



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 <https://www.mncppc.org/883/Watch-Meetings>

## Specific Design Plan Bellehaven Estates, Lot 60 Block K

## SDP-9612-H2

REQUEST	STAFF RECOMMENDATION
A homeowner's minor amendment to construct a 12-foot by 20-foot elevated, screened porch, at the rear of an existing single-family attached dwelling within the rear yard setback and required lot coverage.	<ul style="list-style-type: none"><li>• Approval of Specific Design Plan SDP-9612-H2</li></ul>

**Location:** An interior unit in the Bellehaven Estates development, on the west side of Berrywood Lane, approximately 212 feet north of its intersection with Berrywood Court.

Gross Acreage: 0.03

Zone: LCD

Prior Zone: L-A-C

Reviewed per prior Zoning Ordinance: Section 27-1704(b) and (h)

Dwelling Units: 1

Gross Floor Area: 1,700 sq. ft.

Planning Area: 73

Council District: 05

Municipality: Glenarden

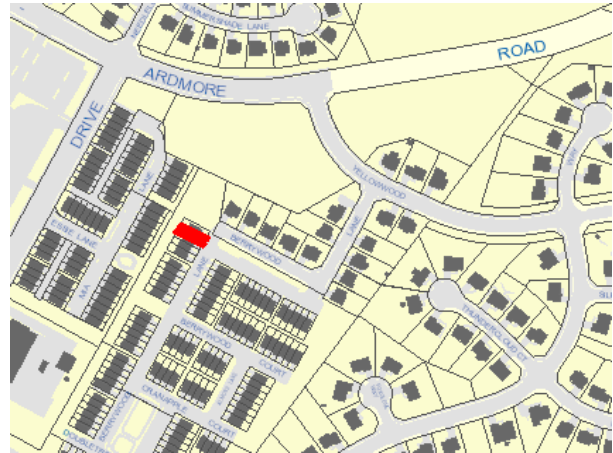
**Applicant/Address:**

Michelle Clancy  
PO Box 310  
Lisbon, MD 21765

**Staff Reviewer:** Angele L. Bynum

**Phone Number:** 301-952-3087

**Email:** Angele.Bynum@ppd.mncppc.org



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Sign Posting Deadline: 08/29/2023

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/](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-9612-H2  
Bellehaven Estates, Lot 60, Block K

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 Local Activity Center (L-A-C) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(b) and (h) of the current Zoning Ordinance, which allows development applications for property in the 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 27-495 and 27-515, regarding uses permitted in the Local Activity Center (L-A-C) 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-9775-C;
- c. The requirements of Comprehensive Design Plan CDP-9601;
- d. The requirements of Specific Design Plan SDP-9612;
- e. The requirements of the 2010 *Prince George's County Landscape Manual*;

- f. The requirements of the 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-deep by 20-foot-wide enclosed screened porch, that is elevated 8 feet high from the grade, at the rear of an existing single-family attached dwelling, extending 12 feet into the rear yard setback and a maximum lot coverage of 70 percent.

2. **Development Data Summary:**

	EXISTING
Zone	LCD (Prior L-A-C)
Use	Residential
Lot size	1,700 sq. ft.
Gross Acreage	0.03
Lot	1
Number of Dwelling Units	1

3. **Location:** The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Local Activity Center (L-A-C) Zone. It is an interior townhouse unit in the Bellehaven Estates development, located on the west side of Berrywood Lane, approximately 212 feet north of its intersection with Berrywood Court. More specifically, the subject property is located at 2818 Berrywood Lane, Largo MD, 20774, within Planning Area 73 and Council District 5
4. **Surrounding Uses:** The subject property is an interior unit that fronts on an interior private street, Berrywood Lane, and is surrounded on four sides by similar single-family attached as well as single-family detached homes, in the Bellehaven Estates development. The unit backs up to a narrow strip of homeowner’s association land and additional single-family attached homes. The subject property is bounded to the north, across Ardwick Ardmore Road and Yellowwood Lane, by single-family detached homes in the Enterprise Ridge Station subdivision, in the One-Family Detached Residential Zone; to the south, by an existing fire station in the L-A-C Zone; and to the west, across Saint Joseph’s Drive, is Charles Herbert Flowers High School, in the Rural Residential (R-R) Zone.
5. **Previous Approvals:** The subject site, Lot 60 Block K, was developed as part of the larger development known as Bellehaven Estates (section one) development, which has been the subject of several previous approvals. On June 24, 1990, the Prince George’s County District Council adopted the 1990 *Largo-Lottsford Approved Master Plan and Adopted Sectional map*

