




The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

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

## Specific Design Plan Enfield Chase, Lot 13 Block E

## SDP-8419-H9

REQUEST	STAFF RECOMMENDATION
A homeowner's minor amendment to construct a two-story, 24-foot by 8-foot, addition at the rear of an existing single-family detached dwelling within the rear yard setback.	With the conditions recommended herein: <ul style="list-style-type: none"><li>• Approval of Specific Design Plan SDP-8419-H9</li></ul>

<b>Location:</b> On the south side of Endicott Drive, approximately 170 feet west of its intersection with East View Terrace			
Gross Acreage:	0.09		
Zone:	LCD		
Prior Zone:	R-S		
Reviewed per prior Zoning Ordinance:	Section 27-1704(b) and (h)		
Dwelling Units:	1		
Gross Floor Area:	1,583 sq. ft.		
Planning Area:	71B		
Council District:	04		
Municipality:	Bowie		
<b>Applicant/Address:</b> The North Stars Company LLC P.O. Box 495 Lothian, MD 20711		Planning Board Date:	09/14/2023
<b>Staff Reviewer:</b> Angele L. Bynum <b>Phone Number:</b> 301-952-3087 <b>Email:</b> <a href="mailto:Angele.Bynum@ppd.mncppc.org">Angele.Bynum@ppd.mncppc.org</a>		Planning Board Action Limit:	10/01/2023
		Staff Report Date:	08/31/2023
		Date Accepted:	06/22/2023
		Informational Mailing:	05/21/2023
		Acceptance Mailing:	06/22/2023
		Sign Posting Deadline:	08/15/2023

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/](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 Specific Design Plan SDP-8419-H9  
Enfield Chase, Lot 13 Block E

The Urban Design staff has 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, with conditions, as described in the Recommendation section of this technical staff report.

**EVALUATION**

The property is within the Legacy Comprehensive Design (LCD) Zone, formerly the Residential Suburban Development (R-S) 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(b) and (h) of the current Zoning Ordinance, which allows development applications for property in the LCD Zone to be reviewed under the prior Zoning Ordinance.

This amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the following sections of the prior Prince George's County Zoning Ordinance:
  - (1) Sections 27-512 and 27-515, regarding uses permitted in the Residential Suburban Development (R-S) Zone.
  - (2) Section 27-528, regarding required findings in specific design plan applications; and
  - (3) Section 27-530, regarding amendments to approved specific design plan applications.
- b. The requirements of Zoning Map Amendment (Basic Plan) A-8589 (CR-108-1975);
- c. The requirements of Comprehensive Design Plan CDP-8501;
- d. The requirements of Specific Design Plan SDP-8419;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;

- f. The requirements of the Prince George’s County Tree Canopy Coverage Ordinance; and
- g. The requirements of 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) is a request to construct a two-story, 24-foot by 8-foot, addition at the rear of an existing single-family detached dwelling, extending 3 feet into the rear yard setback.

2. **Development Data Summary:**

	EXISTING
Zone	LCD (Prior R-S)
Use	Residential
Lot size	4,000 sq. ft.
Gross Acreage	0.09
Lot	1
Number of Dwelling Units	1

3. **Location:** The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Suburban Development (R-S) Zone. It is located in the larger development known as Enfield Chase, on the south side of Endicott Drive, approximately 170 feet west of its intersection with East View Terrace. More specifically, the subject property is located at 15301 Endicott Drive, Bowie, Maryland 20716, within Planning Area 71B and Council District 4.
4. **Surrounding Uses:** The subject property fronts on Endicott Drive and is surrounded on three sides by similar single-family detached homes within the LCD Zone, in the Enfield Chase development, which is located northwest of the intersection of Northview Drive and Mitchellville Road. It is bounded to the north, east, and west by LCD-zoned land, consisting of single-family detached homes; and to the south by agricultural and preservation-zoned park land.
5. **Previous Approvals:** The subject site, Lot 13 Block AE, was developed as part of the Enfield Chase development, which has been the subject of several previous approvals of similar requests for homeowner minor amendments. On March 28, 1985, the Prince George’s County District Council approved Comprehensive Design Plan CDP-8501 for Enfield Chase, which was the third and final stage of Zoning Map Amendment (Basic Plan) A-8589 (CR-108-1975) for Bowie Town Center and was proposed to be developed with 54 single-family dwelling units, as a revision to CDP-8305. The site has an approved stormwater management (SWM) concept plan.

