



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DDS-682 **Councilmanic District:** 9
Meeting Date: 4/11/2022 **Zone(s):** R-80
Case Name: Clinton Church of Christ
Applicant: Gutschick, Little, & Weber
Location: Located in the northwest quadrant of the intersection of MD 381 (Brandywine Road) and Den Lee Drive (3.43 Acres; R-80 Zone).
Request: requested a departure from design standards (DDS) from Section 4.7, Buffering Incompatible Uses, of the 2010 Prince George's County Landscape Manual (Landscape Manual) for a church or similar place of worship. Per Table 4.7-1 of the Landscape Manual, a church is considered a medium-impact use. The one-family detached dwellings to the north and west require a Type C bufferyard between the two uses. The applicant requested a reduction from the required 40-foot building setback to 13.5 feet, and the 30-foot landscape bufferyard to vary from 0 to 30 feet. The only proposed modifications to the property are to adjust the driveway and parking areas to accommodate the new use. This includes widening the existing driveway and entrance, as well as striping the parking spaces.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 5/5/2022

Review date: 5/5/2022

Action date:

Comments:

Staff: Thomas Sievers

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/22/2022	approval with conditions
M-NCPPC Planning Board	03/31/2022	approval with conditions
Sitting as the District Council	04/11/2022	

Document(s): DDS-682 Zoning Agenda Item Summary, DDS-682 Planning Board Resolution 2022-33 - Signed, DDS-682_PORL, DDS-682 Technical Staff Report