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DETAILED SITE PLAN VARIANCE TO DETAILED SITE PLAN

DSP-93030/16
VD-93030/16

Application	General Data
Project Name HILLANTRAE, LOT 102, BLOCK B Location 12504 Tobias Court, Clinton MD 20735 Applicant/Address Lorenzi, Dodds & Gunnill, Inc. 3475 Leonardtown Road, Suite 100 Waldorf, MD 20602	Date Accepted 07/09/2002
	Planning Board Action Limit NA
	Plan Acreage 10,997 square feet
	Zone R-R
	Dwelling Units 1
	Square Footage N/A
	Planning Area 81B
	Council District 09
	Municipality NA
	200-Scale Base Map 213 SE 3

Purpose of Application	Notice Dates
REDUCTION OF THE FRONT BUILDING RESTRICTION LINE VARIANCE FROM SECTION 27-442(e) Table IV- Yards, in order to validate a stake-out error. The applicant requests approval of the variance to reduce the front yard setback from 25 feet to 22.6 feet.	Adjoining Property Owners 07/10/02 (CB-15-1998)
	Previous Parties of Record N/A (CB-13-1997)
	Sign(s) Posted on Site 07/15/02
	Variance(s): Adjoining 07/12/02 Property Owners

Staff Recommendation			Staff Reviewer: LAREUSE
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION

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July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Detailed Site Plan, DSP-93030/16
Variance, VD-93030/16
Hillantrae Subdivision, Lot 102, Block B

The Urban Design staff has reviewed the revision to the Detailed Site Plan and request for a variance from Section 27-442(e) Table IV●Yards for the single-family detached dwelling located on Lot 102, Block B and presents the following evaluation and findings leading to a recommendation of APPROVAL with one condition.

EVALUATION

This Detailed Site Plan and Variance Request was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- b. Conformance to the *Landscape Manual*.
- c. Conformance to the Site Design Guidelines.
- d. Conformance to Section 27-230 of the Zoning Ordinance.

FINDINGS

1. This Detailed Site Plan and variance request is for the purpose of validating a stake-out error for the single-family detached dwelling located on Lot 102, Block B of the Hillantrae Subdivision. The single-family detached dwelling was under construction before it was discovered that the front left corner of the home was 2.4 feet over the 25-foot building restriction line. The applicant has submitted a request for a variance from Section 27-442(e) Table IV●Yards in order to reduce the front yard setback.
2. Section 27-230 contains the criteria for granting appeals involving variances. A variance may be granted when the following three criteria have been met:

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions.**

The applicant stated the following in a letter, dated July 9, 2002, from Andy Bock, Lorenzi, Dodds and Gunnill, Inc., to Susan Lareuse:

■Under Section 27-230(a)(1), the setback on the front left corner of the house was misjudged due to the irregular shape of the lot at the radius of the cul-de-sac to which varied the linear consistency of the front Building Restriction Line.●

(2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and

The applicant stated the following in a letter dated June 14, 2002, from Andy Bock, Lorenzi, Dodds and Gunnill, Inc., to Susan Lareuse:

■We are requesting the reduction of the front Building Restriction Line under Section 27-230(a)(2) to allow the building foundation to remain where constructed in order to minimize hardships to the future homeowners, mainly scheduled delivery date of the home.●

(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

The applicant stated the following in a letter dated July 9, 2002, from Andy Bock, Lorenzi, Dodds and Gunnill, Inc., to Susan Lareuse:

■Under Section 27-230(a)(3), the granting of the variance would not substantially impair the intent, purpose or integrity of the General or the Master Plan as the intent of single- family residential units remains consistent.●

Comment: The staff agrees with the applicant's justification statements above and finds the encroachment minor in magnitude. The house was mislocated in the stake-out process and the home is well under construction. To require moving of the house to meet the required setback would require unreasonable costs. A site visit indicates that the house sets substantially forward of the adjacent home on Lot 101. This is a normal occurrence on a cul-de-sac because the 25-foot building restriction line curves along the frontage of the subject lot as a transition to the bulb of the cul-de-sac. In order to soften the juxtaposition of these homes, landscaping around the front corner of the home and along the exposed basement foundation is appropriate. The staff recommends that the plans be modified prior to signature approval to include a combination of deciduous and evergreen plants at the northeast corner of the house.

3. This revision to the Detailed Site Plan will have no impact on the previously approved Tree Conservation Plan.
4. This revision to the Detailed Site Plan will have no impact on the previous finding of conformance to the *Landscape Manual*.
5. This revision to the Detailed Site Plan 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 use.

RECOMMENDATION

Based upon the foregoing evaluation of this report, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE the revision to the Detailed Site Plan and the requested variance to Section 27-442(e) Table IV●Yards subject to the following condition:

1. The front yard setback for the single-family detached dwelling located on Lot 102, Block B shall be no less than 22.6 feet.
2. Prior to signature approval, the landscape plan shall be revised to include a combination of deciduous and evergreen plants at the northeast corner of the house. The planting shall include three 8-10 feet high deciduous shade or ornamental trees (such as *Carpinus betulus fastigiata* or equivalent) and three 6-8 feet high evergreen trees (such as *Ilex x *Nellie Stevens*•or equivalent).