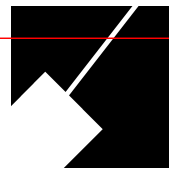


Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Development Review Division  
 301-952-3530

*Note:* Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm)



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. 4458

Application	General Data
Project Name  Ebenezer A.M.E Church Adult Education Center	Date Accepted 02/27/02
	Planning Board Action Limit N/A
	Tax Map & Grid 106 C-4
Location  Southeast quadrant of the intersection of Allentown Road and Wills Lane.	Plan Acreage 0.76± acre
	Zone R-R
	Dwelling Units N/A
Applicant  Walter Ridley, Administrator Ebenezer A.M.E. Church 7707 Allentown Road Fort Washington, MD 20746	Square Footage N/A
	Planning Area 76B
	Council District 08
	Municipality None
	200-Scale Base Map 210SE04

Purpose of Application	Notice Dates
Private School (Adult Religious Educational Institution) in accordance with <u>Section 27-396</u>	Adjoining Property Owners 02/28/02 (CB-15-1998)
	Previous Parties of Record N/A (CB-13-1997)
	Sign(s) Posted on Site N/A
	Variance(s): Adjoining N/A Property Owners
Staff Recommendation	
Staff Reviewer: Tom Lockard	
APPROVAL	APPROVAL WITH CONDITIONS
	X
DISAPPROVAL	DISCUSSION

September 25, 2002

**TECHNICAL STAFF REPORT:**

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

VIA: Arie Stouten, Zoning Supervisor

FROM: Tom Lockard, Senior Planner

SUBJECT: **Special Exception Application No. 4458**

REQUEST: **Private School in the R-R Zone**

RECOMMENDATION: **APPROVAL, subject to conditions**

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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 301-952-3530.

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## FINDINGS:

- A. Location and Field Inspection: The subject property is located at the southeast corner of the intersection of Allentown Road and Wills Lane. The site is developed with a two-story, single-family detached dwelling that faces Allentown Road. To the rear of the building is an asphalt parking lot. Wills Lane is a narrow, almost rural road.

- B. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	R-R	R-R
Use(s)	Vacant	Private school
Acreage	0.76±	0.76±
Square Footage/GFA	2,331± square feet (residence)	1,576± square feet (school) 755± square feet (accessory)

- C. History: The subject property was retained in the R-R Zone by the 1984 *Sectional Map Amendment for Subregion VII*. In 1987, the District Council approved Special Exception No. 3738 for a day care center for 60 children on the site. The day care center is no longer operating on the site.
- D. Master Plan Recommendation: The 1981 *Master Plan for Subregion VII* recommends Low-Suburban Residential density (at 1.6-2.6 dwellings per acre) for the subject property.
- E. Request: The applicant requests permission to establish a nonprofit, non-degree private school on the subject property to provide for adult religious study for persons associated with the Ebenezer A.M.E. Church, which is located across Allentown Road to the northwest.
- F. Neighborhood and Surrounding Uses: The neighborhood boundaries in this case are identified as follows:

<u>North</u> -	Allentown Road
<u>East</u> -	Temple Hill Road and Tinker's Creek
<u>South</u> -	Tinker's Creek and the PEPCO ROW
<u>West</u> -	Allentown Road

The neighborhood can be described as one undergoing transition from a rural area to a suburban area. The predominant land use is residential, with institutional and commercial uses found along both sides of Allentown Road.

The uses immediately surrounding the proposed special exception are as follows:

<u>North</u> -	Across Allentown Road is the Ebenezer A.M.E. Church in the R-S Zone
<u>East and Southeast</u> -	Single-family residences in the R-R Zone

Southwest - Strip-commercial uses in the C-A and C-S-C Zones

West - A gas station in the C-S-C Zone

G. Specific Special Exception Requirements: Section 27-396 - Private school:

- (a) **A private school which offers instruction at levels above the sixth grade may be permitted, subject to the following:**

- (1) **There is a demonstrated need for the proposed use in the area;**

Finding: The Ebenezer A.M.E. Church has undergone tremendous growth over the last several decades. As a result of this growth, the applicant has recognized a need for new religious leaders to minister to the spiritual needs of the church and the surrounding community. The church sees this proposal as an opportunity to fulfill that need.

- (2) **The proposed site is of sufficient size to properly accommodate a school of the type proposed without adversely affecting abutting land uses;**

Finding: The applicant is proposing a maximum of 64 seats, which needs to be translated into student terms. If this means 64 students, that amount is similar to the number of children approved for the day care (60 children). Unlike the day care, however, there will not be large numbers of students playing outside. Although the applicant cannot provide all of the required parking on-site, they do have the luxury of being able to provide parking directly across Allentown Road at the church site. The church owns almost all of the vacant adjoining properties. Commercial uses (a gas station and a deli) are found to the west and southwest; they are unlikely to be impacted by this use.

- (3) **No private school shall be located in a multifamily dwelling or in any building of a multifamily project;**

Finding: The school would be located in a converted single-family dwelling.

- (4) **The Council may specify the maximum number of students to be enrolled, which may not be increased by State or local health, education, or fire regulations; and**

Finding: The applicant is proposing 64 seats. They can provide adequate parking for this number by using some of the spaces in the nearby church parking lot.

