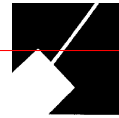


Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3470



Comment [COMMENT1]: WHEN INSERTING
 INFORMATION AT THE @ SIGN
 REMEMBER TO USE INDENT FOR SECOND
 LINE - NOT TAB. ALSO, IT WILL LOOK
 LIKE THE TEXT IS GOING WACKO, BUT
 DON'T WORRY - IT IS FINE.

Special Exception Application No. SE-4374

Application	General Data
Project Name: Fort Lincoln Cemetery Mausoleum Location: Southeast side of Bladensburg Road at Eastern Ave. Applicant/Address: Fort Lincoln Cemetery, Inc. 3401 Bladensburg Road Brentwood, MD 20722-1897	Date Accepted: 1-3-00
	Planning Board Action Limit: N/A
	ZHE Hearing Date: Not Scheduled
	Plan Acreage: 9.86± acres
	Zone: O-S / R-C-O Zone
	Dwelling Units: N/A
	Square Feet: 39,473 sq. ft.
	Planning Area: 75A
	Council District: 2
	Municipality: None
	200-Scale Base Map: 203NE 3R, 4L

Purpose of Application	Notice Dates
Construct additional mausoleums and make improvements to area surrounding existing mausoleums.	Adjoining Property Owners : 1-18-00 (CB-15-1998)
	Previous Parties of Record: RO SP SE-2307 (CB-13-1997) 3-13-00
	Sign(s) Posted on Site: N/A
	Variance(s): Adjoining: N/A Property Owners

Staff Recommendation			Staff Reviewer: Jimi Jones
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION

	X		
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NEW DATA.FRM

August 30, 2000

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Arie Stouten, Zoning Supervisor

FROM: Jimi Jones, Planning Coordinator

SUBJECT: **Special Exception Application No. 4374**

REQUEST: **Addition of mausoleums and new driveways per Sections 27-441(b)(1) and 27-341 for a cemetery**

RECOMMENDATION: **APPROVAL, with conditions**

NOTE:

This application is on the agenda for the Planning Board to decide whether or not to schedule a public hearing. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and sent to the Office of the Zoning Hearing Examiner at the address indicated above. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3280.

FINDINGS:

- A. Location and Field Inspection: The subject property is an irregularly-shaped parcel located entirely within the original area of Special Exception 2307. The previous special exception was approved for the entire 177± acre Fort Lincoln Cemetery in 1970. The subject property is currently used for various cemetery uses, including mausoleums and a soil stockpile area. The site has vehicular access from Bladensburg Road.

Surrounding uses within the cemetery include offices, located in the northwestern portion of the property, maintenance facilities in the northeastern portion, and a mausoleum/chapel, a mausoleum, and a garden mausoleum are located along the southwestern side of the cemetery. A funeral parlor is also located on the cemetery property at the intersection of Eastern Avenue and Bladensburg Road.

Topography of the cemetery is rolling, descending from the west to the east, toward the Anacostia River. There are large specimen trees throughout the cemetery. A portion of the cemetery adjacent to the Anacostia River is located within the Chesapeake Bay Critical Area (CBCA) for Resource Conservation. All of the proposed revisions, with the exception of the 510-square-foot addition to the mausoleums along the D.C. Boundary, are located within the CBCA..

- B. History: The property was retained in the O-S Zone during the 1994 Sectional Map Amendment (SMA). The following Special Exceptions and other approvals affect the cemetery:

09-08-69: Variance of 8 feet granted to reduce the side yard requirement for a mausoleum.

04-15-70: SE-2307 granted to permit a cemetery.

02-13-78: SE-3098 granted to permit a mausoleum.

07-17-86: SE-3700 granted to permit a funeral home.

07-20-89: Revision of Site Plan - Minor change to SE-2307 to permit the construction of a gazebo, administrative building addition, internal access drive and a brick courtyard/processional staging area.

06-29-95: Revision of Site Plan - Minor Changes to SE-2307 to eliminate a gazebo and vehicular drive in the southern corner of the cemetery and provide a mausoleum and walkways instead, and add a 22-foot-wide loop road and paved area for temporary storage of soil.

09-13-95: V-143-5 - Board of Zoning Appeals granted a 20 -

foot variance for the existing mausoleum, and a 10-foot variance for the proposed mausoleums from the side yard setback and waived the fence requirements to validate the existing 8-foot-high fence along the southern property line.

10-01-98: Revision of Site Plan - Minor change to SE-2307 to add above-ground fuel tanks and to pave an existing gravel driveway.

- C. Master Plan Recommendation: The Approved Master Plan and Sectional Map Amendment for Planning Area 68 (May 17, 1994) retained the public-quasi-public land use recommendation for the subject property. The SMA retained the property in the O-S Zone.
- D. Request: This proposal encompasses three separate improvements. One involves the previously approved and partially constructed group of mausoleums in the southern part of the cemetery. These are identified on the Special Exception Site Plan (B.D.A.I. dwg. #47.009-T) and shown in detail on Inset Plan ■B.● In this instance, the applicant has designed vertical enclosure walls (with doors) to be constructed beneath the existing canopy. This will have the effect of creating 2,885 additional square feet of interior floor area. Most of this area will be walkway, but some will be devoted to additional mausoleum wall crypts.

