

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 [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Special Exception

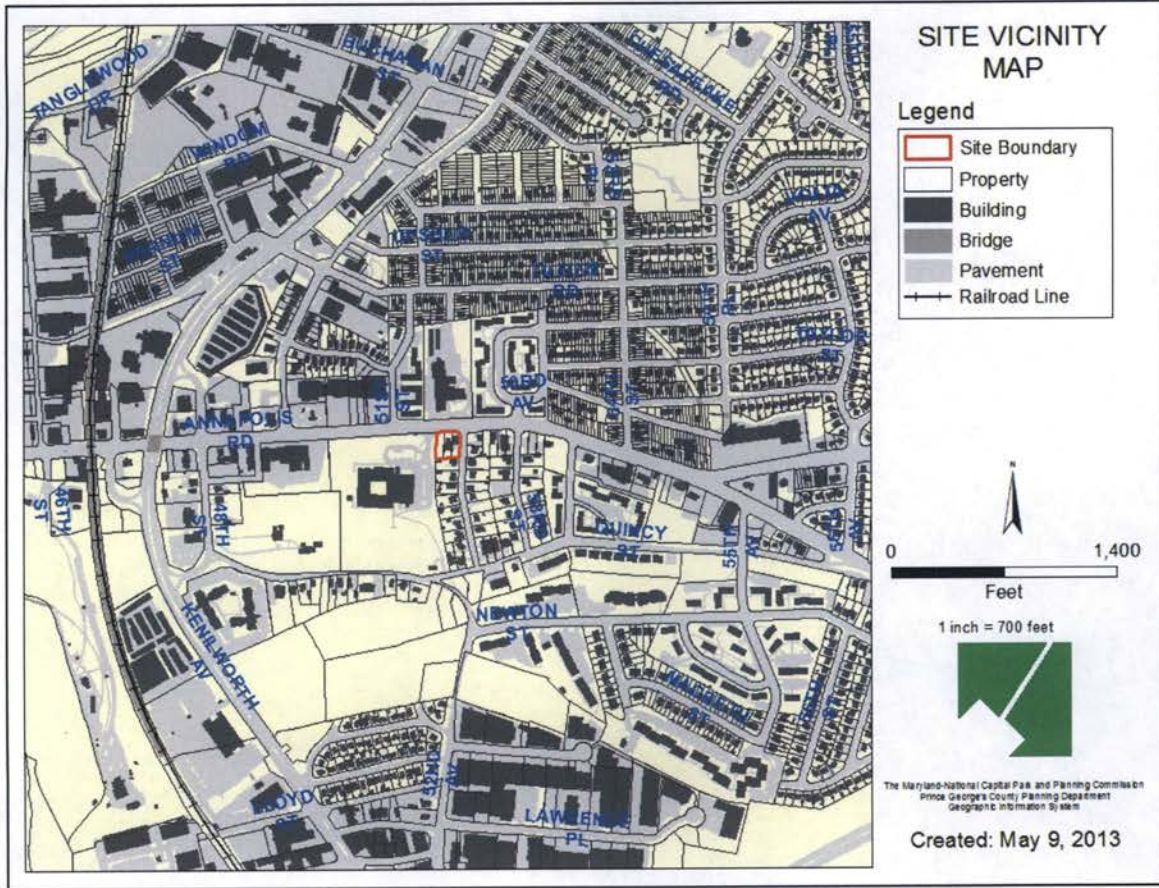
**SE-4723**

Application	General Data	
<b>Project Name:</b> Model Prayer Ministries International  <b>Location:</b> South of Annapolis Road (MD 450) and west of 52 <sup>nd</sup> Avenue and the intersection of Annapolis Road and 52 <sup>nd</sup> Avenue.  <b>Applicant/Address:</b> Model Prayer Ministries International 5103 Annapolis Road Bladensburg, MD 20710  <b>Property Owner:</b> Model Prayer Ministries International 5103 Annapolis Road Bladensburg, MD 20710	Planning Board Hearing Date:	10/03/13
	Staff Report Date:	09/16/13
	Date Accepted:	06/12/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.52 acres
	Zone:	R-55
	Gross Floor Area:	3020 sq. ft.
	Lots:	3
	Parcels:	N/A
	Planning Area:	69
	Tier:	Developed
	Council District:	05
	Election District:	02
	Municipality:	Bladensburg
200-Scale Base Map:	205NE04	

