



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

## **PLANNING DIRECTOR DECISION**

### **Limited Departures and Revisions to Approved Plans**

Application No:           ROSP-SE-657/01

Project Name:            Levitt Substation

Reviewer's Name:        Evelyn Kasongo, Senior Planner

- A.     **Nature of the Applicant's Request:** The current request is to approve a revision to the SE-657 site plan to add the proposed foundations to expand the 13kv structure to add additional distribution supply feeders on the property and to include on the site plan the already constructed addition to the control house. The expansion of the 13kv structure is needed to relieve the existing distribution supply feeders in the area, which have become overloaded beyond capacity due to extreme summer peak electric demands from residential and commercial customers.
- B.     **Zoning History:** SE-657 was approved in 1961 for purposes of allowing the use of a utility electric transformer substation on the property. In 2004, the Prince George's County Department of Environmental Resources (DER) issued building permit 3660-2004-CGU for the addition of a 7-foot by 16-foot equipment building to the existing control house building on the property. The addition is not reflected on the existing special exception site plan, but it was suggested by the Permit Review Section of M-NCPPC that a revision to the SE-657 site plan could be used to validate the addition to the control house, as well as approve the proposed expansion of the 13kv structure to add additional distribution supply feeders.
- C.     **Required Findings:**

#### **Section 27-325(c). Limited Minor Changes—Planning Director**

1.     The Planning Director is authorized to approve minor changes administratively, without public hearing, in cases listed in Section 27-325(b), but only if the proposed minor changes are limited in scope and nature, including an increase in gross floor area or land covered by a structure other than a building up to ten percent. The Director shall deny any administrative approval request proposing site plan changes, which will have a significant impact on adjacent property.
2.     Before approving a minor change, the Director shall make all findings the Planning Board would be required to make, if it reviewed the application.
3.     The Director is not authorized to waive requirements in this Subtitle, grant variances, or

modify conditions, considerations, or other requirements imposed by the Planning Board or District Council in any case.

4. The applicant's property shall be posted within ten days of the Director's acceptance of filing of the application. Posting shall be in accordance with Section 27-125.03. On and after the first day of posting, the application may not be amended.
5. The Director may waive posting after determining, in writing, that the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.
6. If posting is waived or a written request for public hearing is not submitted within the posted time period, then the Director may act on the application. The Director's approval concludes all proceedings.
7. If the Director denies the application or a timely hearing request is submitted, then the application shall be treated as refiled on the date of that event. The applicant, Director, and technical staff shall then follow the procedures for Planning Board review.

**Sec. 27-325 (l). Changes of site plans for public electric utility uses or structures**

1. The Planning Board or Planning Director, if authorized, may permit changes to a site plan for approved public electric utility uses or structures for the addition, relocation, or modification of foundations and equipment, including ground wires, control houses, and associated structures, within the existing fence line.

**Sec. 27-317. Special Exceptions—General Requirements**

1. A special exception may be approved if:
  - a. The proposed use and site plan are in harmony with the purpose of this Subtitle;
  - b. The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;
  - c. The proposed use will not substantially impair the integrity of any validly approved master plan or functional master plan, or, in the absence of a master plan or functional master plan, the General Plan;
  - d. The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;
  - e. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and
  - f. The proposed site plan is in conformance with an approved tree conservation plan.

**D. Determinations:**

1. The subject property is a 3.11-acre parcel located on the south side of Defense Highway (MD 450), 60 feet east from the center line of track of PHWRR Popes Creek Branch.

It is surrounded by the following uses:

North—MD 450 and properties across MD 450 in the I-1 Zone.

East—Collington Road (MD 197) and properties across Collington Road in the R-55 Zone.

South—Residential properties located in the R-55 Zone.

West—Pennsylvania Railroad and properties across from the railroad in the R-R and C-M Zones.

2. The posting requirement for this minor revision was waived because the proposed minor change is so limited in scope and nature that it will have no appreciable impact on adjacent property.
3. The requested use will have no impact on the amount of traffic along MD 450 or Collington Road (MD 197).
4. The existing use of the property will not be altered by the subject proposal. The existing landscaping will also not be altered by the subject proposal. There is no on-site parking; therefore, parking requirements are waived for this application.
5. The proposal will not alter any of the previous conditions of approval for SE 657.
6. The existing feeders will serve the surrounding residential and commercial development as previously determined by the District Council.
7. Baltimore Gas and Electric is a public utility company, which by its very nature serves to protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of Prince George's County. The proposed expansion of the 13kv structure to add additional distribution supply feeders on the property is a minor change limited in scope and nature. The increase in gross floor area will be 390 square feet and the increase in gross floor area of the addition as a percentage of the existing structure will be 5.4 percent, with no appreciable effect on adjacent properties.
8. The proposed revision conforms to the requirements of the Zoning Ordinance and the conditions of approval of the original special exception.
9. The proposed revisions will not alter the previous findings (made with the approval of SE-657) of compatibility with the surrounding area, conformance with the regulations of the Zoning Ordinance, or impairment of the Bowie, Collington, Mitchellville and Vicinity Master Plan and the 2002 General Plan.

**Recommendation:**

Based on the above findings, it is recommended that ROSE SE-657/01 be APPROVED.

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**APPROVED BY AUTHORITY OF:**  
**Fern V. Piret, Planning Director**

**By:**\_\_\_\_\_ **Date:**\_\_\_\_\_

**Jimi Jones, Acting Zoning Supervisor**