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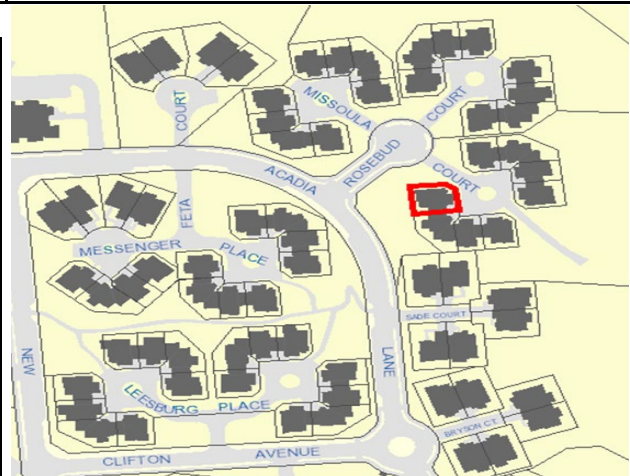
Specific Design Plan

SDP-9802-H9

Cameron Grove, Lot 30, Block A

| REQUEST | STAFF RECOMMENDATION |
|---|--|
| To construct a 11.25-foot by 16-foot sunroom at the rear of an existing single-family attached dwelling within the rear yard setback. | With the conditions recommended herein: •Approval of Specific Design Plan SDP-9802-H9 |

| | |
|--|--------------------|
| Location: In the southwest quadrant of the intersection of Missoula Court and Rosebud Court. | |
| Gross Acreage: | 0.09 |
| Zone: | LCD |
| Prior Zone: | R-L |
| Reviewed per prior Zoning Ordinance: | Section 27-1704(h) |
| Dwelling Units: | 1 |
| Gross Floor Area: | N/A |
| Planning Area: | 74A |
| Council District: | 06 |
| Municipality: | None |
| Applicant/Address: Great Day Improvements, LLC, Whitney Gischel 501 McCormick Drive #E Glen Burnie, MD 21061 | |
| Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org | |



| | |
|------------------------------|------------|
| Planning Board Date: | 05/16/2024 |
| Planning Board Action Limit: | 06/20/2024 |
| Staff Report Date: | 05/02/2024 |
| Date Accepted: | 02/26/2024 |
| Informational Mailing: | 02/23/2024 |
| Acceptance Mailing: | 02/23/2024 |
| Sign Posting Deadline: | 04/16/2024 |

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/.

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 a Specific Design Plan SDP-9802-H9
Cameron Grove, Lot 30, Block A

The Urban Design staff have 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 Residential Low Development (R-L) 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(h) of the current Zoning Ordinance, which allows development applications for property in the LCD Zone to be reviewed under the prior Zoning Ordinance.

Technical staff considered the following in reviewing this homeowner's minor amendment:

- a. The prior Prince George's County Zoning Ordinance;
- b. Zoning Map Amendment (Basic Plan) A-9839-C;
- c. Comprehensive Design Plan CDP-9705, and its amendments;
- d. Specific Design Plan SDP-9802, and its amendments;
- e. The 2010 *Prince George's County Landscape Manual*;
- f. The Prince George's County Tree Canopy Coverage Ordinance; and
- g. 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) requests approval for the addition of a 11.25-foot by 16-foot sunroom, to an existing single-family attached dwelling located in the Cameron Grove development. The sunroom addition would extend 10 feet on the west rear side of the subject house, extending to the rear property line, which does not meet the minimum 10-foot rear yard setback.

2. **Development Data Summary:**

| | EXISTING |
|--------------------------|-----------------|
| Zone | LCD (Prior R-L) |
| Use | Residential |
| Lot size | 3,951 sq. ft. |
| Gross Acreage | 0.09 |
| Lot | 1 |
| Number of Dwelling Units | 1 |

3. **Location:** The subject property is in the Legacy Comprehensive Design (LCD) Zone, previously the Residential Low Development (R-L) Zone. It is located within the development known as Cameron Grove Phase One, in the southwest quadrant of the intersection of Missoula Court and Rosebud Court. More specifically, the subject property is located at 13601 Missoula Court, Upper Marlboro, Maryland, and is within Planning Area 74A and Council District 6.
4. **Surrounding Uses:** The subject property fronts Missoula Court and is surrounded by single-family attached homes within the LCD Zone. The rear of the property abuts undeveloped land owned by the Cameron Grove Community Association. The property is within the Cameron Grove development, which is bounded to the north by MD 214 (Central Avenue), and properties in the LCD, Agricultural-Residential (AR) and Reserved Open Space Zones beyond. The overall Cameron Grove development is also bound to the east by Church Road South and single-family detached homes in the AR Zone beyond; to the south by single-family detached homes in the Residential Estate Zone; and to the west by single-family detached homes in the Residential, Single-Family-95 Zone and Watkins Park Drive beyond.
5. **Previous Approvals:** The subject site, Lot 30, Block A, was developed as part of the Cameron Grove Phase Two development. A Zoning Map Amendment (Basic Plan), A-9839-C, for Cameron Grove, was approved by the Prince George's County District Council on November 24, 1997 (Prince George's County Zoning Ordinance No. 36-1997). This zoning map amendment revised the previously approved basic plan, to allow a mixed retirement development on an approximately 156-acre westerly portion of the overall Cameron Grove development. On February 19, 1998, the Prince George's County Planning Board approved Comprehensive Design Plan CDP-9705 (PGCPB Resolution No. 98-35(C)), for the Cameron Grove development, subject to 34 conditions, none of which are applicable to the review of the subject SDP. CDP-9705 was subsequently amended three times. In the second amendment, CDP-9705-02, development standards regarding single-family detached lots were established. CDP-9705-02 was approved by the Planning Board on May 4, 2000 (PGCPB Resolution No. 00-63).