Purpose of Application	Notice Dates	
<b>SE-4723:</b> Special Exception for a church in the R-55 Zone. Variance of 13 feet from the 25-foot setback requirement of Section 27-341.02(a)(1).	Informational Mailing	04/20/12
	Acceptance Mailing:	06/06/13
	Sign Posting Deadline:	N/A

<b>Staff Recommendation</b>	<b>Staff Reviewer:</b> Ivy R. Thompson <b>Phone Number:</b> 301-952-4326 <b>E-mail:</b> <a href="mailto:Ivy.Thompson@ppd.mncppc.org">Ivy.Thompson@ppd.mncppc.org</a>
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APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		





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: Jimi Jones, Zoning Supervisor

FROM: Ivy R. Thompson, Senior Planner, Zoning Section, Development Review Division

SUBJECT: **Special Exception Application No. SE-4723**  
**Model Prayer Ministries International**

REQUEST: **SE-4723:** A request for a Special Exception for a church in the R-55 Zone.  
Variance to the 25-foot setback requirement of Section 27-341.02 of the  
Zoning Ordinance.

**RECOMMENDATION: SE-4723: APPROVAL with conditions**

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NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of October 3, 2013. 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 addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. 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, 5103 Annapolis Road (MD 450), Bladensburg, Maryland, is located south of Annapolis Road and west of 52<sup>nd</sup> Avenue and the intersection of Annapolis Road and 52<sup>nd</sup> Avenue, in the Developed Tier. The subject property is zoned R-55, One Family Detached Residential, and is 0.52 acres in size and is improved with an existing 3,020-square-foot structure. The property is surrounded by a four-foot wrought iron fence along the perimeter abutting Annapolis Road and 52<sup>nd</sup> Avenue, and a five-foot chain-link fence along the property line with BOE property. There is a combination four-foot wrought iron and chain-link fence abutting the single-family residence to the south of the subject property. There is an existing area of asphalt paving on the western side of the site and an existing gravel path on the southern side of the building leading to a vehicular entrance from 52<sup>nd</sup> Street on the eastern side of the site. Direct pedestrian and vehicular access is provided via 52<sup>nd</sup> Avenue. The subject property is in Planning area 69, Council District 5.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-55	R-55
Use(s)	One Family Detached Residential	Church
Acreage	0.52	0.52
Parcels	3	3

C. **History:** The property is known as Part of Lots 1 through 3, located on Tax Map 50 in Grid D-3, in the R-55, and is 0.52 acres. Lots 1 through 3 of the Decatur Heights Subdivision were recorded in Plat Book RNR 2-33 in 1914. The subject site is developed with a two-story, 3,020-square-foot rambling building in its northeastern corner. The original portion of the structure was built in 1913, and has been the subject of several additions since that time. The current configuration of the Lots 1 through 3 was the result of right-of-way dedication along Annapolis Road by State Highway Administration (SHA) Final Plat # 39552.

D. **Master Plan and General Plan Recommendations:** The subject property is located in the Developing Tier. The vision for the Developing Tier is to maintain a network of sustainable transit supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods, distinct commercial Centers, and employments areas that are increasingly transit serviceable. This application is consistent with the 2002 Approved General Plan Development Pattern policies for the Developing Tier.

This application is in conformance with the mixed-use recommendations of the October 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. The sector plan's land use recommendation is for infill mixed-use development to create green, healthy, and pedestrian-friendly communities.

E. **Request:** The applicant is requesting a special exception to operate a 56-seat church within the existing structure originally constructed as a single-family dwelling and variance for 13 feet from the 25-foot setback requirement of Section 27-341.02(a)(1). The application is not proposing any additional buildings or gross floor area (GFA).



F. **Neighborhood and Surrounding Uses:** Single-family zoned properties exist east of the property. There is developed property with retail uses zoned M-X-T along the northern boundary of Annapolis Road (MD 450). Bladensburg Elementary School is on the west side of the subject property boundary. The neighborhood boundaries in this case are identified as follows:

**North—** Annapolis Road (MD 450)

**East—** 52<sup>nd</sup> Street

**South—** Quincy Street

**West—** 48<sup>th</sup> Street

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

**North—** Single-family residences zoned R-55 and Multifamily properties zoned R-18 within a Development District Overlay zone (D-D-O-Z).

