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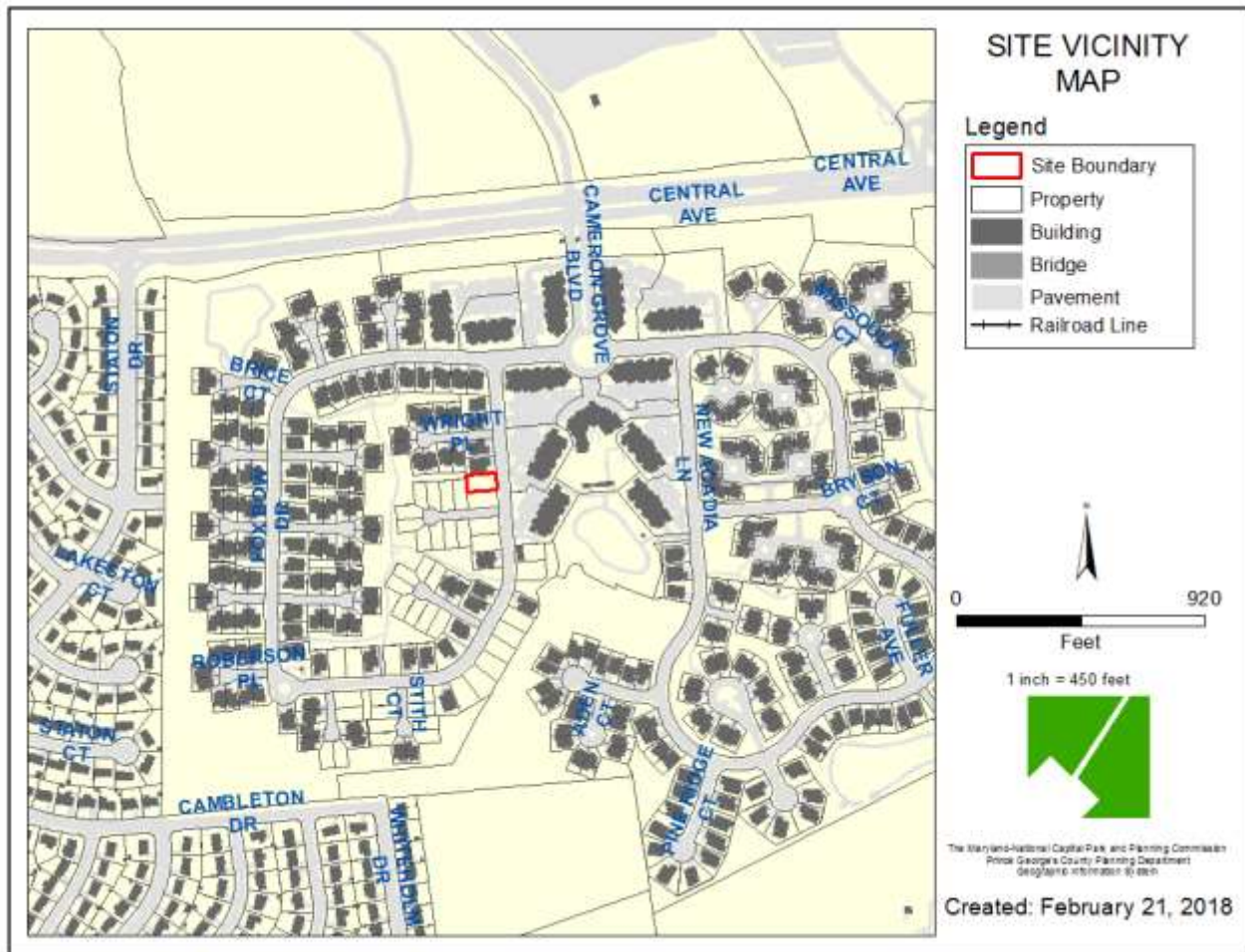
Homeowner's Minor Amendment to a Specific Design Plan

