



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 <http://mncppc.igmp2.com/Citizens/Default.aspx>

Special Exception SE-4853

Kent Baptist Church Beautification Project

REQUEST	STAFF RECOMMENDATION
Special exception to permit the enlargement of a certified nonconforming place of worship with a 300-square-foot addition.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Special Exception SE-4853

Location: In the northeast quadrant of the intersection of Village Drive and Flagstaff Street.	
Gross Acreage:	0.57
Zone:	RSF-65
Prior Zone:	R-55
Dwelling Units:	0
Gross Floor Area:	5,520 sq. ft.
Lots:	9
Parcels:	0
Planning Area:	72
Council District:	05
Municipality:	None
Applicant/Address: Pastor DeCarlo Coley 7006 Flagstaff Street Landover, MD 20785	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	06/08/2023
Planning Board Action Limit:	N/A
Staff Report Date:	05/23/2023
Date Accepted:	02/10/2023
Informational Mailing:	12/02/2021
Acceptance Mailing:	01/26/2023
Sign Posting Deadline:	N/A

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

TECHNICAL STAFF REPORT:

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

VIA: Jeremy Hurlbutt, Supervisor, Zoning Review Section
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Review Section
Development Review Division

SUBJECT: Special Exception SE-4853
Kent Baptist Church Beautification Project

REQUEST: Special exception to permit the enlargement of a certified nonconforming place of
worship with a 300-square-foot addition.

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of June 8, 2023.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically by email to: ZHE@co.pg.md.us. 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.

SUMMARY:

This property is within the Residential, Single-Family-65 (RSF-65) 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(e) of the Zoning Ordinance, subsequent revisions or amendments to development approvals or permits "grandfathered" under the provisions of this Section shall be reviewed and decided under the Zoning Ordinance under which the original development approval or permit was approved. This section applies unless the applicant elects to have the proposed revision or amendment reviewed under the current Zoning Ordinance.

A special exception is subject to the general findings for approval of all special exceptions contained in Section 27-317(a) of the prior Zoning Ordinance. Part 4 of the Zoning Ordinance also includes additional required findings for specific uses. Nonconforming buildings, structures, and uses are subject to the additional findings of Section 27-384 of the prior Zoning Ordinance. In support of the application, the applicant filed a statement of justification submitted February 2, 2023, incorporated by reference herein.

FINDINGS:

1. **Location and Site Description:** The subject property is located in the northeast quadrant of the intersection of Village Drive and Flagstaff Street. More specifically, the site is located at 7006 Flagstaff Street. The property is located on Tax Map 59 in Grid E-2 and consists of nine parcels known as Lots 11–19, Block S, and a 10-foot-wide alley, which are recorded in Plat Book SDH 3, Plat Number 13, dated 1925 titled "East Columbia Park". The subject property consists of one existing building, utilized as the Kent Baptist Church.

Though Lots 11–16 and Lots 17–19 were conveyed by two separate deeds, the property is considered as one buildable lot, and the church has been in existence since 1957. Per research of older aerial imagery, no additions have been made to the gross floor area on the property since 1965. The special exception application proposes the addition of an elevator and a stairwell, totaling 300 square feet, to the structure of the existing church.

2. **History and Previous Approvals:** The property is subject to a previous Nonconforming Use Permit NCU-3910-96U, which was approved by the Prince George's County Planning Board on January 9, 1997 (PGCPB Resolution No. 96-379), for a church in the One-Family Detached Residential (R-55) Zone.

The church was established and built in 1957, and an addition was added in 1958, along with a parking lot. The parking lot is located across the street, bordered by Flagstaff Street, East Chesapeake Street and Kent Village Drive. The use became nonconforming on August 31, 1993, with the adoption of Council Bill 23-1993, requiring a special exception for all churches on lots of less than two acres in a residential zone.

