

April 5, 2000

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Acting Urban Design Supervisor

FROM: Elizabeth Whitmore, Urban Design Planner

SUBJECT: SDP-8912/H4, Homeowner's Minor Amendment for Lot 39, Block B
Jenkins-Heim, Oakberry

The Urban Design Section has reviewed the Homeowner's Minor Amendment to Lot 39, Block B, for the purpose of constructing a deck, and recommends Approval, as stated in the Recommendation section of this report.

EVALUATION

The Homeowner's Minor Amendment was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Comprehensive Design Plan, CDP-8704.
- b. Conformance to the Specific Design Plan, SDP-8912.

FINDINGS

Based on the analysis of the subject application with the evaluation criteria, the Urban Design Section offers the following findings:

- 1. The Homeowner's Minor Amendment to Comprehensive Design Plan CDP-8704 and Specific Design Plan SDP-8912 applies to Lot 39, Block B, within the Jenkins-Heim subdivision.

The applicant is proposing a 16-foot x 12-foot deck at the rear of the existing dwelling unit. The proposed deck will encroach into the required 20-foot rear building restriction line approximately 7 feet.

2. The Comprehensive Design Plan established a 20-foot rear yard building restriction line. The size of Lot 39, Block B, is approximately 6,944 square feet and is located at 287 Elliston Street, in Bowie. The lot is a corner lot and the depth of the lot from Elliston Street is approximately 84 feet. According to the house location survey, the rear of the proposed deck would be located approximately 13 feet from the rear property line. By adding on a 12-foot x 16-foot deck, the rear yard setback is reduced approximately 7 feet. Because of the small size and shallowness of the lot, there is no usable rear yard for the installation of a deck without relief from the strict application of the required setbacks.
3. The City of Bowie, in a letter dated March 15, 2000 (Cronk to Piret) recommended approval of this application with one condition. Condition 1 in the Recommendation Section of this report addresses this concern.
4. Approval of this Homeowner's Minor Amendment to Comprehensive Design Plan CDP-8704 and Specific Design Plan SDP-8912/H4, will not substantially impair the intent, purpose or integrity of the plans.

RECOMMENDATION

Based upon the foregoing evaluation the Urban Design Section recommends that the Planning Board adopt the findings of this report and approve Homeowner's Minor Amendment to Comprehensive Design Plan CDP-8704 and Specific Design Plan SDP-8912 for Lot 39, Block B, of Jenkins-Heim, Oakberry, with the following condition:

1. Prior to issuance of the building permit, the applicant shall obtain approval to construct the proposed deck from the Homeowners' Association.