SDP-0307-H10

Application	General Data	
Project Name: Cameron Grove Lot 87, Block D (Ashton Sunroom) Location: Located on the western side of Fox Bow Drive, approximately 430 feet south of its intersection with New Acadia Lane. Applicant/Address: Patricia Ashton 12911 Fox Bow Drive Upper Marlboro, MD 20774	Planning Board Hearing Date:	03/29/17
	Staff Report Date:	03/14/18
	Date Accepted:	01/30/18
	Planning Board Action Limit:	04/11/18
	Plan Acreage:	0.162
	Zone:	R-L
	Dwelling Unit:	1
	Gross Floor Area:	192 sq. ft.
	Planning Area:	74A
	Council District:	06
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	201NE11

Purpose of Application	Notice Dates	
Construction of a sunroom in the rear yard setback of an existing single-family detached dwelling.	Informational Mailing:	12/08/17
	Acceptance Mailing:	01/30/18
	Sign Posting Deadline:	02/29/18

Staff Recommendation		Staff Reviewer: N. Andrew Bishop Phone Number: 301-952-4897 E-mail: Andrew.Bishop@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0307-H10
Cameron Grove Lot 87, Block D (Ashton Sunroom)

The Urban Design Section has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL, as described in the Recommendation section of this report, in accordance with Section 27-530(c) of the Prince George's County Zoning Ordinance.

EVALUATION CRITERIA

- a. The requirements of the following sections of the Prince George's County Zoning Ordinance:
 - (1) Section 27-514.09 regarding uses permitted in the Residential Low Development (R-L) Zone;
 - (2) Section 27-514.10 regarding regulations in the R-L Zone;
 - (3) Section 27-528 regarding required findings in specific design plan applications; and
 - (4) Section 27-530 regarding amendments to approved specific design plan applications.
- b. The requirements of Zoning Map Amendment (Basic Plan) A-9839-C;
- c. The requirements of Comprehensive Design Plan CDP-9705 and its amendments;
- d. The requirements of Preliminary Plan of Subdivision 4-97119 and Record Plat REP 199@21;
- e. The requirements of Specific Design Plan SDP-0307 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

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

1. **Request:** The homeowner's minor amendment to a specific design plan (SDP) is a request to construct a 12-foot by 16-foot sunroom addition to an existing single-family detached dwelling located in the Cameron Grove development, on Lot 87 in Block D. The sunroom addition would extend 3 feet into the required 10-foot rear yard setback.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-L	R-L
Use	Residential	Residential
Gross Acreage	0.162	0.162
Dwelling Unit	1	1
Square Footage	2,629	2,821

OTHER DEVELOPMENT DATA

Parking Requirements

	EXISTING	PROPOSED
Total parking spaces	2	2

3. **Location:** The subject property is in the Residential Low Development (R-L) zoned portion of a larger development known as Cameron Grove, which is located at the southwest corner of the intersection of MD 214 (Central Avenue) and Church Road. The subject property consists of 0.162 acre and is known as Lot 87 in Block D of Cameron Grove, on the western side of Fox Bow Drive, approximately 430 feet south of its intersection with New Acadia Lane. More specifically, the subject property is located at 12911 Fox Bow Drive, in Upper Marlboro, Maryland.

The site is bounded to the east by Fox Bow Drive, to the north by the side of a single-family detached home on Lot 88, to the west by the side of a single-family detached home on Lot 85 and open space on Parcel QQ, and to the south by the side of a single-family detached home on Lot 86.

4. **Surrounding Uses:** The subject application is bounded to the west by single-family homes in the One-Family Detached Residential (R-80) Zone, to the east and south by open space and single-family detached units in the R-L Zone, and to the north by the public right-of-way of MD 214, with the location of a Six Flags of America amusement park beyond in the Residential Suburban Development (R-S) Zone.
5. **Previous Approvals:** The Prince George's County District Council approved Zoning Map Amendment (Basic Plan) A-9839-C as adopted in CR-120-1991, subject to 32 conditions and 4 considerations, and rezoned the property from the Residential-Agricultural (R-A) Zone to the

R-L Zone as part of the 1991 *Approved Master Plan and Adopted Sectional Map Amendment for Bowie-Collington-Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A, and 74B*.

Comprehensive Design Plan CDP-9705 was filed and approved by the Prince George's County Planning Board on February 19, 1998 for a mixed retirement community on the eastern portion of the property. The comprehensive design plan (CDP) was revised three times for various reasons, as discussed in Finding 9 below.