**South—** Single-family residences zoned R-55 and R-18

**East—** Single-family residences zoned R-55

**West—** Bladensburg Elementary School on property zoned R-55 and O-S

G. **Specific Special Exception Requirements:**

Pursuant to Section 27-341.02 of the County Zoning Ordinance, Churches or similar places of worship, and may be permitted provided subject to the following requirements:

(1) **The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**

**Comment:** The minimum setback requirements are met on the front, rear and west sides of the property. The setback on the east side of the property is only 18 feet. The applicant has requested a variance for this setback requirement.

(2) **When possible, ingress and egress should be located so as to direct traffic away from streets that are internal to a residential subdivision;**

**Comment:** Ingress and egress to the property is via 52<sup>nd</sup> Street which is appropriate. This location will also direct traffic from negatively impacting Annapolis Road (MD 450).

(3) **The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;**

**Comment:** All property is internal to the subject site and will not adversely affect adjacent residential neighborhoods.

(4) **When possible, there should be no parking spaces or loading areas located in the front yard; and**

**Comment:** All parking is located at the side and rear of the subject property.

- (5) **The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased. (CB-23-1993; CB-23-2009)**

**Comment:** No new building or construction is proposed.

- H. **Variance to the 25-foot setback requirement of Section 27-341.02:** Section 27-27-341.02 of the Zoning Ordinance prescribes that Churches or similar places of worship may be permitted provided it is located at least 25 feet from each lot line. The site plan shows that this required setback is not being met along the eastern property line. A maximum reduction of seven feet to the east is sought. The subject property is product of three existing record Lots which were narrowed over time by the changes in right-of-way dedication along both Annapolis Road (MD 450) and 52<sup>nd</sup> Avenue.

Section 27-230(a)(1) provides the following findings for approval of a variance:

- (a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

**Comment:** The subject property was previously used as a single-family dwelling, which at the time was in conformance to setbacks for a residential use. The existing site has exceptional narrowness in that the existing structure is seven feet short of meeting the requirement and the property is being narrowed further by the future right-of-way dedication.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

**Comment:** The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property, which would result in the event that the variance was not approved, is that the church could not operate. This is an undue hardship as all of the conditions are present and outside the control of the church as the property owner.

- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

**Comment:** The variance will not substantially impair the intent, purpose, or integrity of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. The sector plan's land use recommendation is for infill mixed-use development to create green, healthy, and pedestrian-friendly communities. The subject site is located outside of the DDOZ boundary designated in the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. However, it is within the Annapolis Road Gateway Character Area. The use is a use permitted by special exception in the R-55 Zone and is therefore presumed to be compatible with the surrounding area. This criterion is met.



## Conclusion

The applicant has met the criteria for variance approval, as such; staff recommends the variance be approved.

- I. **Parking Regulations:** The site plan submitted by the applicant correctly demonstrates the required loading space and parking (14 spaces).
- J. **Prince George's County Landscape Manual Requirements:** As the subject application involves a change of use from a lower to a higher-intensity use, it is subject to the requirements of Sections 4.2, Requirements for Landscape Strips Along Streets, 4.3, Parking Lot Requirements, 4.7, Buffering Incompatible Uses and, thereby, Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's Landscape Manual* (Landscape Manual). Additionally, the project is subject to Sections 4.4, Screening Requirements, and 4.5, Stormwater Management Facilities, as are all applications. The Alternative Compliance application AC-12014 was approved with eight conditions on July 19, 2012 to allow alternative compliance to Sections 4.3 and Sections 4.7 of the Landscape Manual, so as to provide positive visual impacts along both the southern and eastern property lines.

**Tree Canopy Coverage Ordinance:** The subject application is exempt from the requirements of the Tree Canopy Coverage Ordinance as it will not cause more than 1,500 square feet of disturbance to the site.

- K. **Zone Standards:** The subject application has been reviewed for compliance with the requirements of the R-55 Zone and the guidelines of the Zoning Ordinance.
- L. **Required Findings:** Section 27-317(a)(1) of the Zoning Ordinance states:
- (a) **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 subject property has been used for single-family residential purposes for many decades. This is an existing development and the proposed change in use as a church is in harmony with the purposes of this Subtitle. The proposed use and site plan are therefore in harmony with the purposes of this Subtitle.
- (2) **The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- Comment:** With the recommended conditions of approval, the proposed use is in conformance with all of the applicable requirements and regulations of this Subtitle and the Landscape Manual. The applicant has requested a variance to seek relief from the 25-foot setback 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 Master Plan, the General Plan;**

**Comment:** This application is in conformance with the mixed-use recommendations of the October 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. The sector plan's land use recommendation is for infill mixed-use development to create green, healthy, and pedestrian-friendly communities. The application was also found to be consistent with the 2002 General Plan Development Pattern policies for the Developing Tier. Therefore, the proposed use will not substantially impair the integrity of any validly approved master plan.

