The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
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Detailed Site Plan DSP-23014
Trinity Religious Temple Church

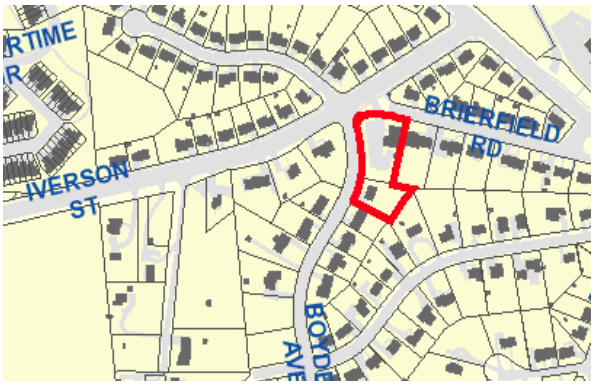
REQUEST	STAFF RECOMMENDATION
Approval of the physical site elements necessary to allow for a 125-seat church use, with a parsonage, to occupy the existing buildings at the property.	With the conditions recommended herein: Approval of Detailed Site Plan DSP-23014 Approval of a Variance to Section 27-441(b), footnote 52

Location: Southeast quadrant of the intersection of Iverson Street and Boydell Avenue.

Gross Acreage:	1.13
Zone:	RR
Zone Prior:	R-R
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)
Dwelling Units:	0
Gross Floor Area:	4,036
Planning Area:	76A
Council District:	07
Municipality:	None

Applicant/Address:
Trinity Temple Church of God Inc
2525 Bladensburg Road, N.E.
Washington, DC 20018

Staff Reviewer: Todd Price
Phone Number: 301-952-3994
Email: Todd.Price@ppd.mncppc.org



Planning Board Date:	05/30/2024
Planning Board Action Limit:	06/03/2024
Staff Report Date:	05/16/2024
Date Accepted:	03/25/2024
Informational Mailing:	11/09/2023
Acceptance Mailing:	03/21/2024
Sign Posting Deadline:	04/30/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-23014
Variance to Section 27-441(b), footnote 52
Trinity Religious Temple Church

The Urban Design staff has completed the 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 CRITERIA

The subject property is within the Residential, Rural (RR) Zone and was previously in the Rural Residential (R-R) Zone. This application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Pursuant to Section 27-1903(c) of the Zoning Ordinance, an applicant may elect to apply for a detailed site plan pursuant to the requirements of the prior Zoning Ordinance for development of the property in the RR Zone. The applicant has elected to have this application reviewed under the requirements of the prior Zoning Ordinance. Therefore, staff considered the following in reviewing this detailed site plan (DSP) application:

a. The prior Prince George's County Zoning Ordinance for the Rural Residential (R-R) Zone;

b. The 2010 *Prince George's County Landscape Manual*;

c. The Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

d. The Prince George's County Tree Canopy Coverage Ordinance;

e. Referral comments; and

f. Community feedback.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** The subject application is a request for approval of the physical site elements necessary to allow for a 125-seat church use, with a parsonage, to occupy the existing buildings on the property. By way of background, the existing building (on the northern portion of the subject property) was previously occupied by a 125-seat church that was a certified nonconforming use. However, that use was abandoned when the building was damaged by fire in 2012 and the church use failed to reestablish within 180 days.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	RR	R-R
Use	Vacant	Church
Gross acreage	1.13	1.13
Parcels/Lots	2 Lots	2 Lots
Gross floor area (GFA) of buildings	4,036 sq. ft.	4,036 sq. ft.

Note: The existing building proposed to be used as a church has a gross floor area (GFA) of 2,840 square feet. The existing dwelling proposed to be used as a parsonage has a GFA of 1,196 square feet. The total square footage of both buildings equals 4,036 square feet.

