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SPECIFIC DESIGN PLAN

SDP-9411/H1

Application	General Data
Project Name PERRYWOOD, SECTION 5, LOT 47 Location NORTH AND EAST SIDES OF MD 202, SOUTH SIDE OF OAK GROVE ROAD, 1604 WHISTLING DUCK DRIVE Applicant/Address PETER C. GIBBS 1604 WHISTLING DUCK DRIVE UPPER MARLBORO, MD 20772	Date Accepted 04/08/2002
	Planning Board Action Limit NA
	Plan Acreage 0.4 acres
	Zone R-S
	Dwelling Units 1
	Square Footage NA
	Planning Area 79
	Council District 06
	Municipality NA
	200-Scale Base Map 202SE11

Purpose of Application	Notice Dates
ADD A DECK WHICH ENCROACHES INTO THE SIDE BUILDING RESTRICTION LINE	Adjoining Property Owners 05/21/02 (CB-15-1998)
	Previous Parties of Record NA (CB-13-1997)
	Sign(s) Posted on Site 06/21/02
	Variance(s): Adjoining NA Property Owners

Staff Recommendation			Staff Reviewer: LAXMI, Srinivas
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 3, 2002

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Specific Design Plan SDP-9411/H1
Homeowner's Minor Amendment to 1604 Whistling Duck Drive
Perrywood, Section 5, Lot 47

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

EVALUATION CRITERIA

- a. Comprehensive Design Plan CDP-8708
- b. Specific Design Plan SDP-9411
- c. The requirements of Subdivision 6, R-S Zone (Residential Suburban Development) of the Zoning Ordinance
- d. The requirements of Section 27-524, Amendments, of the Zoning Ordinance

FINDINGS

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

1. The Homeowner's Minor Amendment, SDP 9411/H1, applies to 1604 Whistling Duck Drive, a single-family house in Section 5 of the Perrywood development. The subject lot is a corner lot, located on the northwest corner of Whistling Duck Drive and Redhead Court. The applicant is proposing a deck along the northern wall of the house, in the side yard and in a portion of the rear yard. The deck as proposed will extend beyond the side building restriction line. It will be approximately 41 feet long and 16 feet wide. The eastern portion of the deck will be ten feet wide and 14 feet long and approximately three feet above grade. The western portion of the deck will be 16 feet wide and 16 feet long and will be approximately three feet above grade. The portion of the

deck in between the eastern and western portions will be 15 feet wide and ten feet long and will be at grade. A two-foot, six-inch-high railing with pickets is proposed for the eastern and western portions of the deck. The deck and the railing will be constructed with pressure-treated pine. The eastern portion of the deck will be visible from Redhead Court and the western portion of the deck will be visible from Whistling Duck Drive.

2. Comprehensive Design Plan CDP-8708 established development standards for the entire Perrywood Development. Specific Design Plan SDP-9411 for Section 5 of the Perrywood Development was approved by the Planning Board on June 29, 1995 (PGCPB No. 95-176). SDP-9411 carried forward the development standards of CDP-8708 and established minimum building restriction lines of 20 feet for rear yards and eight feet for side yards in the Perrywood development. The existing two-story, single-family residence on this property is within the building restriction line. The proposed deck will be set back approximately four feet from the north side property line. Thus it will encroach four feet into the side building restriction line.
3. The proposed deck will be partially visible from the adjacent streets. However, it will have minimal visual impact on the adjacent properties due to its low height and the screening provided by the proposed railing with picket fences. Conditions of approval have been added to provide additional screening for the deck from the adjacent properties and streets.
4. Section 27-530(c)(3), Amendments, of the Zoning Ordinance establishes the following 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;*

The Planning Board has previously approved deck encroachments into the rear and side yards in the Perrywood Development on a case-by-case basis. The proposed amendment will be consistent with the previously approved deck encroachments into the building restriction lines.

- (B) *Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and*

There are a number of decks of various sizes visible from the streets in the Perrywood development. The location, design and materials of the proposed deck are compatible with the location, design and materials of the existing decks in the Perrywood development. With the proposed conditions of approval, the proposed deck will be consistent with the approved architectural and site design characteristics of the Specific Design Plan.

- (C) *Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.*

With the proposed conditions of approval, the proposed deck will be substantially screened from the adjacent properties and the streets. It will have minimal visual impacts on the adjacent properties and, therefore, it will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan or Specific Design Plan SDP-9411. The proposed deck will also be

consistent with the intent of the approved Specific Design Plan SDP-9411 and will not alter the findings made for approval of SDP-9411.

5. The owners of the adjacent properties identified below have indicated in writing that they are in support of the proposed deck:

1505 Redhead Court-	property to the north
1600 Whistling Duck Drive-	property to the west
1510 Snow Geese Court-	property to the northwest
1512 Snow Geese Court-	property to the northwest
1605 Whistling Duck Drive-	property across the street
1607 Whistling Duck Drive-	property across the street

The letters from these property owners are attached. The Perrywood Community Association (Alston to Gibbs, May 14, 2002) has denied the deck application because they could not find it consistent with the regulations of the Perrywood Covenants Committee.

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-9411/H1 subject to the following condition:

1. Prior to issuance of building permits, the applicant shall submit a site plan showing no less than ten tall evergreen trees or shrubs around the deck or, alternatively, lattice or other screening not more than six feet in height for the deck so that it is screened from Whistling Duck Drive and Redhead Court and from the adjacent properties along the side and rear property lines.