



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan Jenkins-Heim, Covington Lot 76, Block B

SDP-8912-H9

REQUEST	STAFF RECOMMENDATION
To construct a 12-foot by 29-foot screened porch, with a landing and steps to grade 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">•Approval of Specific Design Plan SDP-8912-H9

Location: In the Jenkins-Heim Covington development, on the west side of Eagle Nest Drive, approximately 250 feet south of its intersection with Excalibur Drive.	
Gross Acreage:	0.16
Zone:	LCD
Prior Zone:	R-S
Reviewed per prior Zoning Ordinance:	Sections 27-1704(b) and (h)
Dwelling Units:	1
Gross Floor Area:	2,568 sq. ft.
Planning Area:	71B
Council District:	04
Municipality:	None
Applicant/Address: Michelle Clancy PO Box 310 Lisbon, MD 21765	
Staff Reviewer: Andrew Shelly Phone Number: 301-952-4976 Email: Andrew.Shelly@ppd.mncppc.org	



Planning Board Date:	03/02/2023
Planning Board Action Limit:	03/07/2023
Staff Report Date:	02/15/2023
Date Accepted:	12/14/2023
Informational Mailing:	09/07/2022
Acceptance Mailing:	11/25/2022
Sign Posting Deadline:	01/31/2023

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/. 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-8912-H9
Jenkins-Heim, Covington Lot 76, Block B

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 Sections 27-1704(b) and (h) of the Zoning Ordinance, which allows development applications for property in an 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-7591 (CR-108-1975);
- c. The requirements of Comprehensive Design Plan CDP-8704;
- d. The requirements of Specific Design Plan SDP-8912;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;

- f. The requirements of the 2010 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 12-foot by 29-foot screened porch, with a landing and steps to grade at the rear of an existing single-family detached dwelling extending two feet into the rear yard setback.

2. **Development Data Summary:**

	EXISTING
Zone	LCD (Prior R-S)
Use	Residential
Lot size	6,182 sq. ft.
Gross Acreage	0.14
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 the Jenkins-Heim, Covington development, on the west side of Eagles Nest Drive, approximately 250 south of its intersection with Excalibur Drive. More specifically, the subject property is located at 3206 Eagles Nest Drive, Bowie, Maryland, within Planning Area 71B and Council District 7.
4. **Surrounding Uses:** The subject property fronts on Eagles Nest Drive and is surrounded on three sides by similar single-family detached homes within the LCD Zone, in the Covington development, which is bounded to the north by MD 197 (Collington Road), to the east by US 301 (Robert Crain Highway), to the south by single-family detached homes in the Residential, Rural Zone (RR), and to the west by Mitchellville Road and single-family attached units in the RR Zone.
5. **Previous Approvals:** The subject site Lot 76, Block B was developed as part of the Jenkins-Heim/Covington development. A basic plan for the Jenkins and Heim tracts was approved by the Prince George's County District Council on October 28, 1975 (Prince George's County Council Resolution CR 108-1975). An amendment to this basic plan was filed concurrently with Comprehensive Design Plan CDP-8704. On December 3, 1987, the Prince George's County Planning Board approved CDP-8704 (PGCPB Resolution No. 87-524)

for the Jenkins-Heim/Covington development, subject to 37 conditions, none of which are applicable to the review of the subject SDP.

On June 9, 1988, the Planning Board approved Preliminary Plan of Subdivision (PPS) 4-88086 (PGCPB Resolution No. 88-282), subject to 25 conditions, none of which are applicable to the review of the subject SDP.

On September 21, 1989, the Planning Board approved SDP-8912 (PGCPB Resolution No. 89-489), subject to 16 conditions, none of which are applicable to the review of the subject SDP. Seventeen revisions to this SDP were subsequently approved, seven of which were homeowner's minor amendments for the construction of decks on individual lots. Four of the homeowner's minor amendments approved reductions to the rear building restriction lines equal to or in excess of the subject request. SDP-8912-H2 approved a 9-foot, rear building restriction line; SDP-8912-H3 approved a 12-foot rear building restriction line; SDP-8912-H5 approved a 10-foot rear building restriction line; and SDP-8912-H8 approved an 8-foot reduction of the rear building restriction line. The applicant is requesting a 2-foot reduction of the building restriction line for Lot 76, Block B.

6. **Design Features:** The subject application includes a proposal for a 12-foot by 29-foot screened porch at the rear of an existing single-family detached home. The porch will have a landing and steps to grade. The materials and roofing of the proposed screened porch will match and complement the existing architecture of the home and will be constructed of wood, with a white vinyl railing system and white vinyl wrap posts and beams, enclosed with a screen and matching composite asphalt shingles for the roof. The porch extends into the 20-foot rear yard setback by 2 feet and will be 18 feet from the rear property line. The porch conforms to all side yard setbacks. The proposed screened enclosure has been approved by the design committee of the Covington Manor and the Townes at Covington Homeowners Association, Inc., as stated in a letter that was included with the application and shown on the plan.

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 of the prior Zoning Ordinance, as follows:
 - a. The project conforms with the requirements for purposes, uses, and regulations in Sections 27-514.08, 27-514.09, and 27-514.10 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-7591 (CR-108-1975):** The project is in compliance with the requirements of Basic Plan A-7591 (CR-108-1975), as the proposed screened porch addition in the rear yard setback does not alter findings of conformance with the basic plan that was made at the time of approval of the SDP.
9. **Comprehensive Design Plan CDP-8704:** The project complies with the requirements of CDP-8704, 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 screened porch would be approximately 18 feet from the rear property line, encroaching 2 feet into the rear setback.
10. **Specific Design Plan SDP-8912:** SDP-8912 was approved by the Planning Board on September 21, 1989 (PGCPB Resolution No. 89-489), with 16 conditions, none of which are applicable to the review of the subject SDP. The subject application is in compliance with the requirements of SDP-8912 except for the rear yard setback. The proposed screened porch would encroach into the required 20-foot setback by 2 feet.
11. **2010 Prince George's County Landscape Manual:** The addition of a screened porch 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-8912 approval.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from the Prince George's County 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 screened porch would not alter the previous findings of conformance with the Prince George's County 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.

(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-8704, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 12. As the subject amendment does not involve townhouse construction, nor is 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 porch 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 stormwater management 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 addition of a screened porch 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:

- (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-8912 established the rear yard setback at a minimum of 20 feet. The proposed screened porch addition extends into this rear yard setback by 2 feet, proposing a setback of approximately 18 feet from the rear property line. The subject application does not meet Criterion (A), and therefore, the subject Homeowner's Minor Amendment to SDP-8912-H9 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 screened porch addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The proposed screened porch will be constructed of wood, with a white vinyl railing system and white vinyl wrap posts and beams, with a screened enclosure. The proposed screened porch and roof of the enclosure will be in keeping with the existing architectural and site design characteristics of the SDP in materials and design.

Regarding Criterion (C), staff believes 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 screened porch enclosure will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood because the addition is at the rear of the home and not visible from the nearest public right-of-way, affording privacy to the occupants of both the subject property and the adjacent homeowners.

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-8912-H9, Jenkins-Heim, Covington Lot 76, Block B, subject to the following condition:

1. The engineer's lot survey plan shall be revised to accurately show the right-side setback measurement on the plan. The setback shall be shown perpendicular from the property line to the closest corner of the proposed structure.