



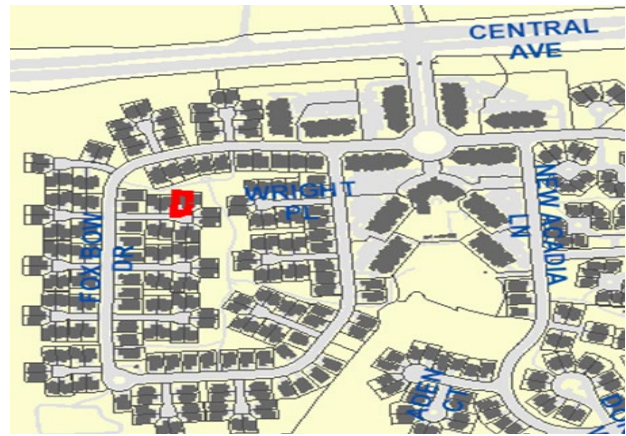
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Specific Design Plan SDP-0307-H21

Cameron Grove, Lot 15, Block D - Rodgers Screen Room

| REQUEST | STAFF RECOMMENDATION |
|---|---|
| Construction of an 8-foot by 24-foot screened room addition at the rear of the existing dwelling. | With the conditions recommended herein: <ul style="list-style-type: none">• APPROVAL of Specific Design Plan SDP-0307-H21 |

| | |
|---|--------------------|
| Location: On the north side of Christie Place, approximately 500 feet west of Fox Bow Drive. | |
| Gross Acreage: | 0.12 |
| Zone: | LCD |
| Prior Zone: | R-L |
| Reviewed per prior Zoning Ordinance: | Section 27-1704(h) |
| Dwelling Units: | 1 |
| Gross Floor Area: | 1,744 sq. ft. |
| Planning Area: | 74A |
| Council District: | 06 |
| Municipality: | N/A |
| Applicant/Address: Loretta Rodgers 13106 Christie Place Upper Marlboro, MD 20774 | |
| Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org | |



| | |
|------------------------------|------------------------|
| Planning Board Date: | 06/27/2024 |
| Planning Board Action Limit: | 70 DAYS: 07/02/2024 |
| Staff Report Date: | 06/13/2024 |
| Date Accepted: | 04/23/2024 |
| Informational Mailing: | 09/26/2023 |
| Acceptance Mailing: | 04/23/2024 |
| Sign Posting Deadline: | 05/28/2024 |

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: Homeowner's Minor Amendment to a Specific Design Plan SDP-0307-H21
Cameron Grove, Lot 15, Block D - Rodgers Screen Room

The Urban Design staff have reviewed the homeowner's minor amendment to a specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL.

EVALUATION

The property is within the Legacy Comprehensive Design (LCD) Zone, formerly the Residential Low Development (R-L) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(h) of the Zoning Ordinance, which allows development applications for properties in the LCD Zone to be reviewed under the prior Zoning Ordinance. Technical staff considered the following in reviewing this homeowner's minor amendment:

- a. The prior Prince George's County Zoning Ordinance;
- b. Zoning Map Amendment (Basic Plan) A-9839-C;
- c. Comprehensive Design Plan CDP-9705, and its amendments;
- d. Specific Design Plan SDP-0307, and its amendments;
- e. The 2010 *Prince George's County Landscape Manual*;
- f. The Prince George's County Tree Canopy Coverage Ordinance; and
- g. The Prince George's County Woodland Conservation and Tree Preservation Ordinance.

FINDINGS

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

1. **Request:** The subject homeowner's minor amendment to a specific design plan (SDP) requests approval for the construction of an 8-foot by 24-foot screened room addition, to the rear of an existing single-family attached dwelling, located in the Cameron Grove development. The screened room addition would extend 8 feet on the northern rear side of the subject house. The addition would be 2 feet from the rear property line, which does not meet the minimum 10-foot rear yard setback.

2. **Development Data Summary:**

| | EXISTING/EVALUATED |
|--------------------------|--------------------|
| Zone | LCD (Prior R-L) |
| Use | Residential |
| Lot size | 5,314 sq. ft. |
| Gross Acreage | 0.12 |
| Lot | 1 |
| Number of Dwelling Units | 1 |

3. **Location:** The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Low Development (R-L) Zone. It is located within the development known as Cameron Grove Phase Three, which is located in the southwest quadrant of the intersection of MD 214 (Central Avenue) and Church Road South. More specifically, the subject property is located at 13106 Christie Place, Upper Marlboro, Maryland, and is within Planning Area 74A and Council District 6.
4. **Surrounding Uses:** The subject property fronts Christie Place and is surrounded by single-family attached homes within the LCD Zone. The rear of the property abuts undeveloped land owned by the Cameron Grove Community Association. The property is within the Cameron Grove development, which is bounded to the north by MD 214 (Central Avenue), and property in the LCD Zone. The overall Cameron Grove development is also bound to the east by Church Road South and single-family detached homes in the Agricultural-Residential Zone beyond; to the south by single-family detached homes in the Residential Estate Zone; and to the west by single-family detached homes in the Residential, Single-Family-95 Zone and Watkins Park Drive beyond.
5. **Previous Approvals:** The subject site, Lot 15, Block D, was developed as part of the Cameron Grove Phase Two development. A Zoning Map Amendment (Basic Plan), A-9839-C, for Cameron Grove, was approved by the Prince George's County District Council on November 24, 1997 (Prince George's County Zoning Ordinance No. 36-1997). This basic plan revised the previously approved basic plan, to allow a mixed retirement development on an approximately 156-acre westerly portion of the overall Cameron Grove development.