- (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. Churches, when approved by Special Exception, generally have a positive effect on 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; and**

**Comment:** The proposed use as a church will not be detrimental to the use or development of adjacent properties or the general neighborhood. The church has access to multiple modes of transportation (car, bus, bike and pedestrian), which can only contribute to the fulfillment to create a green, healthy, and pedestrian-friendly community. The surrounding properties have existing single family residential development adjacent to its southern border and there is also existing residential and commercial development that abuts the community. The change in use will not impede development that is coming to the area within or proximate to the neighborhood.

- (6) **The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

**Comment:** The property is exempt from TCP2 plan requirements because it does not contain woodlands; therefore it is not subject to the Woodland and Wildlife Habitat Conservation Ordinance.

- (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).**



**Comment:** There is no new grading or construction proposed; therefore, 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) of the County Ordinance.

M. **Referrals:** The following comments were received for the special exception application:

1. **Subdivision Review**—Pursuant to Section 24-111(c)(2) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970 and the total gross floor area of development does not exceed 5,000 square feet. The site plan should note the date of original building was constructed on-site and then the cumulative total gross floor area of development after 1991. If the total gross floor area of development on-site is more than 5,000 square feet after 1991, then a preliminary plan of subdivision will be required at that time.
2. **Historic Preservation**—The proposed special exception for the alteration of a certified non-conforming use will have no effect on identified Historic Sites, Resources or Districts
3. **Urban Design**—No exterior building renovations are proposed with this special exception; therefore, no architecture was reviewed. Other Urban Design issues relating to landscaping are discussed in Finding J of this report.
4. **Community Planning**—The subject site is located outside of the DDOZ boundary designated in the October 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. However, it is within the Annapolis Road Gateway Character Area and the following development guidelines are pertinent to the review of this development application:

**General Building Standards for Siting** (p.175): *Garage and Parking*—Curb cut or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block face. This guideline does not apply along alleys. However, the existing driveway is located approximately 50 feet from the intersection of Annapolis Road (MD 450) and 52<sup>nd</sup> Street. To meet the guideline, an existing 15-inch caliper oak tree has to be removed. Staff supports maintaining the existing driveway location to preserve the oak tree to enhance the site's landscaping.



**Parking and loading standards:** *Required Parking Spaces* (p.198)—The minimum surface parking spaces shall be 80 percent of the minimum required parking and loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance. The maximum number of surface parking spaces shall be equal to the minimum required by required parking and loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance. The applicant has provided the minimum number of spaces (14 spaces) required by the Zoning Ordinance. *Special parking Standards: Bicycle Parking* (p.199)—All new nonresidential development shall provide a minimum of four bicycle parking spaces (installed two high-quality inverted “U” racks). Bicycle parking spaces have not been provided on the plan. The applicant should revise the plan to include a bicycle rack providing at least the minimum four bicycle spaces recommended encouraging less reliance on vehicular trips.

**Other recommendations:** Considering that this is in a residential area and expected to have increased pedestrian activities associated with the church services, it would be beneficial to provide a sidewalk along 52<sup>nd</sup> Street to connect to the recently constructed sidewalk on Annapolis Road (MD 450).