Preliminary Plan of Subdivision 4-97119 was approved by the Planning Board on March 19, 1998 and was adopted by PGCPB Resolution No. 98-74 on April 9, 1998. The preliminary plan of subdivision (PPS) was approved with 14 conditions of approval, as discussed in Finding 10 below.

Specific Design Plan SDP-0307 was approved by the Planning Board on November 6, 2003, subject to three conditions (PGCPB Resolution No. 03-242). One amendment to SDP-0307-01 was approved by the Planning Director in 2008 for the addition of two retaining walls on Parcel RR and the removal of a picket fence on Lots 209, 210, 213, and 215. Numerous Homeowner's Minor Amendments, H-01 through H-09, have been approved by the Planning Director.

Additionally, it is noted that the site is the subject of Stormwater Management Concept Plan 8351-2003, although the sunroom addition does not affect the requirements of this approval.

6. **Design Features:** The proposed sunroom has been approved by the design committee of the Cameron Grove Community Homeowners Association, as stated in a letter dated November 2, 2017, which has been included with the application. The sunroom addition measures approximately 12 feet by 16 feet, or approximately 192 square feet, and is located along the back of the existing house on Lot 87. A lawn area, an open space parcel, and another single-family detached dwelling are located immediately to the rear of the subject property, while other single-family detached dwellings are located to either side of the subject site. The proposed sunroom addition is extending into the minimum rear yard by three feet. The sunroom addition, however, conforms to the side yard setback of eight-feet.

The proposed sunroom addition will largely follow the existing form, massing, and design elements of the existing single-family detached dwelling unit. The appearance of all three façades generally match the existing home and include similar color asphalt shingles as are on the existing roof. New brick will be added on the watertable of the sunroom addition to match the red brick on the watertable of the existing house. The sunroom includes a gabled roof and angled glass windows at the transom of the sunroom. A series of glass panel windows encircle the addition and are trimmed in white vinyl to match the windows of the existing single-family detached dwelling.

7. **Prince George's County Zoning Ordinance:** The subject approval has been reviewed for compliance with the requirements of the R-L Zone in the Zoning Ordinance, as follows:
 - a. **Sections 27-514.08 through 27-514.10 regarding purposes, uses, and regulations in the Residential Low Development (R-L) Zone**—The subject approval conforms to the requirements of Section 27-514.08, Purposes; Section 27-514.09, Uses; and Section 27-514.10, Regulations, of the Zoning Ordinance regarding the R-L Zone. The subject single-family detached dwelling is a permitted use in the R-L Zone.

- b. **Section 27-528 regarding the required findings for specific design plans**—The subject approval is in conformance with Section 27-528, which sets forth the required findings for approval of a SDP. See Finding 16 below for a detailed response to each required finding.
- 8. **Zoning Map Amendment (Basic Plan) A-9839-C:** The project is in compliance with the requirements of Basic Plan A-9839-C. The proposed sunroom in the rear yard setback does not alter the previously made findings of compliance with the Basic Plan that were made at the time of approval of the CDP, and none of the conditions are applicable to the subject application.
- 9. **Comprehensive Design Plan CDP-9705** included a mixed retirement community on the eastern portion of the property and provided for the dedication agreement of a ±14-acre park to the south of the site.

Comprehensive Design Plan CDP-9705-01 was approved by the Planning Board in 1999 to include an auxiliary parking lot for Evangel Temple on the designated residue development portion of the approved CDP-9705, and does not impact the subject application.

Comprehensive Design Plan CDP-9705-02 was approved by the Planning Board in 2000 to add a single-family detached housing use and to revise the distribution of the units in the mixed retirement community into three proposed phases. The subject application is located within the boundaries of this CDP. The proposed sunroom is in compliance with the requirements of CDP-9705-02.

Comprehensive Design Plan CDP-9705-03 was approved by the Planning Board on June 19, 2003 for an area of the property that did not include this portion of the development.

