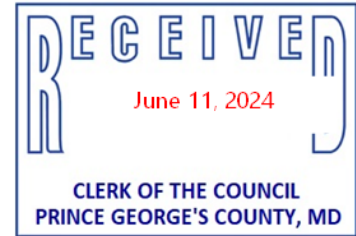




June 11, 2024



Great Day Improvements, LLC, Whitney Gischel
501 McCormick Drive #E
Glen Burnie, MD 21061

Re: Notification of Planning Board Action on
Specific Design Plan SDP-9802-H9
Cameron Grove, Lot 30, Block A

Dear Applicant:

This is to advise you that the above-referenced Specific Design Plan was acted upon by the Prince George's County Planning Board on **May 16, 2024**, pursuant to the Transitional Provisions of Section 27-1700 of the Prince George's County Zoning Ordinance and in accordance with the attached Resolution.

Pursuant to Section 27-528.01 of the prior Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of the final notice (**June 11, 2024**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-291 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
James R. Hunt, Chief
Development Review Division

By: Todd Price 6/6/2024
Reviewer

Attachment: PGCPB Resolution No. **2024-034**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

PGCPB No. 2024-034

File No. SDP-9802-H9

R E S O L U T I O N

WHEREAS, the current Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the applicant, Great Day Improvements, LLC, Whitney Gischel, submitted an application for a homeowners minor amendment to Specific Design Plan SDP-9802, entitled Specific Design Plan SDP-9802-H9 for Cameron Grove, Lot 30, Block A (subject property); and

WHEREAS, the subject property is within the Legacy Comprehensive Design Zone (LCD); and

WHEREAS, pursuant to Section 27-1704(h) of the Zoning Ordinance, property in the LCD Zone may proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to April 1, 2022 (prior Zoning Ordinance), subject to the terms and conditions of the development approvals which it has received; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the prior Zoning Ordinance; and

WHEREAS, in consideration of evidence presented at a public hearing on May 16, 2024, regarding Specific Design Plan SDP-9802-H9 for Cameron Grove, Lot 30, Block A, the Planning Board finds:

1. **Request:** The subject homeowner's minor amendment to a specific design plan (SDP) approves 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 from the west rear side of the subject house 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. Prior to April 1, 2022, the subject property was within 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 abuts and confronts single-family attached homes within the LCD Zone to its north, east, and south. The rear of the property (west) 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 approves an 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 approved 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 approved 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 or relocate 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 resolution, 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 approved 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 (quadraplex) houses is 10 feet. The approved 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. As approved 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 approved 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 approved 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 approved 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 approved 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 Planning Board 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 approved 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 approved 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 approved 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 was heard by the Planning Board, as required by Section 27-530(d)(3)(A) of the prior Zoning Ordinance.

Regarding Criterion (B) above, the approved sunroom addition is consistent with the architectural and site design characteristics of the approved SDP, except regarding the rear yard setback. The approved 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), the Planning Board believes 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 approved 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. In addition, the rear of the home abuts undeveloped land owned by the Cameron Grove Community Association, rather than another residential lot.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Specific Design Plan SDP-9802-H9 for the above-described land, 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.


BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, and Shapiro voting in favor of the motion, and with Commissioner Doerner absent at its regular meeting held on Thursday, May 16, 2024, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 16th day of May 2024.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:TP:rpg

Laura Talerico

Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel