

June 12, 2000

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Urban Planner

SUBJECT: Longwood Subdivision (Lot 9, Block B)
Detailed Site Plan 94046/13

RECOMMENDATION SUMMARY

The Urban Design staff has completed its review of the subject application. This report represents a summary of the plan, analysis, evaluation and findings required for action on the plan, and a recommendation of APPROVAL.

FINDINGS

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

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 in side 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.

RECOMMENDATION

Based upon the foregoing evaluation and analysis of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Longwood Subdivision, Lot 9 Block B, SP-94046/13.