- 10. **Preliminary Plan of Subdivision 4-97119 and Record Plat REP 199@21** was approved by the Planning Board on March 19, 1998 and was adopted by PGCPB Resolution No. 98-74 on April 9, 1998. The PPS was approved with 14 conditions of approval; however, it is noted that none of the conditions are applicable to this specific homeowner's minor amendment.

The subject project is in compliance with the requirements contained in the plat notes of Cameron Grove, Plat Twenty-Three, recorded as Plat Book REP 199@21.

- 11. **Specific Design Plan SDP-0307** was approved by the Planning Board to allow construction of 148 duplexes, 51 single-family homes, 150 condominium units, and 51 single-family homes with amenities and a path system, subject to three conditions. The project is in compliance with the requirements of SDP-0307, except regarding the required rear yard setback. Whereas the SDP stipulates a 10-foot minimum rear yard setback, the proposed sunroom will sit approximately 7 feet from the rear property line.
- 12. **2010 Prince George's County Landscape Manual:** The addition of the sunroom is exempt from the requirements of the 2010 *Prince George's County Landscape Manual*. Previous landscaping-related findings are still valid.
- 13. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from the Tree Canopy Coverage Ordinance because the applicant proposes less than 5,000 square feet of gross floor area or disturbance.

14. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject lot does not contain any woodland conservation. The addition of the proposed sunroom will not alter the previous findings regarding conformance with the Woodland and Wildlife Habitat Conservation Ordinance that were made at the time of approval of the previous SDPs.
15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Permit Review**—In an e-mail dated February 2, 2018 (Gallagher to Bishop), the Permit Review Section offered no comments on the subject application.
 - b. **Prince George's County Fire/EMS Department**—The Fire/EMS Department did not offer any comments at the time of the writing of this technical staff report.
 - c. **Prince George's County Department of Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE did not offer any comments at the time of the writing of this technical staff report.
16. **Required Findings:** Section 27-528, Planning Board Action, of the Zoning Ordinance requires that the Planning Board make the following findings prior to approving an SDP. Each required finding is listed in **boldface** type below followed by staff comment.
 - (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

The subject revision conforms to the requirements of CDP-9705 and its amendments, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 12. As the subject revision does not involve townhouse construction, nor is located in the Local Activity Center (L-A-C) Zone, the second portion of this required finding does not apply to the subject project.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

The subject SDP is not a regional urban community; therefore, this required finding does not apply.

- (2) **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development;**

This finding was made with the approval of the original SDP and will not be affected by the proposed sunroom.

- (3) Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties;**

The proposed site development is consistent with approved Stormwater Management Concept Plan 8351-2003. Therefore, adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties, in accordance with this required finding.

- (4) The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The addition of a sunroom to an existing single-family detached dwelling and setback modification does not impact the previously approved Type 2 tree conservation plan.

- (5) The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b) (5).**

No regulated environmental features exist on the subject lot; therefore, this finding is not applicable to the subject SDP.

17. Section 27-530(c)(3) of the Zoning Ordinance sets forth the criteria for granting minor amendments to approved SDPs for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee) in accordance with specified procedures, including meeting the following criteria:

- (A) Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;**
- (B) Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and**
- (C) Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.**

Specific Design Plan SDP-0307 established the rear yard setback at a minimum of 10 feet. The proposed sunroom extends three feet into this rear yard setback, proposing a setback of approximately seven feet from the rear property line. The subject application does not meet criterion (A) and, therefore, the subject Homeowner's Minor Amendment to a Specific Design Plan SDP-0307-H10 is recommended for approval by staff.

In regard to criterion (B) above, the proposed sunroom is consistent with the architectural and site design characteristic of the approved SDP, except in regard to the rear yard setback. The proposed sunroom is proposed to be constructed of wood, brick, and concrete, which are high-quality materials.

In regard to criterion (C), staff believes that the requested sunroom will not substantially impair the intent, purpose, or integrity of the approved CDP. The modification of the minimum rear yard to seven feet for the proposed sunroom will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood, because the addition is at the

rear of the home and not visible from the nearest public right-of-way, affording privacy to the occupants of both the subject property and the adjacent homeowners.

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 Homeowner's Minor Amendment to a Specific Design Plan SDP-0307-H10 for Cameron Grove Lot 87, Block D (Ashton Sunroom).