The church and parking lot are located on two distinct sites, each comprising less than one acre, and separated by a dedicated public street. The church property is approximately 0.57 acre, and the parking lot property is approximately 0.78 acre. The total combined gross acreage of the church and parking lot is approximately 1.35 acres. On November 16, 1993, the Prince George's County District Council adopted Council Bill 76-1993, which did not

permit churches on lots of less than one acre in the R-55 Zone. Since the church existed prior to the legislation, the use was certified as nonconforming by the Planning Board.

With the nonconforming use permit application, the applicant submitted aerial photos from 1965 and 1968, which showed the church and the parking lot in its present configuration. Included with the documentation was a bulletin that commemorated the tenth anniversary of the church in 1967. Along with these records, the applicant submitted 22 copies of weekly church bulletins dating from 1990 through 1996. Maryland tax records for the years 1990–1996 were also submitted. Documents previously submitted show the church has been in existence since 1965.

3. **Neighborhood and Surrounding Uses:** The general neighborhood is bounded to the north by MD 202 (Landover Road), to the east by MD 704 (Martin Luther King Jr. Highway), to the south by Columbia Park Road, and to the west by Country Club Road. The neighborhood is primarily residential uses, with commercial uses along MD 202 and MD 704. The immediate uses surrounding the subject property are as follows:

North and East— Single-family detached dwellings, in the RSF-65 Zone (formerly in the R-55 Zone).

South— Flagstaff Street, with the church’s parking lot and single-family detached homes beyond, in the RSF-65 Zone.

West— Village Drive, with single-family attached dwellings beyond, in the RSF-A Zone (formerly in the R-20 Zone).

In addition, nearby park facilities include Kentland Park, which is located 0.05 miles north of the development site, and Palmer Park Community Center, located approximately 0.4 miles east of the site.

4. **Request:** The applicant requests approval of a special exception to permit the enlargement of a certified nonconforming place of worship, with a 300-square-foot addition. The addition is to provide an elevator to increase accessibility options for the elderly and/or physically handicapped members of the church.

5. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	RSF-65 (Prior R-55)	RSF-65 (Prior R-55)
Use(s)	Place of Worship	Place of Worship
Acreage	0.57	0.57*
Parcels	9	9
Gross Floor Area	5,220 sq. ft.	5,520 sq. ft.
Dwellings	-	-

Note: *The acreage for the subject site only includes the nine parcels on which the existing church is located. The acreage does not include the 0.78 acre of the church’s parking lot, which is located on a separate site across Flagstaff Street.

6. **Required Findings:** The subject application has been reviewed for compliance with the special exception requirements of the prior Zoning Ordinance. This special exception is subject to the general findings for approval of all special exceptions contained in Section 27-317(a), and the additional findings for nonconforming buildings, structures, and uses, contained in Section 27-384 of the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

General Special Exception Findings—Section 27-317(a) provides the following:

(a) A Special Exception may be approved if:

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

The proposed development is in conformance with the purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1–15). For example, one purpose of the Zoning Ordinance is to protect and promote the health, safety, morals, comfort, convenience, and welfare of the present and future inhabitants of Prince George's County. The proposed development to add a 300-square-foot addition to an existing church building will allow all interested parties including the property owner, church members, and nearby residents to facilitate and enjoy the improvements of existing development in their neighborhood. For the church members and visitors, the proposed addition will contain an elevator that provides additional accessibility options for the building.

Another purpose of the Zoning Ordinance is to promote the most beneficial relationship between the uses of land and buildings, and to also protect landowners from adverse impacts of the adjoining development. The proposed addition will not lead to an increase in the intensity of use. No additional seating or parking is proposed for the church building. The parking provided for the church will remain in conformance with the approved NCU-3910-96U. North and east of the site are single-family detached residences, which will not see an increase in traffic due to the proposed addition.

The proposed development also addresses another purpose, which is to guide the orderly growth and development of Prince George's County, while recognizing the needs of agriculture, housing, industry, and business. The existing church was built in 1957 and has remained in use, with no additions being made to the gross floor area since 1965. The proposed 300-square-foot addition signals the positive growth of an institution that has served the community for over 50 years. The addition will not have a negative impact on surrounding uses and will allow the existing use to be more accessible to the public.

