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## SPECIFIC DESIGN PLAN

**SDP-9606/11**

Application	General Data
Project Name  MARLEIGH - LOTS 41A AND 48A (BEAZER)  Location  ENTERPRISE ROAD, . MILE SOUTH OF MD 450  Applicant/Address  BEAZER HOMES 8925 GUILFORD ROAD, SUITE 290 BURTONSVILLE, MD 21046	Date Accepted 04/15/2002
	Planning Board Action Limit 06/24/2002
	Plan Acreage 139.73
	Zone R-L
	Dwelling Units N/A
	Square Footage N/A
	Planning Area 71A
	Council District 06
	Municipality NA
	200-Scale Base Map 206NE01

Purpose of Application	Notice Dates
REDUCTION OF SIDE YARD SETBACKS ON LOTS 41A AND 48A IN THE MARLEIGH SUBDIVISION	Adjoining Property Owners 04-15-02 (CB-15-1998)
	Previous Parties of Record 05-29-02 (CB-13-1997)
	Sign(s) Posted on Site 05-17-02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: WHITMORE, LIZ
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Specific Design Plan, SDP-9606/11  
Marleigh, Lots 41 and 48

The Urban Design staff has reviewed the Specific Design Plan for Marleigh for the purpose of reducing the side yard setbacks on Lots 41 and 48. Based on that review and the findings contained within this report, the Development Review Division recommends APPROVAL with conditions as stated in the recommendation section of this report.

EVALUATION CRITERIA

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance with the Zoning Ordinance and the *Landscape Manual*.
- b. Conformance with the Site Design Guidelines as outlined in Part 3, Division 9, Subdivision 3, of the Prince George's County Zoning Ordinance.
- c. Conformance with CDP-9407.
- d. Referrals.

FINDINGS

1. On May 24, 1994, the District Council approved Comprehensive Design Zone Application A-9881 (per Zoning Ordinance 34-1994) for the subject property. Comprehensive Design Plan CDP-9407 was approved by the District Council on October 5, 1995. On October 31, 1996, the Prince George's County Planning Board approved Specific Design Plan SDP-9606 (PGCPB No. 96-328). The plans have been revised numerous times for the purpose of adding additional architecture. The subject application is for Lots 41 and 48 only.
2. The subject Specific Design Plan is for the purpose of reducing the side yard setback on Lots 41 and 48.
3. The Specific Design Plan is in conformance to the concepts of the Comprehensive Design Plan. For Lots 41 and 48, where the applicant seeks to reduce the side yard setbacks to allow for a larger house to be built on these two lots, the reduction sought varies between 1.5 feet to 5.1 feet, which will not impair the design quality or integrity of the Comprehensive Design Plan. This reduction should not

be noticeable by most casual observers. The large houses allowed by these reductions will have no negative impact on neighboring properties.

4. Page 9 of approved CDP-9407 text states the following, pertaining to Lot Development Standards:

■Marleigh Lot Development Standards

■INTERIOR LOTS

-Minimum lot size =	10,000 square feet
-Front yard setback =	15 feet
-Side yard setback =	8 feet/18 feet combined total
-Rear yard setback =	30 feet
-Minimum lot width at street line =	25 feet
- Maximum building height =	35 feet

Lots 41 and 48 are governed by the above criteria. Lot 41 proposes side yard setbacks of 6 feet 3 inches and 6 feet 10 inches for a combined total of 13 feet 1 inch. Staff is of the opinion that the house on Lot 41 should be shifted to the west so an eight-foot side yard setback is established on the east side of the house. Lot 48 proposes side yard setbacks of 7 feet and 6 feet 6 inches for a combined total of 13 feet 6 inches. While the side yards are reduced on both sides of Lot 48, the combined distance between the adjoining houses is 13 feet on the west side and 16 feet on the east side. This reduction in the setbacks will be barely noticeable to the eye. Therefore, staff has no objection to the requests to reduce the side yard setbacks on Lots 41 and 48 only as revised by the conditions in the recommendation section of this report.

8. The Specific Design Plan revision will have no impact on provisions for draining surface water to prevent adverse effects on the subject property or any adjacent property.
9. The Specific Design Plan revision does not alter the original finding of SDP-9606 that this development will be adequately served within a reasonable time with existing or programmed public facilities and that it meets and will continue to meet the requirements of both the approved Tree Conservation Plan and the *Landscape Manual*.
10. All previously approved conditions shall remain in full force and effect when applicable with this revision.

## RECOMMENDATION

Based upon the foregoing analysis, the Urban Design Staff recommends that the Planning Board adopt the findings of this report and APPROVE SDP-9606/11 with the following conditions:

1. Prior to signature approval, the plans shall be revised to indicate an eight-foot setback on the east side of Lot 41.
2. All previous conditions shall remain in full force and effect when applicable with this revision.