On February 19, 1998, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-9705 (PGCPB Resolution No. 98-35(C)), for the Cameron Grove development, subject to 34 conditions, none of which are applicable to the review of the subject SDP. CDP-9705 was subsequently amended three times. In the second amendment, CDP-9705-02, development standards regarding single-family detached lots were established. CDP-9705-02 was approved by the Planning Board on May 4, 2000 (PGCPB Resolution No. 00-63).

On April 9, 1998, the Planning Board approved Preliminary Plan of Subdivision 4-97119 (PGCPB Resolution No. 98-74), subject to 14 conditions, none of which are applicable to the review of the subject SDP.

On November 6, 2003, the Planning Board approved SDP-0307 (PGCPB Resolution No. 03-242), subject to three conditions, none of which are applicable to the review of the subject SDP. Several amendments to this SDP were subsequently approved, including multiple homeowner minor amendments that do not apply to the subject property.

In addition, it is noted that the site is the subject of Stormwater Management (SWM) Concept Plan 8351-2003, however, the proposed addition does not affect the requirements of this approval.

6. **Design Features:** The subject application includes a proposal for an 8-foot by 24-foot screened addition at the rear of an existing single-family attached home. The addition will be constructed overtop an existing 8-foot by 24-foot concrete patio. The materials and roofing of the proposed addition will match and complement the existing architecture of the home. The addition will extend to within 2 feet of the rear property line, necessitating a modification of the rear building restriction line from 10 feet to 2 feet.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the prior R-L Zone, as follows:
 - a. The project conforms with the requirements for purposes, uses, and regulations of the R-L zone contained in Sections 27-514.08, 27-514.09, and 27-514.10 of the prior Prince George's County Zoning Ordinance.
 - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the R-L Zone, the existing single-family attached dwelling is a permitted use in the zone.
 - c. As detailed in Findings 14 and 15 of this technical staff report, the project also conforms to the requirements of Section 27-528 of the prior Zoning Ordinance, regarding required findings for SDP applications, and Section 27-530 of the prior Zoning Ordinance, regarding amendments to approved SDP applications.
8. **Zoning Map Amendment (Basic Plan) A-9839-C:** The project is in compliance with the requirements of Basic Plan A-9839-C, as the proposed screened room addition in the rear yard does not alter findings of conformance with the basic plan that were made at the time of approval of the CDP.
9. **Comprehensive Design Plans CDP-9705 and CDP-9705-02:** The project complies with the requirements of CDP-9705 and CDP-9705-02, except regarding the required rear building restriction line. The CDP stipulates that the minimum rear building restriction line for single-family attached houses is 10 feet. The proposed addition would be approximately two feet from the rear property line, encroaching eight feet into the rear yard for the subject site, Lot 15, Block D. If granted by the Planning Board, the reduction in the rear yard would

be applicable to the subject lot only, and the development standards would continue to apply in all other respects to the subject lot and all other lots in the Cameron Grove subdivision.

10. **Specific Design Plan SDP-0307:** As previously stated, SDP-0307 was approved with three conditions, none of which are applicable to the review of the subject SDP. The subject application complies with the requirements of SDP-0307, except for the rear yard setback. The proposed addition would encroach into the required 10-foot setback by 8 feet.

SDP-0307 also limits the lot coverage for Lot 15, Block D to 80 percent. The lot coverage proposed for the subject property is 46 percent, which is less than the maximum lot coverage allowed.

11. **2010 Prince George's County Landscape Manual:** The proposed screened room addition is exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the requirements were satisfied at the time of SDP-0307 approval. The proposed location of the sunroom does not impact previously approved landscaping located on the lot, or adjoining properties.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, because the applicant proposes less than 5,000 square feet of gross floor area or disturbance.
13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The proposed addition will not alter the previous findings of conformance with the Prince George's County Woodland Conservation and Tree Preservation Ordinance, which were made at the time of approval of CDP-9705, CDP-9705-02, and SDP-0307.
14. Section 27-528 requires that the Planning Board make the following findings before approving an SDP, unless an application is being processed as a limited minor amendment. Each required finding is listed in **BOLD** text below, followed by staff comments.

Section 27-528. Planning Board action.

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

- (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 amendment conforms to the requirements of CDP-9705 and its amendment, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 11. The subject amendment does not involve townhouse construction, nor is it located in the prior Local Activity Center Zone. The second portion of this required finding does not apply to the subject application.

- (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 property is not within a Regional Urban Community.

- (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, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;**

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

- (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 site is consistent with the approved SWM concept plan, and this minor addition will not impact that approval. The proposed addition will be constructed above grade, and adequate provision will be 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 proposed addition to an existing single-family attached 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.

15. Section 27-530(c)(3) of the prior 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.**

SDP-0307 established the rear building restriction line at a minimum of 10 feet. The proposed addition extends into this rear building restriction line by 8 feet, resulting in a proposed setback of approximately 2 feet from the rear property line. The subject application does not meet Criterion (A), and therefore, the subject Homeowner's Minor Amendment to SDP-0307-H21 is to be heard by the Planning Board, as stated in Section 27-530(d)(3)(A) of the prior Zoning Ordinance.

Regarding Criterion (B) above, the proposed addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The proposed addition and its roof will be in keeping with the existing architectural and site design characteristics of the SDP, in materials and design. The proposed addition will be framed in white with architectural shingles to match the existing dwelling.

Regarding Criterion (C), staff believe that the requested addition will not substantially impair the intent, purpose, or integrity of the approved CDP. The modification of the minimum rear yard for the proposed sunroom will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood. The addition is at the rear of the home and not visible from the nearest public right-of-way due to orientation of the dwelling.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this technical staff report and APPROVE Homeowner's Minor Amendment to a Specific Design Plan SDP-0307-H21, for Cameron Grove, Lot 15, Block D - Rodgers Screen Room.