



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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April 17, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JRH*

FROM: Angele L. Bynum, Urban Design Section *ALB*
Development Review Division

SUBJECT: **Item 5 – Specific Design Plan SDP-0609-H7 Balmoral Lot 21, Block E**
Planning Board Agenda April 20, 2023 – Staff Revisions to Technical Staff Report

This supplemental memorandum provides staff's revised findings (added text underlined, deleted text [~~striketrough~~]) and the following adjustments are recommended to the technical staff report dated April 6, 2023.

Proposed revisions to Finding 6, Design Features, page 5:

6. **Design Features:** The subject application includes a proposal for a 12-foot by 20-foot, irregular-shaped deck at the rear of an existing single-family detached home sited on a corner lot. The porch is elevated 8 feet above grade and does not have any stairs leading to, or from, the grade-level surface. The materials and roofing of the proposed screened porch will match and complement the architecture of the existing home and will be constructed of wood, with a white vinyl railing system and white vinyl wrap posts and beams. The proposed deck extends into the 15-foot rear yard setback by 6 feet and will be 9 feet from the rear property line. The porch conforms to all side yard setbacks. However, as stated in a letter that was included with the application and shown on the plan, the proposed deck has been approved by Balmoral Homeowners Association, Inc., with one stipulation that the deck cannot extend beyond the side of the house. The design of the deck shows that it extends beyond the side of the existing home, by approximately [~~6~~] 5 feet.

Proposed revisions to Finding 15, pages 7-8:

Regarding Criterion (C), staff believe that the requested addition will not substantially impair the intent, purpose, or integrity of the approved CDP. Modification of the minimum rear yard for the proposed elevated deck will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood. However, in the letter of approval from the Balmoral Homeowners Association, it is stated that approval of the deck is sufficient, with a stipulation that it cannot extend beyond the side of the existing home. The addition is proposed to be built at the rear of the home and extends beyond the side of the home by 5 feet. There is an existing wall, with a 4-foot railing ~~[6-foot-high fence]~~ and maturing landscaping on the adjacent lot, which would eventually afford~~[ing]~~ privacy to the occupants of both the subject property and the adjacent homeowners. In addition, a large ~~[mature]~~ maturing tree is located at the front yard of the same side in which the proposed addition extends beyond the side of the home, which would limit~~[s]~~ visibility of the extended portion of the addition from the nearest public right-of-way over time.

Proposed revision to Conditions, page 8:

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE Homeowner's Minor Amendment to a Specific Design Plan SDP-0609-H7, Balmoral, Lot 21 Block E. ~~[, subject to the following condition:]~~

- ~~1. The applicant must obtain approval of the proposed configuration and/or relocation of the proposed deck addition by the Balmoral Homeowners Association and submit proof of such to the Urban Design Section, by revising the plan to replace the letter currently shown on the plan and/or updating the plans to reflect either a reconfigured deck or its relocation within the limits of an approved rear/side yard setback.]~~