approvals are a minimum of 15 feet for the house and a minimum of 20 feet for the garage. The house itself is set back well in excess of 15 feet. However, due to a stake-out error, the garage attached to the residence protrudes over the minimum 20-foot BRL by 1.3 feet.

This house’s noncompliance with the BRL for the garage is not readily apparent from the street and has no negative impact on the streetscape or the visual harmony of the neighborhood. The total area of the corner of the garage that encroaches beyond the BRL is only 10.64 square feet.

The Urban Design Section feels that the encroachment has minimal adverse effect on the immediate neighbors or the surrounding community.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Comprehensive Sketch Plan:** The proposed modification of the front BRL for Lot 69, Block L will have no impact on previous findings of conformance with the comprehensive sketch plan for Fairwood, CP-9504.
8. **Preliminary Plan of Subdivision:** The proposed modification of the front BRL for Lot 69, Block

L, will have no impact on previous findings of conformance with Preliminary Plan of Subdivision 4-00057.

9. **Final Development Plan:** The proposed modification of the front BRL for Lot 69, Block L will have no impact on previous findings of conformance with Final Development Plan FDP-0001.
10. The proposed modification of the front BRL for Lot 69, Block L will have no impact on previous findings of conformance with the Woodland Conservation and Tree Preservation Ordinance.
11. As required by Section 27-285(b) of the Zoning Ordinance, the detailed site plan as modified with a 1.3 foot revision to the building restriction line represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended uses.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02015/19 for Lot 69, Block L, with the following condition:

1. For Lot 69, Block L only, the front building restriction line for the house shall be 15 feet, and the front building restriction line for the garage shall be 18.7 feet.