5. **Transportation Planning**—The subject site is adjacent to a State of Maryland maintained road, Annapolis Road (MD 450) and a locally maintained road, 52<sup>nd</sup> Avenue. Annapolis Road (MD 450) contains improved sidewalks at the subject property. Recent sidewalk improvements were completed by the Maryland State Highway Administration (SHA) along MD 450. The improvements are part of a larger system preservation project by SHA described as “*Bladensburg Streetscape along MD 450 from Peace Cross to 56<sup>th</sup> Street.*” There is a sidewalk on the north side of 52<sup>nd</sup> Avenue across from the subject property. The sidewalks appear to be adequate for the proposed use, and there are no State, County, or local capital improvement projects that will affect the subject application. The special exception use application poses no issue regarding the required special exception finding.
6. **Environmental Planning**—No other environmental requirements are related to this application.
7. **Special Projects**—The request for special exception for the alteration of a certified non-conforming use will have the following impacts on existing public facilities:
  - a. **Police Facilities:**The proposed development is within the service area of Police District I, Hyattsville. There is 267,660 square feet of space in all of the facilities used by the Prince George’s County Police Department and the July 1, 2012 (U.S. Census Bureau) county population estimate is 881,138. Using the 141 square feet per 1,000 residents, it calculates to 124,240 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.
  - b. **Fire and Rescue:** The proposed development is within the seven-minute required response time for the first due fire station using the *Seven-Minute Travel Times and Fire Station Locations Map* provided by the Prince George’s County Fire/EMS Department.



- c. **Schools:** In accordance with the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) the application is exempt from a review for schools because it is a nonresidential use.
- d. **Water and Sewerage:** The location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval. The *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System.

## CONCLUSION

The applicant has met their burden of proof in this instance. Based on the preceding analysis and findings, staff recommends APPROVAL with the following conditions of Special Exception Application SE-4723 and approval of the variance.

1. Provide a sidewalk along 52<sup>nd</sup> Street to connect to the recently constructed sidewalk on Annapolis Road (MD 450).
2. The applicant shall revise the plan to include a bicycle rack providing at least the minimum four bicycle spaces.
3. Prior to the issuance of grading and building permits the site plan shall be revised to:
  - a. Add a note that provides the site tax map and grid, lot number, plat information and current deed information.
  - b. Add a note to state that "direct access to Annapolis Road (MD 450), an arterial roadway, should be restricted."