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

The proposed use is in conformance with the requirements and regulations set forth in Subtitle 27. The use became nonconforming on August 31, 1993, with the adoption of Council Bill 23-1993, requiring a special exception for all churches on lots of less than two acres in a residential zone. Regarding the development regulations, the existing church building was certified as a nonconforming use through NCU-3910-96U.

The application proposes to construct a 300-square-foot addition, increasing the gross floor area of the building to 5,520 square feet. The applicant has provided the proposed layout and floorplans. Per Section 27-242(a), the expansion of the certified nonconforming use requires an approved special exception. The subject application was submitted to fulfill this requirement.

(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.

The proposed addition to the certified nonconforming use will not substantially impair the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Subregion 4 SMA).

The subject property is located within the established communities growth policy area, where the Subregion 4 SMA recommends institutional land uses.

Plan Prince George's 2035 Approved General Plan describes established communities as areas appropriate for context-sensitive infill and low- to medium-density development and recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met. The proposed 300-square-foot addition meets this goal. The addition is to install an elevator that will increase accessibility options for members and visitors to the church.

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

The proposed use will not have adverse effects on the health, safety, or welfare of residents. The use as a place of worship will remain in conformance with the approved nonconforming use permit NCU-3910-96U. No additional seating is proposed, and the development will continue to provide adequate parking and safe traffic circulation for current and future visitors to the church.

Nearby residents and businesses will not experience an increase in traffic or congestion related to the proposed development.

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

The surrounding area is developed with various residential and institutional uses. In addition, nearby park facilities include Kentland Park, which is located 0.5 miles north of the development site.

The proposed development will not impact the harmony of the community and neighborhood. Ultimately, the 300-square-foot addition will be a benefit to the church and the surrounding community. The church will be improved with the development, which will allow increased accessibility options for visitors. The addition will be located on the front of the building, facing Flagstaff Street. The adjacent residences to the north and east of the site will not experience any negative impacts due to the development.

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

The site is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland and has no previous tree conservation plan (TCP) approvals. A standard letter of exemption from the WCO was issued for this site (S-069-2023), which expires on April 27, 2025.

Aerial imagery from PGAtlas shows that the site has been developed since 1965. The site was cleared, graded, and developed, prior to the enactment of the WCO.

(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

The site has an approved Natural Resources Inventory (NRI-058-2023) equivalency letter. This site is not associated with any regulated environmental features, such as streams, wetlands, 100-year floodplain, or associated buffers.

Specific Special Exception Requirements—Section 27-384(a-c) provides the following:

Section 27-384—Nonconforming buildings, structures, and uses; alteration, enlargement, extension, or reconstruction.

(a) The alteration, enlargement, extension, or reconstruction of any nonconforming building or structure, or certified nonconforming use (except those certified nonconforming uses not involving buildings, those within the Chesapeake Bay Critical Area Overlay Zones as specified in paragraph 7, below, unless otherwise provided, and except for outdoor advertising signs), may be permitted subject to the following:

(1) A nonconforming building or structure, or a building or structure utilized in connection with a certified nonconforming use, may be enlarged in height or bulk, provided that the requirements of Part 11 are met with respect to the area of the enlargement;

In accordance with the parking and loading regulations contained in Section 27-568 of the prior Zoning Ordinance, for churches or similar places of worship, there is one space required for every four seats in the main auditorium, and one space for every four seats in other rooms occupied at the same time as the main auditorium. The church currently has 280 seats, with no seating in additional rooms being occupied at the same time as the main auditorium. The total number of required parking spaces for the church would be 70 parking spaces, based on the current number of seats.

The number of parking spaces on the site was evaluated under the previously approved nonconforming use permit. The permit approved 380 seats with a requirement of 64 parking spaces, and currently 90 parking spaces are provided.