*Amendment* for Planning Area 73, which rezoned the property from the R-R Zone to the L-A-C Zone (Basic Plan A-9775). A companion case, A-9774, rezoned approximately 32.5 acres of land from the R-R Zone to the Residential Suburban Development (R-S) Zone. On June 10, 1996, the District Council approved an amendment to Basic Plans A-9774 and A-9775, in order to relocate a day care center to downsize a commercial component, to relocate the land area for each case, and to readjust the ratio of dwelling units on the two parcels. CDP-9601 was approved (PGCPB Resolution No. 96-375), with conditions, on December 12, 1996. The 33-acre property was subdivided into separate lots and parcels to accommodate a mix of residential, commercial, and public uses, including a fire station, by Preliminary Plan of Subdivision (PPS) 4-96066. On April 30, 2015, the District Council approved an amendment to A-9775-01-C (Zoning Ordinance 6-2015), with conditions, to allow townhouse units to replace commercial development on Parcel H. CDP-9601-01 (PGCPB Resolution No. 15-99) was approved by the Prince George's County Planning Board on September 24, 2015, subject to six conditions. PPS 4-15010 (PGCPB Resolution No. 15-100) was also approved on September 24, 2015, for 65 lots and 10 parcels, including a Variance from Section 24-128(b)(7)(A), subject to 16 conditions. The subject site also has an approved Stormwater Management (SWM) Plan 6244-2008-02, which was valid through October 28, 2016.

SDP-9612 (PGCPB Resolution No. 97-107) was approved in 1997 for the construction of residential units and a 16,000-square-foot firehouse. Six amendments to this SDP were subsequently approved: SDP-9612-02, (PGCPB Resolution No. 08-40), was approved in 2008, with 5 conditions, for the construction of a 15,948-square-foot fire station; SDP-9612-03, for Parcel H, was approved in 2009 (PGCPB Resolution No. 08-159), for the construction of a commercial shopping center on five acres, including a pharmacy and a daycare center, which was never constructed; SDP-9612-04 approved an amendment to include a 2,000 square-foot special events building, an Amish shed, and minor revisions to parking; SDP-9612-05, (PGCPB Resolution No. 16-47), was approved in 2016 for the construction of 65 townhomes; SDP-9612-B was withdrawn; SDP-9612-H1, (PGCPB Resolution No. 07-39), a homeowner's minor amendment, was approved for the addition of a 12-foot by 20-foot, two-story addition and second floor deck, located at the rear of the existing property. The subject site is also a homeowner's minor amendment for the addition of a 12-foot-deep by 20-foot-wide screened porch, a request for an 8-foot reduction of the building restriction line, and a 20 percent increase of the minimum lot coverage allowed.