**ITEM:**

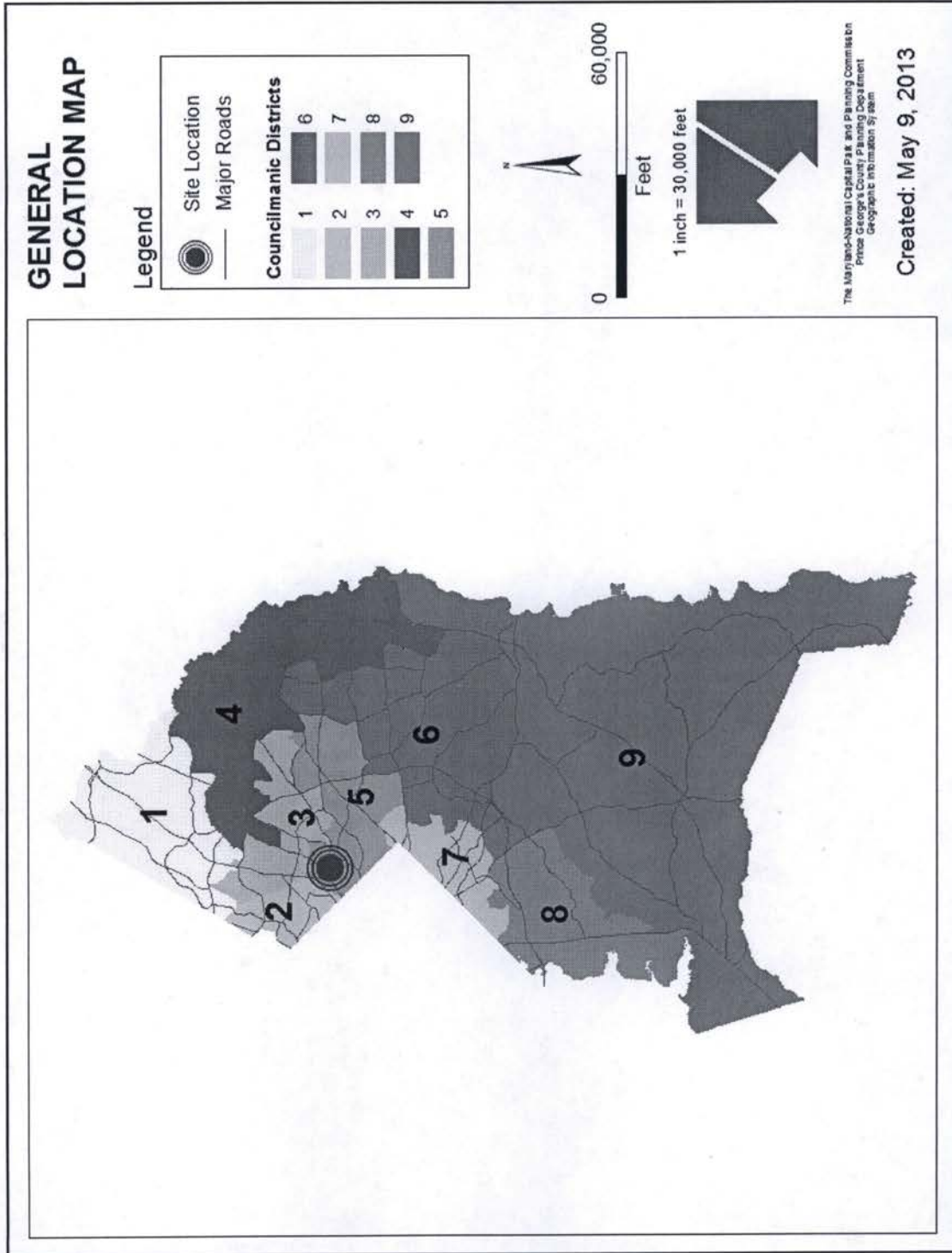
**CASE: SE-4723**

# **MODEL PRAYER MINISTRIES