



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Specific Design Plan

SDP-9614/04

| Application | General Data |
|--|----------------------------------|
| Project Name: Brandywine Village, Lot 5, Block B Location: 15500 Brinton Way, Brandywine, MD Applicant/Address: Washington Homes, Inc. 1802 Brightseat Road Landover, MD 20785 | Date Accepted: 2/11/2003 |
| | Planning Board Action Limit: N/A |
| | Plan Acreage: .15 |
| | Zone: R-M |
| | Dwelling Units: 1 |
| | Square Footage: 2,072 |
| | Planning Area: 85A |
| | Council District: 9 |
| | Municipality: N/A |
| | 200-Scale Base Map: 220SE06 |

| Purpose of Application | Notice Dates |
|--|---|
| Revision of the Specific Design Plan to allow an encroachment of two feet into the required setback. | Adjoining Property Owners: (CB-15-1998) 2/6/03 |
| | Previous Parties of Record: (CB-13-1997) 3/2/03 |
| | Sign(s) Posted on Site: 3/7/03 |
| | Variance(s): Adjoining Property Owners: N/A |

| Staff Recommendation | | Staff Reviewer: Ruth Grover | |
|----------------------|--------------------------|-----------------------------|------------|
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |

March 19, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Specific Design Plan, SDP-9614/04 (Revision), Brandywine Village
Lot 5, Block B

The Urban Design staff has reviewed the application for a revision to SDP-9614 to allow a two-foot intrusion into the required six-foot side yard setback and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

EVALUATION

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

- a. Basic Plan A-8838.
- b. Comprehensive Design Plan CDP-9202.
- c. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- d. Conformance to the *Landscape Manual*.

BACKGROUND

Basic Plan A-8838 was initially approved for the property in 1977. Subsequent to that time, a Comprehensive Design Plan was developed (CDP-9202) and approved by the Planning Board on December 10, 1992 (PGCPB Resolution No. 92-366). On October 6, 1994, the Planning Board approved Preliminary Plan of Subdivision 4-94052 (PGCPB Resolution No. 94-309). At their September 17, 1998 meeting, the Planning Board approved a Specific Design Plan, SDP-9614, for the property (PGCPB Resolution No. 98-245). Since that time, the SDP has been amended three times: Specific Design Plan SDP-9614/01, approved on June 3, 1999 (PGCPB Resolution 99-107); Specific Design Plan SDP-9614/02, approved on December 10, 1992 (staff level); and Specific Design Plan SDP-9614/03, approved October 3, 2002 (PGCPB 02-208).

FINDINGS

Based on the analysis of the subject application, the Urban Design staff recommends the following findings:

1. This Specific Design Plan amendment request is for the purpose of validating a stakeout error for the single-family detached dwelling located on Lot 5, Block B, of the Brandywine Village Subdivision. The single-family detached house was under construction when it was discovered that the chimney on the northerly side of the lot (adjacent to Lot 4) intruded two feet into the six-foot side yard setback required by the CDP. The applicant has submitted this request to revise the original Specific Design Plan in order to allow the home to remain where constructed and to minimize hardships to future homeowners.
2. According to the approved Comprehensive Design Plan CDP-9202 and narrative for Brandywine Village, the required minimum side yard set back for single-family detached homes is six feet.

3. **Development Data Summary**

| | Existing | Proposed |
|--------------------|---------------------------|---------------------------|
| Zone(s) | R-M | R-M |
| Use(s) | Single-family residential | Single-family residential |
| Acreage | Approximately .15 acre | Approximately .15 acre |
| Lots | 1 | 1 |
| Square footage/GFA | 2,072 | 2,072 |
| Dwelling Units: | 1 detached | 1 detached |

4. The proposed two-foot intrusion into the required setback is minimal and does not impact the findings made by the Planning Board on previous approvals that the subject subdivision is in conformance with the CDP. Its impact on urban design considerations for the subdivision is minor in magnitude. The house was mislocated in the stakeout process and is already built. To require moving of the house to meet the required setback would incur unreasonable costs. Since the intrusion is minimal, staff recommends no mitigation.
5. This revision to the Specific Design Plan will have no impact on the previously approved Tree Conservation Plan.
6. The revision will have no effect on the previous finding regarding adequate drainage of surface water.
7. Further, this revision to the Specific Design Plan will have no impact on the previous finding of conformance to the *Landscape Manual*.
8. Lastly, this revision to the Specific Design Plan will have no impact on previous findings by the Planning Board that 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 or provided as part of the private development.
9. Therefore, granting the proposed revision to the Specific Design Plan will not alter previous findings made pursuant to Sec. 27-528 of Part 8 of the Zoning Ordinance required for Planning Board action on a Specific Design Plan.

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-9614/04, subject to the following condition:

1. The side yard setback for the single-family detached dwelling located on Lot 5, Block B, shall be no less than four feet.