6. **Design Features:** The subject application includes a proposal for a 12-foot-deep by 20-foot-wide elevated screened porch at the rear of an existing single-family attached home, which is an interior townhouse unit. The existing unit is a three-story townhouse built on slab and located approximately 22 feet from the rear property line. The proposed addition is elevated 8 feet above grade level surface, extends across the entire width of the main level of the three-story unit, and will not be visible from the private street on which the property fronts. The materials and roofing of the proposed screened porch will match and complement the architecture of the existing home and will be constructed of wood, with a white vinyl railing system and white vinyl wrap posts and beams. The proposed porch extends into the 20-foot rear yard setback by 10 feet and will be 10 feet from the rear property line. The porch conforms to all side yard setbacks.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the L-A-C Zone of the prior Zoning Ordinance, as follows:
- a. The project conforms with the requirements for purposes, uses, and regulations in Sections 27-494, 27-495, and 27-496 of the prior Zoning Ordinance, by providing dwellings integrated with activity centers in a manner that retains the amenities of a residential environment and provides convenience of proximity to an activity center.
  - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the L-A-C Zone, a single-family attached 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-9775:** The project is in compliance with the requirements of Basic Plan A-9775, as the proposed screened porch addition in the rear yard setback does not alter findings of conformance with the basic plan, that were made at the time of approval of SDP-9612.
9. **Comprehensive Design Plan CDP-9601:** The project complies with the requirements of CDP-9601. The CDP stipulates that the minimum rear yard setback for single-family attached houses is 20 feet. The proposed elevated screened porch would be approximately 10 feet from the rear property line, encroaching 10 feet into the rear setback.

The CDP established development standards for the entire Bellehaven subdivision for single-family attached units. The following lot and architectural standards shall apply to the single-family attached development:

### Single-Family Attached Lot Standards

Minimum Lot Size	1,700 square feet
Maximum Lot Coverage	50%
Minimum Building Separation	26 feet
Maximum Height	3 stories
Maximum Lot Width	20 feet
Minimum Front Yard	20 feet
Minimum Side Yard	0 feet
Minimum Rear Yard	20 feet

10. **Specific Design Plan SDP-9612:** SDP-9612 was approved by the Planning Board on January 8, 2009 (PGCPB Resolution No. 08-177), with 26 conditions, one of which is applicable to the review of the subject SDP. The subject application is in compliance with the requirements of SDP-9612, except for the rear yard setback and maximum lot coverage

allowed. The proposed elevated screened porch would encroach into the required 20-foot rear yard setback by 10 feet. The SDP set forth the following condition of approval:

**Condition 26. No deck shall be constructed on the single-family attached units which extends more than 15 feet from rear wall of the unit. Decks are not subject to the 20-foot building restriction line; however, an addition to the main structure is.**

11. **2010 Prince George's County Landscape Manual:** The addition of an elevated screened porch is exempt from the requirements of the *Prince George's County Landscape Manual* (Landscape Manual) because the requirements were satisfied at the time of SDP-9612 approval.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from the 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 elevated screened porch would not alter the previous findings of conformance with the 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 in plain text.

**Section 27-528. Planning Board action.**

**(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-9601, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 11. While the subject site is located in the prior LAC Zone, it does not involve townhouse construction, but an addition to an existing townhouse unit. 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 screened 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 SWM 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 an elevated screen porch to an existing single-family attached dwelling, with setback and lot coverage 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:

**Section 27-530(c). Amendments.**

- (3) **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;**



SDP-9612 established the rear yard setback at a minimum of 20 feet and a maximum lot coverage of 50 percent. The proposed elevated screened porch addition extends into this rear yard setback by 10 feet, proposing a setback of approximately 10 feet from the rear property line with a proposed lot coverage of 70 percent due to the depth of the addition. The subject application does not meet Criterion (A) and, therefore, the subject homeowner's minor amendment to SDP-9612-H2 is to be heard by the Planning Board, as stated in Section 27-530(d)(3)(A).

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

Regarding Criterion (B) above, the proposed elevated deck addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback and maximum lot coverage allowed. 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.

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

Regarding Criterion (C), staff believe that the requested addition will not substantially impair the intent, purpose, or integrity of the approved CDP. Modification of the minimum rear yard for the proposed elevated screened deck will not be detrimental to the community, nor will it negatively impact the visual characteristics of the neighborhood. The addition is at the rear of the home, limiting visibility from the nearest public right-of-way. The proposed addition also faces a wooded area, separating the existing home and the adjacent community, affording privacy to the occupants of both the subject property and homeowners of the neighboring community. The applicant has produced documentation of approval of the proposed addition from the community's homeowners association that indicates that the plans for the construction of the addition to the existing dwelling unit were approved.

## **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-9612-H2, Bellehaven Estates Lot 60, Block K.