INTERNATIONAL**

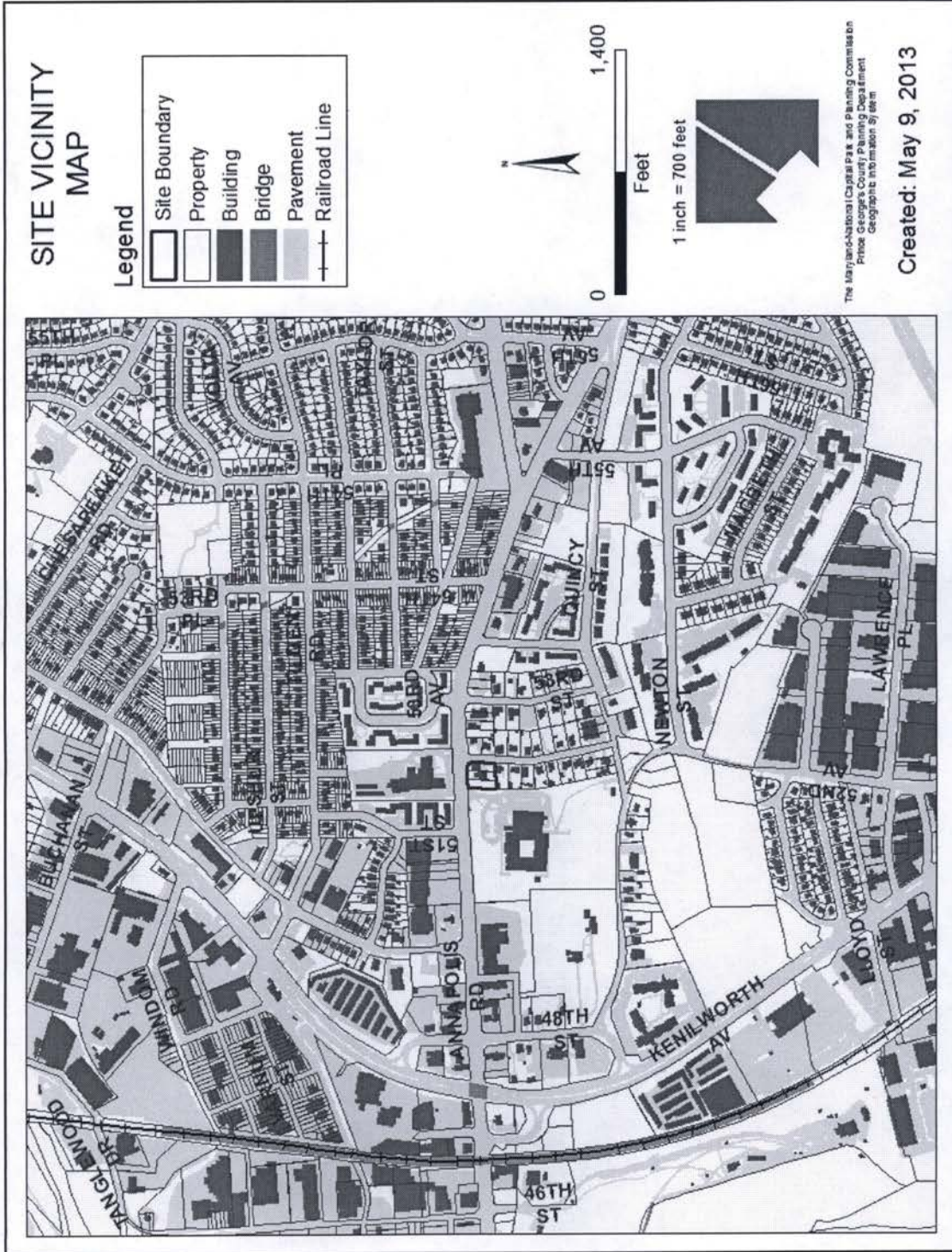




# GENERAL LOCATION MAP