Parking Data

Use	**Required**	**Provided**
Church (125 seats) @ 1 space/6 Seats	21	21
Parsonage @ 1 space	1	1
Total	**22 Spaces**	**22 Spaces**
Standard parking spaces (10 ft. x 20 ft.)	0 to 21	18
Parallel parking spaces (10 ft. x 20 ft.)	0 to 21	3
Handicap-accessible parking spaces (16 ft. x 20 ft.)	1	1
Loading Spaces	0	0

Note: Pursuant to Section 27-584(a), legally existing uses are not required to comply with Part 11 of the prior Zoning Ordinance provided that the use "complies with the previous requirements for parking and loading areas (in effect at the time the use began)". In addition, "[a]ny future use occupying the same premises [. . .]" as a previously legally existing use is similarly exempt "provided there is no expansion or change of use that would require a greater number of parking or loading spaces [. . .] than the number of spaces legally existing under the prior regulations". The proposed church will occupy the same premises as the previous certified nonconforming church use. No changes that would require a greater number of parking or loading spaces than legally existing are proposed. Accordingly, the parking qualifies for an exception from Part 11 per Section 27-584 of the prior Zoning Ordinance. Therefore, the parking requirement in effect when the previously existing church use was established still applies. When the church was certified as a legal nonconforming use, the parking requirement was one space for every six seats.

In addition, the existing 21-space parking lot was designed in accordance with the pre-1970 dimensional requirements for parking spaces, which required 200-square-foot parking spaces with 18-foot-wide driveways. These dimensional standards continue to apply.

No loading space is required for this use.

3. **Location:** The subject property is located on Tax Map 87 in Grid D4. It is further identified as Lot 5, Block B and Lot 26, Block B, of the Barnaby Village Subdivision. Lot 5, Block B was recorded in the Prince George's County Land Records in June 1950 in Plat Book WWW 17, page 77; Lot 26, Block B was recorded in the Land Records in September 1959 in Plat Book WWW 36, page 28. The applicant proposes a church use within the building on Lot 5, Block B and a parsonage within the dwelling on Lot 26, Block B. The property is located at the southeast quadrant of the intersection of Iverson Street and Boydell Avenue, in Planning Area 76A and Council District 7. The church building's mailing address is 1801 Iverson Street and the parsonage building's address is 5106 Boydell Avenue, both in Oxon Hill, Maryland.

4. **Surrounding Uses:** The subject property is in the Rural Residential (R-R) Zone and is bounded to the north by both Iverson Street and Brierfield Road, with single-family detached homes in the One-Family Detached Residential (R-80) Zone beyond; to the east and south by single-family detached homes in the R-R Zone; and to the west by Boydell Avenue and single-family detached homes in the R-R Zone.

5. **Previous Approvals:** Permit records indicate that the existing building on Lot 5, Block B was initially constructed in 1963 in the R-R Zone, prior to April 1, 2022. The property is not the subject of a prior preliminary plan of subdivision (PPS). There are no notes on the record plats for Lots 5 or 26 related to the development of these lots.

   The previously existing church use at Lot 5, Block B was certified as a legal nonconforming use per the approval of Permit 36879-2004-U-01. Permit records indicate that the existing building on Lot 5, Block B was initially constructed in 1963 in the R-R Zone, prior to April 1, 2022. The church use occupying that building was required to certify as a nonconforming use after Prince George's County Council Bills, CB-23-1993 and CB-76-1993, required a special exception for church uses in the R-R Zone. However, as detailed below, the existing building on Lot 5, Block B was damaged by fire in 2012. Since that time, no church use has operated on-site. Accordingly, this certified nonconforming use has since been abandoned.

   A Stormwater Management (SWM) plan and approval letter (Application Number 12339-2023-SDC/Approval Number P27976-2023-SDC) were submitted with the application for this site. The Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) issued the approval on October 25, 2023. The project is exempt from SWM requirements because the proposed limits of disturbance are less than 5,000 square feet.

6. **Design Features:** The property is currently improved with a 2,840-square-foot building proposed to be used as a church (see Figure 1) and a 1,196-square-foot, single-family dwelling, proposed to be used as a parsonage. The church building is located on the northeast side of the property, with an existing parking lot to the west and south of the

building. Vehicular access is provided via a driveway from Iverson Street, at the north end of the property. The existing dwelling, which will serve as a parsonage, is located on the south end of the property with a driveway accessed from Boydell Avenue.

On December 31, 2012, a 2-alarm fire occurred at the existing church, causing significant damage. The damage caused the church to be closed and non-operational for more than six months (or 180 calendar days). As a result of the period of non-operation, the church lost their prior, legal, nonconforming use status. As noted above, the church previously obtained certified nonconforming use status, because the church predated the requirement that churches on properties less than one acre in the R-R Zone obtain a special exception. After the fire, the applicant acquired Lot 26. With Lot 26, the total size of the property now exceeds one acre such that the church use now requires a detailed site plan, rather than a special exception, to locate at the subject property. The applicant filed this DSP application, to demonstrate compliance with the requirements of the R-R Zone, so that it can obtain a building permit for the fire restoration repairs and a new use and occupancy permit. The application proposes no grading, new development, or additional gross floor area. No exterior improvements are proposed other than those required to repair the fire damaged parts of the church.

Figure 1

CONFORMANCE WITH EVALUATION CRITERIA

7. Prince George's County Zoning Ordinance: The DSP application has been reviewed for compliance with the requirements of the Prince George's County Zoning Ordinance in the R-R Zone:

a. With respect to Section 27-441(b), Table of Uses, of the Zoning Ordinance, a church or similar place of worship located on a lot between 1 and 2 acres in size is a permitted use in the R-R Zone, subject to footnote 52. Footnote 52 (Zoning Ordinance text in **bold**) includes the following requirements:

52. A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:

(A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;

The existing church complies with this setback except along the eastern lot line, where it is within a minimum of 9.9 feet of the lot line. Accordingly, the applicant is requesting a variance of 15.1 feet for the existing church building. The justification for this variance is analyzed as follows:

Section 27-230. - Criteria for granting appeals involving variances.

(a) A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:

(1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);

In its SOJ, the applicant claims that the property is unique with respect to its: 1) topography; 2) shape; 3) existing development; and 4) limited vehicular access to public roads. The purpose of requiring a demonstration of uniqueness as a prerequisite to granting a variance is threefold: 1) "if the alleged restrictive effect of the zoning law is not unusual, and a characteristic is shared by many properties, the

problem ought to be addressed by legislation, not variances;" 2) "the uniqueness analysis guarantees that a granted variance cannot act as precedent;" and 3) not requiring uniqueness would result in a lack of uniform application of zoning law thereby opening the door to "favoritism towards certain landowners within a zone". *Dan's Mountain Windforce, LLC, et al. v. Allegany County Board of Zoning Appeals*, 236 Md. App. 483, 494–95 (2018). With this in mind, staff concur that the property is unique with respect to topography and limited vehicular access. However, having existing development is not a unique condition that distinguishes the land from the surrounding properties, all of which are developed. In addition, the applicant claims the shape of the property is a "unique and unusual 'L' shape which is the result of its curvilinear boundaries abutting publicly dedicated rights-of-way with curved alignments." However, Boydell Avenue on which the property fronts, curves along the entire block on which the property is located. Thus, the curvilinear boundary line continues down the entire block. Accordingly, staff cannot find the shape to be unique.

Topography:
The subject property is physically unique and unusual in a manner different from the nature of the surrounding properties in terms of its exceptional topographic conditions. The northern portion of the site, Lot 5, has an elevation of 252 feet at its highest point, and approximately 230 feet at its lowest point (a difference of 22 vertical feet). In addition, the northern and southern portions of the property are separated by approximately 50 feet of steep slopes, with an elevation change of approximately 14 feet. These steep slopes continue north along the western property line along Boydell Avenue until approximately 25 feet from the front property line. This stretch of steep slopes along the western property line is approximately 25-feet wide. This condition creates two disconnected developable areas – one to the north and one to the south. In addition, the developable area on the northern portion of the property is constrained on both its south and west sides by steep slopes.

While steep slopes exist on the surrounding properties, according to data obtained from PGAtlas, these slopes do not divide the developable area of those properties in two, as is the case with the

subject property. (See Figure 2 below. The dark red contour represents steep slopes.) Thus, the subject property is physically unique and unusual in a manner different from the nature of the surrounding properties.

Access
The subject property fronts on the right-of-way (ROW) for Brierfield Road to is north. However, Brierfield Road has not been extended to its intersection with Iverson Street, but rather terminates in a dead end with an existing guard rail. Thus, the property lacks access to Brierfield Road. The property also fronts on Boydell Avenue, but direct access is frustrated by the steep slopes discussed above. Accordingly, access to the northern portion of the property is provided via an existing access driveway that leads across the undeveloped Brierfield Road ROW to Iverson Street. This drives the location of the existing parking lot to the west side of the existing church building. Other properties in the surrounding area do not have this condition in that they do not front on a ROW that has not been fully developed. Thus, the subject property is unique in its limited access to public ROWs.

Figure 2

(2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property;

In part, this criterion requires that "the unique aspect of the property must relate to – have a nexus with – the aspect of the zoning law from which a variance is sought." *Dan's Mountain*, 236 Md. at 496. "Therefore, the question must be: are there features on the property that cause [. . .] setback requirements to affect this applicant's individual property differently from the way it effects other surrounding properties?" *Id.* at 498. Staff find that the existing steep slopes and limited access to the property cause the 25-foot setback requirement to disproportionately impact the subject property.

As previously noted, the northern portion of the site, Lot 5, Block B, is improved with an existing building that has historically been occupied by a church with 125 seats. The associated surface parking lot is located to the west and south of the existing building. Steep slopes begin almost immediately to the south and west of the existing parking lot. The existence of these steep slopes limits the area available for the building and necessary parking. In addition, per Section 27-441(b)(footnote 52)(a)(2), whenever possible, parking must not be located in the front yard, which in this case is to the north of the existing building. The application meets this requirement by having the parking located along the side and rear yard, as much as possible. Given the placement of the necessary parking and site circulation in relation to the existing steep slopes, the envelope for the building and its appurtenant improvements (which include a handicap-accessible ramp leading to the main entrance) requires that the building encroach into the 25-foot setback. Specifically, the existing building must remain in its current location to meet parking requirements. The building cannot be moved further west and out of the 25-foot setback because it would encroach into the parking area. The existing parking lot itself cannot move further to the south or west to accommodate moving the building due to the existing steep slopes. Nor can the required parking spaces for the proposed church use be moved to the southern portion of the subject property because the steep slopes frustrate the provision of circulation between the proposed church use on the northern portion of the property and the southern portion of the property.

As noted above, the property is also unique in terms of its limited access to public ROWs. This also makes

compliance with the 25-foot setback along the eastern property line challenging. Specifically, vehicular access must be provided via the existing driveway leading to Iverson Street to the northwest. This makes the western side of Lot 5 the necessary location for vehicular circulation and the most convenient location for the parking lot. In combination with the steep slopes discussed above, this drives the location of the existing church building towards the western property line and into the 25-foot setback.

Strict application of the 25-foot setback from all property lines would result in peculiar and unusual practical difficulties. The only options for compliance would be for the applicant to demolish the portions of the existing building that encroach into the setback or redevelop the entire site, which possibly would entail extensive grading. Whereas, with the variance, the applicant will not have to engage additional land disturbance or make exterior changes to the existing building. Accordingly, strict application of the 25-foot setback will result in peculiar and unusual practical difficulties to the owner of the property.

(3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions;

The majority of the existing church is setback 17 feet from the property line. At its closest point, a portion of the building is 9.9 feet from the property line. As previously discussed, the site topography and location of the necessary parking restrict the building area to its current location. As a result, the variance is the minimum reasonably necessary to overcome the exceptional physical conditions.

(4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any area master plan, sector plan, or transit district development plan affecting the subject property; and

The subject property is located within the limits of the 2000 *Approved Master Plan and Sectional Map Amendment for The Heights and Vicinity*. The 2014 *Plan Prince George's 2035 Approved General Plan* (master plan) which recommends a residential low generalized future land use for the subject property.

This master plan places the subject property on the south of Focus Area 4. The master plan does not recommend any goals, policies, or strategies to help advance the intent and purpose of the plan for the subject property. There is no sector plan or transit district development plan that affects the subject property. The church has existed on the property since 1963 and is a permitted use in the R-R Zone. The subject application proposes to continue the existing institutional use. Therefore, the granting of this variance will not substantially impair the intent, purpose and integrity of the general plan or any area master plan, sector plan, or transit district development plan affecting the subject property.

(5) Such variance will not substantially impair the use and enjoyment of adjacent properties.

The existing building has occupied the subject property since 1963 and served as a church until the fire in 2012. Since the fire caused the closing of the church, the building has been vacant and an eyesore for the neighborhood. The sole purpose of the application is to obtain the necessary permits needed to complete the fire restoration repairs so the existing church building can be safely reoccupied. As a result, approval of the variance will not substantially impair the use and enjoyment of adjacent properties. In fact, it will enhance the use and enjoyment of adjacent properties through the restoration of this building that has long been an eyesore for the neighborhood.

(6) Notwithstanding any other provision of this Section, a variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

The location of the existing building on the property has been in place since 1963. The 25-foot setback requirement that is now in place did not exist until the Prince George's County District Council's approval of Council Bill, CB-76-1993, which took effect on December 31, 1993. As a result, the practical difficulty was not self-inflicted by the owner of the property.

(B) When possible, there should be no parking or loading spaces located in the front yard; and

The property fronts on the dedicated ROW for Brierfield Road, as shown on the record plat for Barnaby Village Subdivision (recorded in the Land Records in June 1950 in Plat Book WWW 17 at page 77) and the record plat entitled Plat 1, Barnaby Knolls (recorded among the Land Records in Plat Book NLP 146 at page 50). Thus, the front yard is the area between the existing building on Lot 5, Block B and the Brierfield Road ROW. While most of the parking has been located to the rear and west sides of the existing building, one parallel space and part of one perpendicular space are located in the front yard. However, these spaces cannot be relocated elsewhere on the property due to the topographic constraints discussed in the variance findings above. Accordingly, staff find that all necessary parking has been located in the side and rear yard as much as possible.

(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

Per section 27-442(c) the maximum lot coverage for churches or similar places of worship on lots between one and two acres in size, in the R-R Zone is 50 percent. The total existing lot coverage for this application is 34.67 percent. There is no proposed expansion of lot coverage with this application.

b. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the Zoning Ordinance. The design guidelines do not apply to the subject DSP because the site improvements are existing and, as previously stated, this DSP proposes no grading, new development, or additional gross floor area, and only proposes renovations to the existing church building due to fire.

c. This application is subject to the regulations contained in Section 27-428 for the R-R Zone, of the prior Zoning Ordinance as follows:

Section 27-428. – R-R Zone (Rural Residential)

(c) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-R Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

Compliance with these regulations is addressed as follows:

- The DSP complies with Off-Street Parking and Loading (Part 11) as discussed in Finding 2 above;

- The DSP does not include any signage. Any signage proposed in the future shall comply with Part 12 of the prior Zoning Ordinance.

- The DSP complies with Divisions 1 and 5 of Part 5 of the prior Zoning Ordinance, as applicable. In compliance with Section 27-421.01, the property has frontage on and direct vehicular access to public streets (Boydell Drive and Iverson Street). In compliance with Section 27-421, to the extent the property is considered a corner lot, this DSP does not propose visual obstructions more than 3 feet in height within the triangle formed by the intersection of the street lines and points on the street lines 25 feet from the intersection.

- The DSP is in compliance with the regulation tables contained in Section 27-442(b) of the prior Zoning Ordinance, for development in the R-R Zone.

- As discussed below, this DSP is exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

8. **2010 Prince George's County Landscape Manual:** The application is exempt from the Landscape Manual because it meets the requirements of Section 1.1(d). The subject application is limited to fire restoration repairs to the existing church. The application does not propose a change in use from a lower to a higher category, and the application does not increase the impervious surface or GFA.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site was issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-062-2023) because the site is less than 40,000 square feet in size and has no previous tree conservation plan approval. A Natural Resources Inventory equivalency letter (NRI-054-2023) was issued for the property because there are no regulated environmental features (REF) on-site.

10. **Prince George's County Tree Canopy Coverage Ordinance:** Section 25-128 of the Prince George's County Code requires a minimum percentage of tree canopy coverage (TCC) on projects that propose more than 5,000 square feet of disturbance or increase in GFA. The subject application proposes no disturbance and no increase in GFA. Therefore, the application is exempt from TCC requirements. As a condition of approval, a general note addressing the TCC shall be added to the plan.

11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:

a. **Historic Preservation**—In a memorandum dated April 16, 2024 (Smith, Chisholm, Stabler to Price), the Historic Preservation Section stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

b. **Community Planning**—In a memorandum dated April 23, 2024 (Tariq to Price), the Community Planning Section provided an evaluation of the application, stating the applicant's proposal is to continue the existing institutional land use. Therefore, there are no issues with the conformance of the recommended land use.

c. **Transportation**—In a memorandum dated May 3, 2024 (Shaw to Price), the Transportation Planning Section concluded that the vehicular, pedestrian, and bicycle access and circulation for this plan is acceptable, consistent with the site design guidelines pursuant to Section 27 and meets the findings for pedestrian and bicycle transportation purposes.

d. **Subdivision**—In a memorandum dated May 1, 2024 (Bartlett to Price), the Subdivision Section stated that the application is exempt from filing a PPS and final plat per Section 24-111(c)(3) of the prior Prince George's County Subdivision Regulations as detailed below:

"• Section 24-111(c)(3) states that a final plat of subdivision approved prior to October 27, 1970, shall be resubdivided prior to the issuance of a building permit unless the development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed 5,000 square feet of GFA. The existing development of a church (on Lot 5) was in place prior to January 1, 1990. The square footage of the parsonage on Lot 26, however, is not clearly listed on the DSP. It appears that only the GFA on the first floor of the structure is listed. Even if the first floor GFA of the structure on Lot 26 is doubled to approximate the maximum GFA of the two-story structure, the total GFA on Lot 26 will be 2,392 square feet. The proposed change of use to a parsonage (on Lot 26) will, therefore, result in development that is less than 5,000 square feet of GFA in addition to development in existence prior to January 1, 1990, and is exempt from filing a PPS and final plat per this section.

"• Per Section 27-107.01.(a)(129) of the prior Zoning Ordinance, a "Lot" is defined, in part, as one or more entire "Record Lots". Applied to this DSP application, Lot 5 and Lot 26 combine to create the building lot and the combined GFA of each lot is considered the GFA of the development, which represents less than 5,000 square feet of proposed GFA in addition to development in existence prior to January 1, 1990, and is therefore exempt from the requirement of a PPS and final plat."

The memorandum also stated that the property is not required to have an approved certificate of adequacy (ADQ) in accordance with Section 24-4503 of the Subdivision Regulations, because the proposed development is exempt from filing a new PPS and final plat in accordance with the prior Subdivision Regulations.

The Subdivision Section recommended a condition of approval relating to gross floor area that has been included in the Recommendation section of this report.

e. **Permit Review**—In a memorandum dated April 11, 2024 (Hughes to Price), the Permit Review Section offered comments, which have been addressed through revisions to the plans or are included in the Recommendation section of this report.

f. **Environmental Planning**—In a memorandum dated April 4, 2024 (Schneider to Price), the Environmental Planning Section provided a discussion of the DSP's conformance with SWM, WCO and NRI, which has been included in the findings above.

g. **Prince George's County Fire/EMS Department**—In a memorandum dated March 25, 2024 (Reilly to Price), the Fire/EMS Department stated they had reviewed the application and had no comments.

h. **Washington Suburban Sanitary Commission (WSSC)**—In an email and attached comments dated April 10, 2024 (Watkins to Price), WSSC offered an analysis of the application and offered comments to be addressed at time of permit.

i. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE**)—In a memorandum dated April 23, 2024 (Guzman to Price), DPIE offered an analysis and had no objections to the application.

j. **Prince George's County Health Department**—In a memorandum dated April 16, 2024 (Adepoju to Price), the environmental health specialist noted that a desktop health impact assessment had been completed and offered multiple recommendations with respect to health-related issues on the property. These recommendations have been included as conditions of approval in the Recommendation section of this report.

12. **Community Feedback:** As of the writing of this technical staff report, staff received one inquiry from the community regarding the subject DSP.

On May 3, 2024, staff spoke to Ms. Jessie Jefferson, who resides at 5110 Boydell Avenue, Oxon Hill, Maryland. She owns the single-family home immediately south of the subject application parsonage. Ms. Jefferson voiced her support for the approval of this application as the existing fire-damaged church is both an eyesore and a safety hazard, as the subject property suffers from break-ins. She looks forward to having the application approved and the church restored and reopened.

13. As required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the County Code without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

14. As required by Section 27-285(b)(4), for approval of a DSP, the REF on-site have been preserved and/or restored in a natural state, to the fullest extent possible, in accordance with the requirements of Subtitle 24-130(b)(5) of the Subdivision Regulations, as this DSP does not propose any change to the established limits of disturbance and does not result in any impacts to REF.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-23014, for Trinity Religious Temple Church, subject to the following conditions:

1. Prior to certification of this detailed site plan, the following revisions shall be made, or information shall be provided:

    a. Verify the parsonage building height, and revise plans, as necessary.

    b. Show dimensions of all buildings within the subject property on the site plan.

    c. List the gross floor area (GFA) for each floor level of the parsonage separately on the site plan and revise general note if necessary.

    d. Add a note stating "During the construction phases of this project, noise shall not be allowed to adversely impact activities on the adjacent properties. The project must conform to the construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code".

    e. Add a note stating "During the construction phases of this project, no dust shall be allowed to cross over property lines and impact adjacent properties. The project must conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control".

    f. Add a note to the plan stating that the site is exempt from the Prince George's County Tree Canopy Coverage Ordinance.