- (5) **If the school offers general academic instruction below college level, an outdoor play area (or other outdoor activity area) shall be provided, which shall have a usable space of at least one hundred (100) square feet per student. This area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least five (5) feet high.**

Finding: This school will not offer general academic instruction; therefore, no play area is required.

- (b) **A private school which offers a partial or complete program of elementary school (including kindergarten) or nursery school may be permitted, subject to the following:**

Finding: This section does not apply.

(c) **In addition to the requirements of Section 27-296(c), the site plan shall show:**

- (1) **The character of the proposed use;**
- (2) **The proposed enrollment;**
- (3) **The location of all dwellings located on adjoining lots; and**
- (4) **The location and size of outdoor play (or activity) areas.**

Finding: The site plan shows this information, where applicable.

- H. Parking Regulations: The use requires 27 parking spaces. The applicant is providing 10 parking spaces on site and will need to provide 17 parking spaces in the nearby church parking lot. Off-site parking is permitted in accordance with Section 27-573, so long as it is within 500 feet of the property and a legal arrangement assures the permanent availability of the parking spaces.
- I. Landscape Manual Requirements: The site is not subject to Section 4.7 of the *Landscape Manual* (Buffering Adjoining Uses) because no additional gross floor area is being added to the existing buildings. However, the application is subject to Section 4.2 (Commercial and Industrial Landscaped Strip) of the *Landscape Manual*. The applicant is counting two dogwoods as shade trees, rather than ornamentals. The landscape plan must be revised to show one additional shade tree. Also, the landscape schedule must be revised to delete the cedars on the adjoining property and to show the azaleas at their correct size.
- J. Zone Standards: The applicant's proposal meets the requirements and regulations of the R-R Zone.
- K. Sign Regulations: The applicant is showing one freestanding sign on the site plan. The proposed 24-square-foot sign meets the area and setback requirements for a freestanding sign serving an institutional use.
- L. Other Issues: The Permit Review Section (M-NCPPC), in their referral dated April 4, 2002, notes the following issues that must be addressed by the applicant:
1. The parking schedule provided on the site plan is using the low generation parking ratio for the use in 7710 Allentown Road. The applicant must specify the use in order to ascertain the correct parking rate. If it is simply part of the proposed school, there would be no additional parking necessary. If it is to be retained as a residence, two additional parking spaces need to be provided.
  2. Lot coverage calculations must be provided.
  3. The parking schedule must be corrected. The parking required for adult education is based on one parking space for every three students above 10<sup>th</sup> grade and one parking space for every six students below 10<sup>th</sup> grade.
  4. A loading schedule must be provided on the site plan.
  5. The site plan should be revised to demonstrate the proposed and existing right-of-way.

6. The location of dwellings on adjoining lots must be provided on the site plan.
7. A van space for the physically handicapped must be provided at 16 feet by 19 feet in size.
8. The two parking spaces located on the front and side of the existing building cannot be counted as part of the provided parking, unless they are to be used by a single-family dwelling.
9. If the parking lot is to be used at night, adequate lighting must be provided.
10. An accessible route to the building must be provided for handicapped persons. The site plan shows stairs to the building; a ramp or depressed curb must be demonstrated.

M. 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.**

Finding: The purposes of zoning are many and varied, but can generally be characterized as protecting the health, safety and welfare of the present and future citizens of the county by promoting beneficial land use relationships. The applicant's proposal will do so by placing a use on this site (a private school) similar to one which was shown to be compatible with surrounding uses and the neighborhood in general (a day care center).

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

Finding: With few exceptions, the proposal meets the requirements and regulations of the Zoning Ordinance. In those instances where it does not, minor conditions are recommended to ensure conformance.

**(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.**

Finding: It is the type of use that was envisioned to be used in the R-R Zone at the time of the adoption of the 1981 *Master Plan for Subregion VII*, which recommends a suburban-residential use of the property. The applicant's proposal would not substantially impair the integrity of the Master Plan.

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

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

Finding: The proposed use of the subject property is one which is recognized as being compatible within a residential neighborhood. If developed with the recommended conditions of approval, the use will not adversely affect the residents or workers in the

neighborhood nor will it be detrimental to the use of the adjoining properties, many of which are owned by the applicant.

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

Finding: This site is not subject to the provisions of the Woodland Conservation Ordinance because the site is less than 40,000 square feet in area, and it does not have a previously approved Tree Conservation Plan.

**CONCLUSION:**

The applicant has met their burden of proof in this instance. Staff recommends APPROVAL of Special Exception Application No. 4458, subject to the following conditions:

1. Prior to approval of this application, the site plan shall be revised to show:
  - a. The applicant must specify the use of 7710 Allentown Road in order to ascertain the correct parking rate. If it is simply part of the proposed school, there would be no additional parking necessary.
  - b. Lot coverage calculations must be provided.
  - c. The parking schedule must be corrected.
  - d. A loading schedule must be provided.
  - e. The proposed and existing right of-way for Allentown Road must be delineated on the site plan.
  - f. The location of the dwellings on adjoining lots must be provided.
  - g. A van space for the physically handicapped must be provided at 16 feet by 19 feet in size.
  - h. If the parking lot is to be used at night, adequate lighting must be provided. An accessible route to the building must be provided for handicapped persons.
2. The landscape plan must be revised to show one additional shade tree.
3. The landscape schedule must be revised to delete the cedars on the adjoining property and to show the azaleas at their correct size.
4. The property shall not be used concurrently as a day care center (SE-3738).