On May 16, 1985, the Prince George's County Planning Board approved SDP-8419 (PGCPB Resolution No. 85-153), subject to two conditions, none of which are applicable to the review of the subject SDP. Seven revisions to SDP-8419, all being homeowner minor amendments, were subsequently approved: SDP-8419-H1, for the addition of a 6-foot-high fence; SDP-8419-H2, for a similar 12-foot by 12-foot deck addition (PGCPB Resolution No. 95-175); SDP-8419-H3, for validation of an existing deck (PGCPB Resolution No. 96-334); SDP-8419-H4, for validation of an existing deck and pool (PGCPB Resolution No. 96-335); SDP-8419-H5, for validation of an existing deck; SDP-8419-H6, for a 19-foot by 14-foot deck; and SDP-8419-H8 for a 12-foot by 12-foot wooden deck addition. The applicant is requesting a 3-foot reduction of the building restriction line for Lot 13, Block E.

6. **Design Features:** The subject application includes a proposal for a two-story, 24-foot by 8-foot, addition at the rear of an existing single-family detached home. The rear addition extends 8 feet beyond the original existing home, creating an expanded kitchen and dining room on the lower level and additional space in the rear bedroom of the upper level. The exterior consists of two multi-pane windows and complementary, double panel, multi-pane glass doors, that lead to a 112-square-foot concrete patio, adding to the overall aesthetics of the home. The proposed wood frame addition will consist of materials and exterior finishings that will match and complement the architecture of the existing home. The proposed addition extends into the 20-foot rear yard setback by 3 feet and will be 17 feet from the rear property line. The two-story addition conforms to all side yard setbacks.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-S Zone, as follows:
  - a. The project conforms with the requirements for purposes, uses, and regulations in Sections 27-511, 27-513, and 27-514 of the prior Zoning Ordinance, by providing low-density residential use in a planned development.
  - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the R-S Zone, a single-family detached dwelling is a permitted use in the zone.
  - c. 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-8589 (CR-108-1975):** The project is in compliance with the requirements of Basic Plan A-8589, as the proposed addition in the rear yard setback does not alter findings of conformance with the basic plan, that were made at the time of approval of the SDP.
9. **Comprehensive Design Plan CDP-8501:** The project complies with the requirements of CDP-8501, except regarding the required rear yard setback. The CDP stipulates that the minimum rear yard setback for single-family detached houses is 20 feet. The proposed two-story addition would be approximately 17 feet from the rear property line, encroaching 3 feet into the rear setback.

10. **Specific Design Plan SDP-8419:** SDP-8419 was approved by the Planning Board on May 16, 1985 (PGCPB Resolution No. 85-153), with two conditions, none of which are applicable to the review of the subject SDP. The subject application is in compliance with the requirements of SDP-8419, except for the rear yard setback. The proposed two-story addition would encroach into the required 20-foot rear yard setback by approximately 3 feet.
11. **2010 Prince George's County Landscape Manual:** The two-story addition is exempt from the requirements of the *Prince George's County Landscape Manual* (Landscape Manual) because the requirements were satisfied, at the time of SDP-8419 approval.
12. **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.
13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The proposed two-story addition would not alter the previous findings of conformance with the Woodland Conservation and Tree Preservation Ordinance, that were made at the time of approval of the CDP and SDP.
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 in plain text.

**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-8501, 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.

- (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 two-story 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. 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 two-story addition 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.

- 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:

**Section 27-530(c). Amendments.**

- (3) Criteria for granting minor amendments. A minor amendment may only be granted if the requested modifications:**
- (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-8419 established the rear yard setback at a minimum of 20 feet. The proposed two-story addition extends into this rear yard setback by approximately 3 feet, proposing a setback of approximately 17 feet from the rear property line. The subject application does not meet Criterion (A) and, therefore, the subject homeowner's minor amendment to SDP-8419-H9 is to be heard by the Planning Board, as stated in Section 27-530(d)(3)(A).

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 exterior of the proposed addition will match and complement the existing home, in quality and color, and will be in keeping with the existing architectural and site design characteristics of the SDP, in materials and design.

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. The applicant has submitted documentation of approval of the proposed addition from the community's homeowners association.

**RECOMMENDATION**

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-8419-H9, Enfield Chase, Lot 13 Block E, subject to the following condition:

1. Prior to certification, the applicant shall:
  - a. Revise the engineer's site survey to include dimensioned side yard setbacks, drawn perpendicular from the property line to the closest corner of the proposed addition.
  - b. The engineer's site survey shall have the appropriate sign and seal.
  - c. Provide the most recently approved coversheet and approval sheet, with all previously approved certificate of approvals shown.
  - d. Submit to the Urban Design Section a homeowners association approval letter, or revise the plan sheets to include the letter.