The second involves another group of mausoleums located about halfway down the cemetery's southerly property line, which is coincident with the District of Columbia boundary. The applicant has designed two in-fill mausoleum areas of 510 and 186 square feet. These additions are identified on the Special Exception Site Plan and shown in detail on Inset Plan ■E.●

The third revision proposes to add a new mausoleum grouping in the central area of the cemetery. Two existing roadways comprising 24,600 square feet of pavement will be removed, along with the utilities running therein. A new roadway, 20 feet wide by 750 feet long (15,000 square feet), and 24,473 square feet of mausoleum floor area will be added, along with attendant sidewalks and garden areas. This revision is identified on the Special Exception Site Plan and shown in detail on Inset Plan ■I.●

- E. Neighborhood and Surrounding Uses: The neighborhood to be considered in this application is defined the same as that which was used in the previous special exception cases for the property:

Northwest: Bladensburg Road

South and East: Anacostia River

Southwest: District of Columbia Line

The surrounding neighborhood is primarily residential and park land, with the exception of commercial and warehouse activities along Bladensburg Road.

The area of this application is surrounded on three sides by Fort Lincoln Cemetery. The fourth side, within the District of Columbia (southwest of the subject property), is improved with garden apartments within the community of Fort Lincoln New Town.

- F. Specific Special Exception Requirements: Section 27-341 of the Zoning Ordinance provides the following specific requirement for a cemetery:

A cemetery (including an animal cemetery) or a crematory may be permitted, provided that the use shall not be located within any proposed street or other public right-of-way, notwithstanding Section 27-259.

Comment: The subject property is not located within any proposed or other public street right-of-way.

- G. Parking Regulations: The parking schedule must include all uses on the entire property. The parking schedule only indicates parking requirements for the administration building which contains 13,666 square feet of floor area. A loading space is required for offices with over 10,000 square feet of floor area. The existing cemetery also includes a funeral home and chapel approved under SE-3700 and a small office for the maintenance area. These uses are outside of this application area, but must be included in the parking schedule to clearly demonstrate that the entire development meets current requirements.
- H. Landscape Manual Requirements: The existing mausoleum was approved under Special Exception 3098. The applicant obtained approval of Alternative Compliance (AC-95002) for the existing landscaping on March 8, 1995. The subject proposal is exempt from additional requirements of the *Landscape Manual* because the existing use of the property is not being altered.
- I. Zone Standards: This application complies with all requirements of the existing O-S Zone..
- J. Sign Regulations: No additional signs are proposed with this application.
- K. Required Findings:

Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

- (1) **The proposed use and site plan are in harmony with the purposes of this Subtitle.**

Comment: The proposed use and site plan are generally in harmony with the purposes of the Zoning Ordinance. The purposes of the Zoning Ordinance generally seek to protect and promote the health, safety, morals, comfort, convenience and welfare of the present and future inhabitants of the County. The proposed revisions will contribute towards enabling the applicant to update and improve the cemetery in order to meet the needs of its clientele. This proposal presents no issues which would conflict with those health, safety and welfare considerations.

- (2) **The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

Comment: With the proposed conditions of approval, the use will be in conformance with all applicable requirements. The site plan must be revised to indicate the height of the proposed 510- and 186-square-foot mausoleums. The parking schedule must also be revised to provide a loading space for the administration building, and to demonstrate that the entire cemetery development conforms with the parking and loading requirements.

- (3) **The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**

Comment: The proposed use will not substantially impair the integrity of the Master Plan for Planning Area 68 (May 17, 1994). The Master Plan recommends continuation of the ■Public/Quasi-Public■ land use for the subject property, in recognition of the existing cemetery.

- (4) **The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**

Comment: The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area. The subject use is part of a cemetery that has existed since the 1920's. The additional structures proposed under this special exception will allow the applicant to continue to meet the burial needs of the community.

- (5) **The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

Comment: The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood. The proposed improvements will contribute to the efficient operation and overall appearance of the cemetery. In addition, adequate buffering, landscaping and screening are provided to protect adjacent properties and the general neighborhood.

- (6) **The proposed site plan is in conformance with an approved Tree Conservation Plan.**

Comment: This application does not propose the removal of any woodlands. The proposed special exception area is partially within the Chesapeake Bay Critical Area (CBCA). The approved CBCA Conservation Plan has been updated to reflect the proposed revisions. A Letter of Exemption has been issued (attached, dated 2 November 1999) for the area outside of the CBCA, as less than 10,000 square feet of woodland are proposed to be removed, and the site does have a previously approved Tree Conservation Plan.

CONCLUSION:

The applicant has adequately addressed the findings for the proposed use. We therefore recommend APPROVAL of this application, subject to the following conditions:

1. The site plan shall be revised as follows:
 - A. Indicate the height of the proposed 510- and 186-square-foot mausoleums.
 - B. The parking schedule and site plan shall be revised to demonstrate that the entire cemetery development meets the parking and loading requirements.