The proposed addition will not lead to an increase in the number of seats in the church building. The site remains in conformance with the approved parking requirement of 64 spaces as noted in permit NCU-3910-96U.

(2) A certified nonconforming use may be extended throughout a building in which the use lawfully exists, or to the lot lines of the lot on which it is located, provided that:

(A) The lot is as it existed as a single lot under single ownership at the time the use became nonconforming; and

(B) The requirements of Part 11 are met with regard to the extended area;

Staff found no records to indicate that the subject property was not under single ownership, as it existed at the time of the approval of nonconforming use permit NCU-3910-96U. Only one owner was listed on the nonconforming use permit application, which at the time was Kent Baptist Church.

Staff find that the requirements of Part 11 have been met. The proposed addition will not lead to an increase in the number of seats in the church building, and the site remains in conformance with the approved parking requirement of 64 spaces, as noted in permit NCU-3910-96U.

(3) A certified nonconforming use may be reconstructed, provided that:

(A) The lot on which it is reconstructed is as it existed as a single lot under single ownership at the time the use became nonconforming;

(B) Either the nonconforming use is in continuous existence from the time the Special Exception application has been filed through final action on the application, or the building was destroyed by fire or other calamity more than one (1) calendar year prior to the filing date;

(C) The requirements of Part 11 are met with respect to the entire use; and

(D) The Special Exception shall terminate unless a building permit for the reconstruction is issued within one (1) calendar year from the date of Special Exception approval, construction in accordance with the building permit begins within six (6) months from the date of permit issuance (or lawful extension), and the construction proceeds to completion in a timely manner;

The subject application is not proposing the reconstruction of the certified nonconforming use. The proposed development is for a 300-square-foot addition to accommodate an elevator. Therefore, this requirement is inapplicable to the subject special exception.

(4) When not otherwise allowed, a certified nonconforming use may be otherwise altered by the addition or relocation of improvements, such as fencing, landscaping, off-street parking and loading areas, and outdoor trash enclosures, or the relocation of buildings or other improvements within the boundary lines of the lot as it existed as a single lot under single ownership at the time the use became nonconforming;

The proposed addition will be located along the front of the existing building. The existing fencing, landscaping, and parking areas will remain the same and will not be disturbed.

- (5) Any new, or any addition to, or alteration or relocation of an existing building or other improvement (which is either nonconforming or utilized in connection with a certified nonconforming use), shall conform to the building line, setback, yard, and height regulations of the zone in which the certified nonconforming use is located. The District Council may further restrict the location and bulk of the building or structure where the evidence so warrants. If the use is presently permitted by Special Exception in the zone, the new building, improvement, or addition shall conform to all of the physical requirements of the specific Special Exception use;**

The proposed addition conforms to the front building setback requirement of 25 feet, as indicated in Section 27-341.02(a)(1). The addition will be one-story, to match the height of the existing building. A condition has been included, in the Recommendations section of the staff report, to note the height of the building and addition.

- (6) The District Council may grant this Special Exception for property within a one hundred (100) year floodplain only after it has determined that the proposed enlargement, extension, reconstruction, or alteration will:**

(A) Not require additional filling in the floodplain;

(B) Not result in an increase in elevation of the one hundred (100) year flood; and

(C) Conform with all other applicable requirements of this Subtitle and of Division 2 of Subtitle 4, "Building," of this Code, entitled "Construction or Changes in Floodplain Areas."

The subject property is not located within a 100-year floodplain; therefore, this requirement is inapplicable to the subject special exception.

- (7) In a Chesapeake Bay Critical Area Overlay Zone, a Special Exception shall not be granted where the existing lot coverage in the CBCA exceeds that allowed by Section 27-548.17, and which would result in a net increase in the existing lot coverage in the CBCA. In addition, a Special Exception shall not be granted which would result in converting a property which currently meets the lot coverage in the CBCA requirements of Section 27-548.17 to a nonconforming status regarding lot coverage in the CBCA, except if a finding of extenuating**

circumstances is made, such as the necessity to comply with other laws and regulations.

The subject property is not located within the Chesapeake Bay Critical Area Overlay Zone; therefore, this requirement is inapplicable to the subject special exception.

- (b) Applications for this Special Exception shall be accompanied by a copy of the Use and Occupancy Permit for the certified nonconforming use, as provided for in Section 27-241(b):**

The applicant has provided a copy of the nonconforming use permit site plan for permit NCU-3910-96U in the case file.

- (c) In a Chesapeake Bay Critical Area Overlay Zone, in order to permit the alteration, enlargement, extension, or reconstruction of any nonconforming building or structure or nonconforming use, the District Council shall find that:**

(1) Special conditions or circumstances exist that are peculiar to the subject land or structure and that a literal enforcement of the Overlay Zone provisions would result in unwarranted hardship;

(2) A literal interpretation of the County's Critical Area Program regulations would deprive the Applicant of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Area Overlay Zones;

(3) The granting of a Special Exception would not confer upon an Applicant any special privilege that would be denied by this Subtitle to other lands or structures within the Chesapeake Bay Critical Area Overlay Zones;

(4) The request for a Special Exception is not based upon conditions or circumstances which are the result of actions by the Applicant, nor does the request arise from any condition relating to land or building use, either permitted or nonconforming, on any neighboring property;

(5) The granting of a Special Exception would not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Chesapeake Bay Critical Area, and that the granting of the variance would be in harmony with the general spirit and intent of the applicable laws within the Chesapeake Bay Critical Area; and

(6) The application for a Special Exception has been made in writing to the District Council or Zoning Hearing Examiner, if applicable, with a copy provided to the Chesapeake Bay Critical Area Commission.

The subject property is not located within the Chesapeake Bay Critical Area Overlay Zone; therefore, this requirement is inapplicable to the subject special exception.

7. **Parking Regulations:** In accordance with the parking and loading regulations contained in Section 27-568 of the prior Zoning Ordinance, for churches or similar places of worship, there is one space required for every four seats in the main auditorium, and one space for every four seats in other rooms occupied at the same time as the main auditorium. The church currently has 280 seats, with no seating in additional rooms being occupied at the same time as the main auditorium. The total number of required parking spaces for the church would be 70 parking spaces, based on the current number of seats.

The number of parking spaces on the site was evaluated under the previously approved nonconforming use permit NCU-3910-96U. The permit approved a maximum of 380 seats with a requirement of 64 parking spaces. Currently, the site contains 90 parking spaces demonstrating conformance with the approved nonconforming use permit, as well as the requirements of Part 11.

8. **2010 Prince George's County Landscape Manual Requirements:** This development, located in the prior R-55 Zone, will be subject to the requirements of the 2010 *Prince George's County Landscape Manual*. Specifically, the site is subject to Section 4.2, Requirements for Landscape Strips along Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements.
9. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3 requires the site to provide 10 percent tree canopy coverage (TCC). Compliance with the tree canopy coverage ordinance must be addressed at the time of detailed site plan review and shown on the Landscape Plan, to be reviewed by the Urban Design Section. The minimum TCC requirement of 15 percent shall be met unless a waiver is granted, pursuant to Section 25-130.
10. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the WCO because the property contains less than 10,000 square feet of woodland and has no previous TCP approvals. A standard letter of exemption (S-069-2023) from the WCO was issued for this site, which expires on April 27, 2025.
11. **Signage:** A sign package was not submitted with this application. The proposed improvements are limited to the 300-square-foot addition to the front of the building, and no signs are proposed. Therefore, this application does not require review of the sign regulations.
12. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
 - a. **Subdivision Section**—In a memorandum dated March 17, 2023 (Vatandoost to Lockhart), the Subdivision Section noted that there are no prior preliminary plans of subdivision approved for the subject property. The final plat of subdivision for the property was approved prior to October 27, 1970 and the existing development was

constructed prior to January 1, 1990. Since the proposed development does not exceed 5,000 square feet, in accordance with Section 24-3402(b)(1)(C) of the Subdivision Regulations, the proposed development is exempt from filing a preliminary plan of subdivision and a final plat.