On April 9, 1998, the Planning Board approved Preliminary Plan of Subdivision 4-97119 (PGCPB Resolution No. 98-74), subject to 14 conditions, none of which are applicable to the review of the subject SDP.

On May 14, 1998, the Planning Board approved SDP-9802 (PGCPB Resolution No. 98-127), subject to six conditions, none of which are applicable to the review of the subject SDP.

Several amendments to this SDP were subsequently approved, including multiple homeowner minor amendments that do not apply to the subject property.

6. **Design Features:** The subject application includes a proposal for a 11.25-foot by 16-foot sunroom at the rear of an existing single-family detached home. The sunroom will be constructed on a new deck, with concrete footers. The materials and roofing of the proposed sunroom will match and complement the existing architecture of the home. The sunroom will extend to the rear property line, necessitating a modification of the rear building restriction line from 10 feet to zero feet. It should also be noted that some submitted documents show a proposed bay window on the rear of the proposed sunroom, which would extend over the homeowner's property line, onto the land owned by the Cameron Grove Community Association. This is not allowed, and therefore, a condition is included herein requiring the plans to be revised to remove this feature.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the prior R-L Zone, as follows:
 - a. The project conforms with the requirements for purposes, uses, and regulations in Sections 27-514.08, 27-514.09, and 27-514.10 of the prior Zoning Ordinance.
 - b. Per Section 27-515 of the prior Zoning Ordinance, regarding uses permitted in the R-L Zone, the existing single-family attached dwelling is a permitted use in the zone.
 - c. As detailed in Findings 14 and 15 of this technical staff report, 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-9839-C:** The project is in compliance with the requirements of Basic Plan A-9839-C, as the proposed sunroom addition in the rear yard does not alter findings of conformance with the basic plan that were made at the time of approval of the SDP.
9. **Comprehensive Design Plans CDP-9705 and CDP-9705-02:** The project complies with the requirements of CDP-9705 and CDP-9705-02, except regarding the required rear building restriction line. The CDP stipulates that the minimum rear building restriction line for single-family attached (quadplex) houses is 10 feet. The proposed sunroom would be approximately zero feet from the rear property line, encroaching 10 feet into the rear yard for the subject site, Lot 30, Block A. If granted by the Planning Board, the reduction in the

rear yard would be applicable to the subject lot only, and the development standards would continue to apply in all other respects to the subject lot and all other lots in the Cameron Grove subdivision.

10. **Specific Design Plan SDP-9802:** As previously stated, SDP-9802 was approved with six conditions, none of which are applicable to the review of the subject SDP. The subject application complies with the requirements of SDP-9802, except for the rear yard setback. The proposed sunroom would encroach into the required 10-foot setback by 10 feet.

SDP-9802 also limits the lot coverage for Lot 30, Block A to 85 percent. The lot coverage proposed for the subject property is 63 percent, which is less than the maximum lot coverage allowed.

11. **2010 Prince George's County Landscape Manual:** The addition of a sunroom is exempt from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the requirements were satisfied at the time of SDP-9802 approval. The proposed location of the sunroom does not impact previously approved landscaping located on the lot or adjoining properties.
12. **Prince George's County Tree Canopy Coverage Ordinance:** The subject application is exempt from Subtitle 25, Division 3, 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 sunroom will not alter the previous findings of conformance with the Prince George's County Woodland Conservation and Tree Preservation Ordinance, which were made at the time of approval of CDP-9705, CDP-9705-02, and SDP-9802.
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.

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-9705 and its amendment, as outlined in Finding 9, and the applicable standards of the Landscape Manual, as outlined in Finding 11. The subject amendment does not involve townhouse construction, nor is it located in the prior Local Activity Center Zone. 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 sunroom 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 stormwater management concept plan, and this minor addition will not impact that approval. The proposed sunroom will be constructed above grade, and adequate provision will be 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 a sunroom to an existing single-family attached dwelling and setback 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:

- (A) Are located within the approved Comprehensive Design Plan building lines and setbacks or any approved amendments to the Comprehensive Design Plan;**
- (B) Are in keeping with the architectural and site design characteristics of the approved Specific Design Plan; and**
- (C) Will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.**

SDP-9802 established the rear building restriction line at a minimum of 10 feet. The proposed sunroom addition extends into this rear building restriction line by 10 feet, proposing a setback of approximately zero feet from the rear property line. The subject application does not meet Criterion (A), and therefore, the subject Homeowner's Minor Amendment to SDP-9802-H9 is to be heard by the Planning Board, as stated in Section 27-530(d)(3)(A) of the prior Zoning Ordinance.

Regarding Criterion (B) above, the proposed sunroom addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The proposed sunroom and its roof will be in keeping with the existing architectural and site design characteristics of the SDP, in materials and design.

Regarding Criterion (C), staff believe that the requested addition will not substantially impair the intent, purpose, or integrity of the approved CDP. The modification of the minimum rear yard for the proposed sunroom 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 and not visible from the nearest public right-of-way due to existing trees, affording privacy to the occupants of both the subject property and the adjacent homeowners.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this technical staff report and APPROVE Homeowner's Minor Amendment to a Specific Design Plan SDP-9802-H9, Cameron Grove, Lot 30, Block A, subject to the following condition:

1. Prior to certification, revise all plans and architectural elevations to remove or relocate the bay window, or any feature, so that no improvement extends beyond the property line of Lot 30, Block A.