

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



Comment [COMMENT1]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

SPECIFIC DESIGN PLAN

SDP-9021/10

Application	General Data
Project Name JENKINS HEIM (OAKBERRY/COVINGTON) PARCELS 17 & 18  Location Mitchellville Road and Excalibur Road  Applicant/Address Batta Goode & Associates, Inc. 818 West Diamond Avenue, Suite 100 Gaithersburg, MD 20878	Date Accepted8/16/2001
	Planning Board Action LimitNA
	ZHE Hearing Date
	Plan Acreage9,741 sq.ft.
	ZoneR-S
	Dwelling Units1
	Square Footage1,945 sq.ft.
	Planning Area71B
	Council District
	MunicipalityBowie
	200-Scale Base Map205 NE 14

Purpose of Application	Notice Dates
VALIDATION OF ERROR IN THE FIELD COVERED PORCH BUILT	Adjoining Property Owners08/03/01 (CB-15-1998)
	Previous Parties of Record09/19/01 (CB-13-1997)
	Sign(s) Posted on Site09/21/01
	Variance(s): Adjoining Property Owners

Staff Recommendation		Staff Reviewer: LAXMI SRINIVAS	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 5, 2001

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-9021/10  
Oakberry/Covington (Jenkins-Heim)  
Lot 7, Block F

The Urban Design Review staff has completed its review of the subject application and of agency referral comments concerning the plan and recommends APPROVAL with conditions as stated in the Recommendation section of this report.

EVALUATION CRITERIA

- a. Comprehensive Design Plan CDP-8704
- b. Specific Design Plan SDP-9021
- c. The requirements of the R-S (Residential Suburban) Zone
- d. Referral responses from concerned agencies and divisions

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. The subject revision to the Specific Design Plan SDP-9021 applies to Lot 7, Block F, 16101 Eastlawn Court in the Oakberry/Covington (Jenkins-Heim) development. The approved Specific Design Plan for this development requires a minimum side setback of five feet. The applicant is proposing a south side setback of 2'8" due to an error in the field.
2. The approved house type Model #8420 includes an optional front porch. The applicant failed to adjust the house siting before stake-out to allow room for the full porch. This resulted in a side setback of 2'8" instead of a five-foot setback for a corner of the proposed porch. There is a setback

of 10'4" from the corner of the full covered porch on the subject lot to the corner of the house on the adjacent lot, 8F.

3. Although the proposed porch encroaches into the required side setback by 2'2", the proposal meets the intent of the minimum five-foot side setback established by the Specific Design Plan. A minimum five-foot side setback ensures a distance of ten feet between two houses on adjacent lots. Since the subject house on Lot 7F and the adjacent house on Lot 8F are oriented at an angle, there is a distance of more than 20 feet between the two houses. Therefore, in this case, the encroachment of the porch into the required side setback will not have any adverse impacts on the adjacent property.
4. *Section 27-530 (a), Amendments, of the Zoning Ordinance states that:*

*All amendments of approved Specific Design Plans shall be made in accordance with the provisions of this division for initial approval.*

The subject revision must conform with the required findings for approval of a Specific Design Plan.

Conformance of the Proposed Specific Design Plan with the findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action)

- a. *The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.*

The proposed setback for the subject house will not alter the existing lotting pattern and landscape plans for the subject development. Therefore the plan would continue to conform to the approved Comprehensive Design Plan and the applicable standards of the *Landscape Manual*.

- b. *The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.*

Findings for adequate public facilities were made in conjunction with the Preliminary Plat and the Specific Design Plan for the development. The minor change in side setback requirements requested by this revision will not alter the findings made for the Specific Design Plan that the development will be adequately served within a reasonable period of time with existing or programmed facilities.

- c. *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 minor change in side setback requirements requested by this revision will not alter the findings made for the Specific Design Plan 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.

- d. *The Plan is in conformance with an approved Tree Conservation Plan.*

The minor change in side setback requirements requested by this revision will not alter any of the site conditions approved by the Specific Design Plan. This subject development is exempt from the Woodland Conservation Ordinance because the Comprehensive Design Plan was approved prior to November 1989.

#### Referral Responses

5. The Subdivision Section (Del Balzo to Srinivas, September 11, 2001) has stated that the lot configuration is in accordance with VJ 157@82, Lot 7, Block F.
6. The Department of Environmental Resources (De Guzman to Srinivas, August 28, 2001) has stated that coordination with the City of Bowie is required regarding stormwater management because the subject development is in the City of Bowie.
7. The City of Bowie (Fenton to Srinivas, telephone conversation, September 19, 2001) has no comments regarding this proposal.

#### RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SDP-9021/10 subject to the following condition:

1. Prior to certification of the Revision to the Specific Design Plan, the applicant shall submit a site plan showing the dimensions of the lot, the dimensions of the proposed house and porch and the setbacks for the porch and the existing single-family residence from the property lines.