- b. **Transportation Planning**—In a memorandum dated May 10, 2023 (Ryan to Lockhart), the Transportation Planning Section provided the following comments:

Master Plan Compliance

This application is subject to the 2009 *Approved Countywide Master Plan of Transportation* (MPOT).

The subject property fronts along Flagstaff Street and Kent Village Drive. Neither of these roadways carries a roadway designation per the MPOT or the Subregion 4 SMA. The applicant's submission does not display any impact to master planned roads.

Given the nature of the application for the installation of an elevator, staff believe that the proposed development does not generate the need for new bicycle or pedestrian facilities. The development proposal will not alter circulation to the site or within the site. Staff find the site access and circulation for the proposed special exception to be acceptable, and in conformance with the applicable master plans and the Zoning Ordinance.

- c. **Environmental Planning**—In a memorandum dated May 8, 2023 (Rea to Lockhart), the Environmental Planning Section provided an analysis of the special exception, and comments are summarized, as follows:

Natural Resources Inventory/Existing Conditions Plan

The site has an approved Natural Resources Inventory (NRI-058-2023) equivalency letter. This site is not associated with any regulated environmental features, such as streams, wetlands, 100-year floodplain, or associated buffers. The site is not within a primary management area.

Woodland Conservation

The site is exempt from the provisions of the WCO because the property contains less than 10,000 square feet of woodland and has no previous TCP approvals. A standard letter of exemption (S-069-2023) from the WCO was issued for this site, which expires on April 27, 2025.

Soils

The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, includes Russett-Christiana-Urban land complex and Christiana-Downer-Urban land. No unsafe soils containing Marlboro clay have been identified on, or within, the immediate vicinity of this property.

Stormwater Management (SWM)

A Stormwater Management (SWM) Concept Plan was not submitted with this application. Conformance with the provisions of the County Code and State

regulations with regards to the SWM will be reviewed by the Prince George's County Department of Permitting, Inspections, and Enforcement, prior to issuance of permits.

- d. **Historic Preservation**—In a memorandum dated February 16, 2023 (Stabler, Chisholm, and Smith to Lockhart), the following comments were provided:

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain, and is not adjacent to, any designated Prince George's County historic sites or resources.

- e. **Community Planning**—In a memorandum dated March 9, 2023 (Nair to Lockhart), the Community Planning Division noted that pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the Subregion 4 SMA. The proposed 300-square-foot addition to add an elevator to the certified nonconforming place of worship is consistent with the Subregion 4 SMA recommended institutional land use.
- f. **Permit Review Section**—In a memorandum dated March 20, 2023 (Schaffer to Lockhart), the Permit Review Section provided an analysis of the application and provided conditions which have been incorporated herein.

RECOMMENDATION

A special exception must be approved if the applicant satisfies the required criteria which are intended to address any distinctive adverse impacts associated with the use.

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317 (in general) and Section 27-384 (nonconforming buildings, structures, and uses) of the prior Prince George's County Zoning Ordinance. Staff find the proposed application satisfies the requirements for approval and find the application will be in conformance with the Zoning Ordinance requirements.

Therefore, the staff recommend APPROVAL of Special Exception SE-4853, for Kent Baptist Church Beautification Project, subject to the following condition:

1. Prior to signature approval, the special exception site plan shall be revised as follows:
 - a. Show the property boundary with bearings and distances in accordance with its current legal description.
 - b. List the property's recording reference and the property area.

- c. Indicate the method by which the 10-foot-wide public alley, recorded in Plat Book SDH 3 plat number 13, was vacated/abandoned and conveyed to the owners of abutting lots.
- d. Add a general note indicating the gross floor area which existed on the property prior to January 1, 1990.
- e. Add a general note indicating the maximum lot coverage that is allowed and provided.
- f. Add a general note indicating the maximum building height that is allowed, and provided, for the addition.