

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Urban Design Section

SUBJECT: Specific Design Plan, SDP-8910/27
Lot 119, Block K of Northridge, Phase 2A

The Urban Design staff has reviewed the revision to the Specific Design Plan for Lot 119, Block K, for the purpose of validating an encroachment into the front building restriction line to allow the applicant to obtain a permit to build a deck on the rear of their home. The staff recommends APPROVAL with one condition.

EVALUATION

The revision to the Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Comprehensive Design Plan, CDP-8710.
- b. Conformance to the Specific Design Plan, SDP-8910.

FINDINGS

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

1. This amendment to the Specific Design Plan SDP-8910 applies to Lot 119, Block K within the Northridge development. The applicant had applied for a permit to construct a deck on the rear of the dwelling when it was discovered that the house location survey indicated the structure was built within the front building restriction line. The applicant submitted the revision to the Specific Design Plan in order to validate the existing situation and to allow for a permit to be issued for the proposed deck.

2. The Comprehensive Design Plan (CDP) established a 20-foot front yard building restriction line. The original Specific Design Plan was approved in conformance with the Comprehensive Design Plan setback. Review of the permit application indicates that the dimension of the structure from the right-of-way was omitted on the approved permit plan.
3. This amendment to the Specific Design Plan SDP-8910, to reduce the front yard from 20 feet to 16 feet, will not substantially impair the intent, purpose or integrity of the approved Comprehensive Design Plan. Previous findings of conformance with the *Landscape Manual* are not affected by the subject revision.
4. The amendment to the Specific Design Plan is in keeping with the site design and layout of the approved Specific Design Plan.
5. This development is located within the City of Bowie. In a letter dated May 4, 2000 (Meinert to Lareuse), the City recommended approval of the application, noting that the incursion beyond the building restriction line has negligible visual impact on the community and the fact that the construction of the dwelling at the existing location was beyond the control of the current property owner.
6. The subject revision will have no effect on previous findings in regard to SDP-8910 that 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.
7. The subject revision will have no effect on previous findings in regard to SDP-8910 that adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.
8. The subject revision will have no effect on previous findings in regard to SDP-8910 that the plan is in conformance with an approved Tree Conservation Plan.

RECOMMENDATION

The Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE the amendment to the Specific Design Plan SDP-8910 for Lot 119, Block K of Northridge, with the following condition:

1. The modification of the front yard setback from 20 feet to 16 feet in order to validate the existing structure shall apply to Lot 119, Block K only. The applicant shall obtain valid County and City permits.