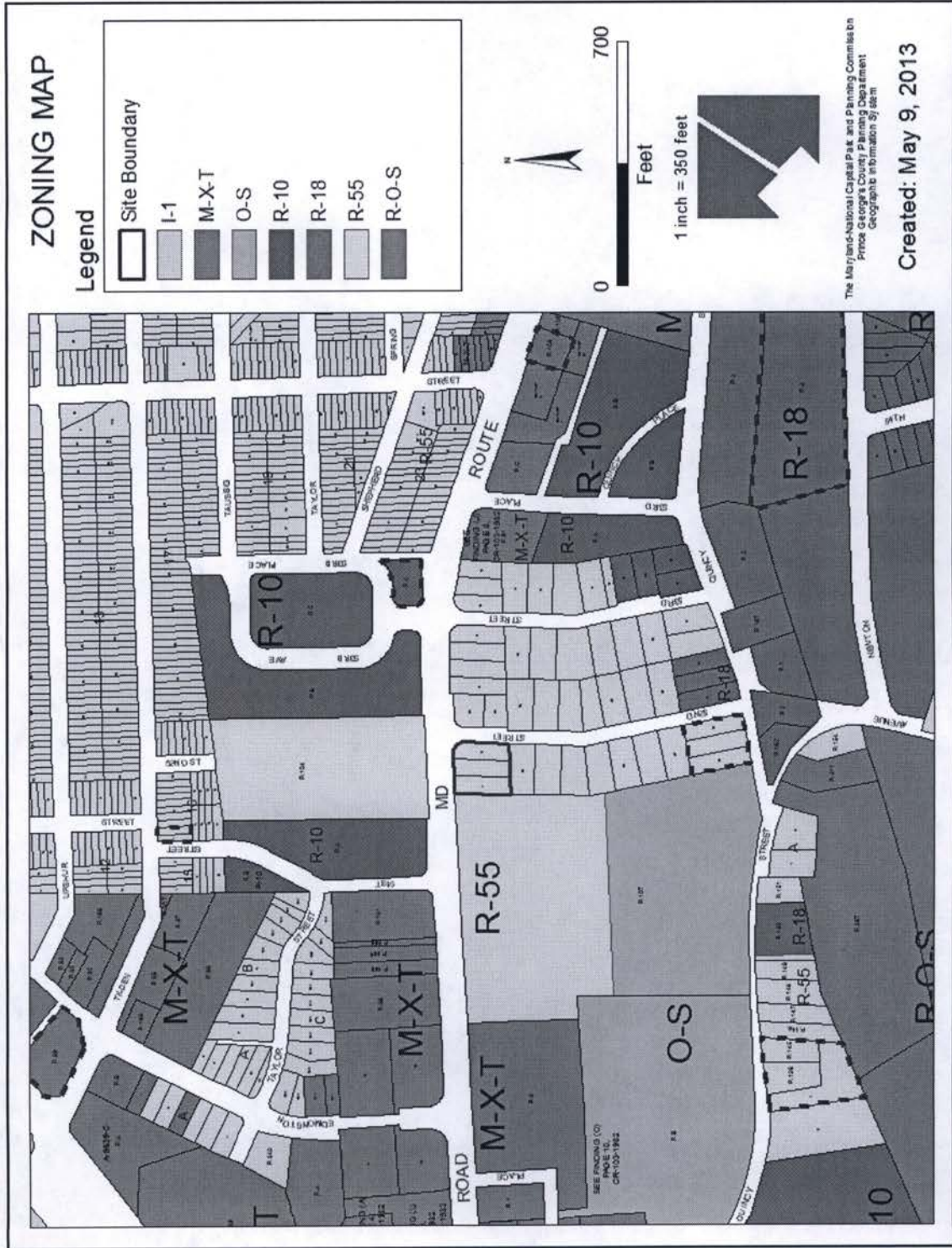


# SITE VICINITY



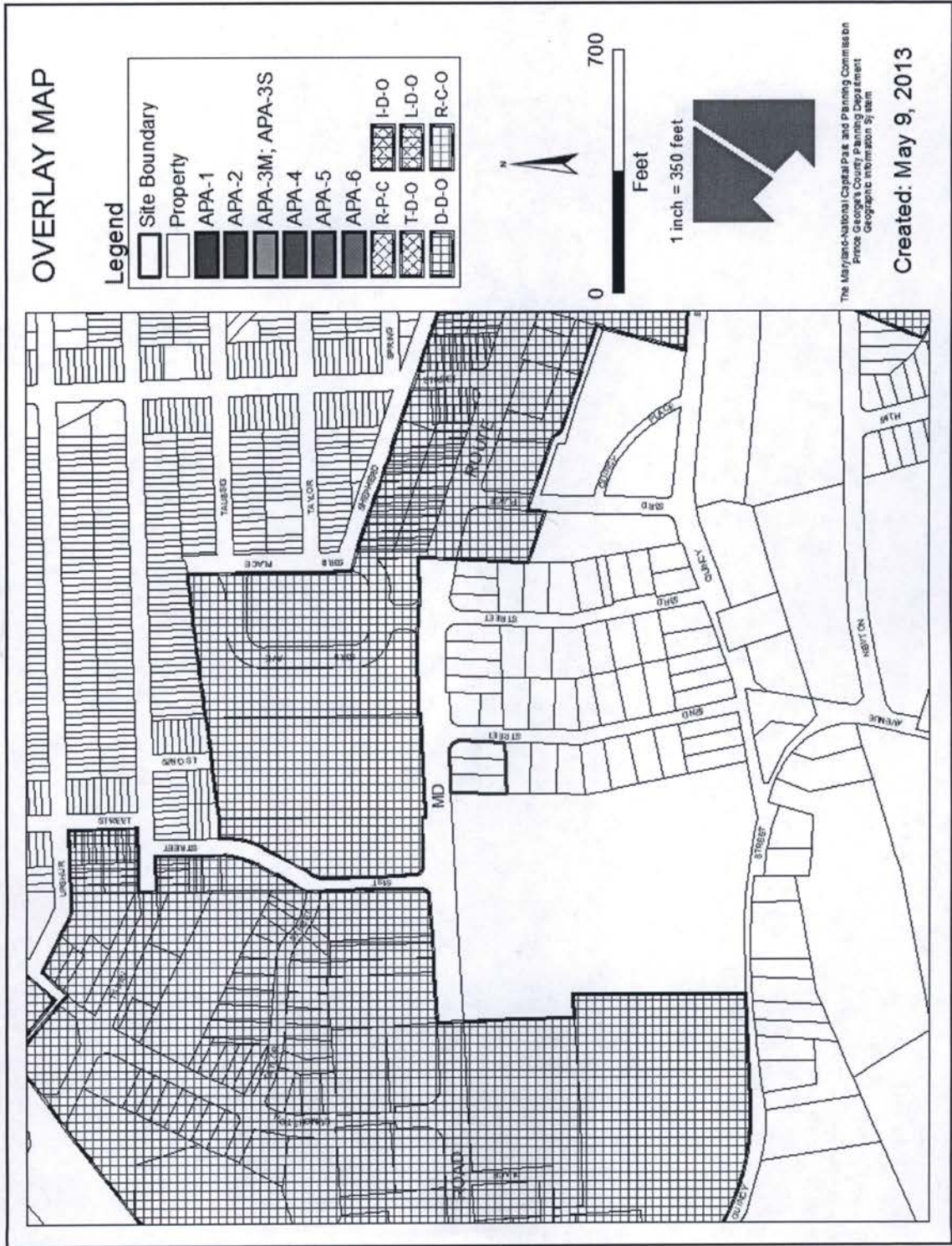


# ZONING MAP



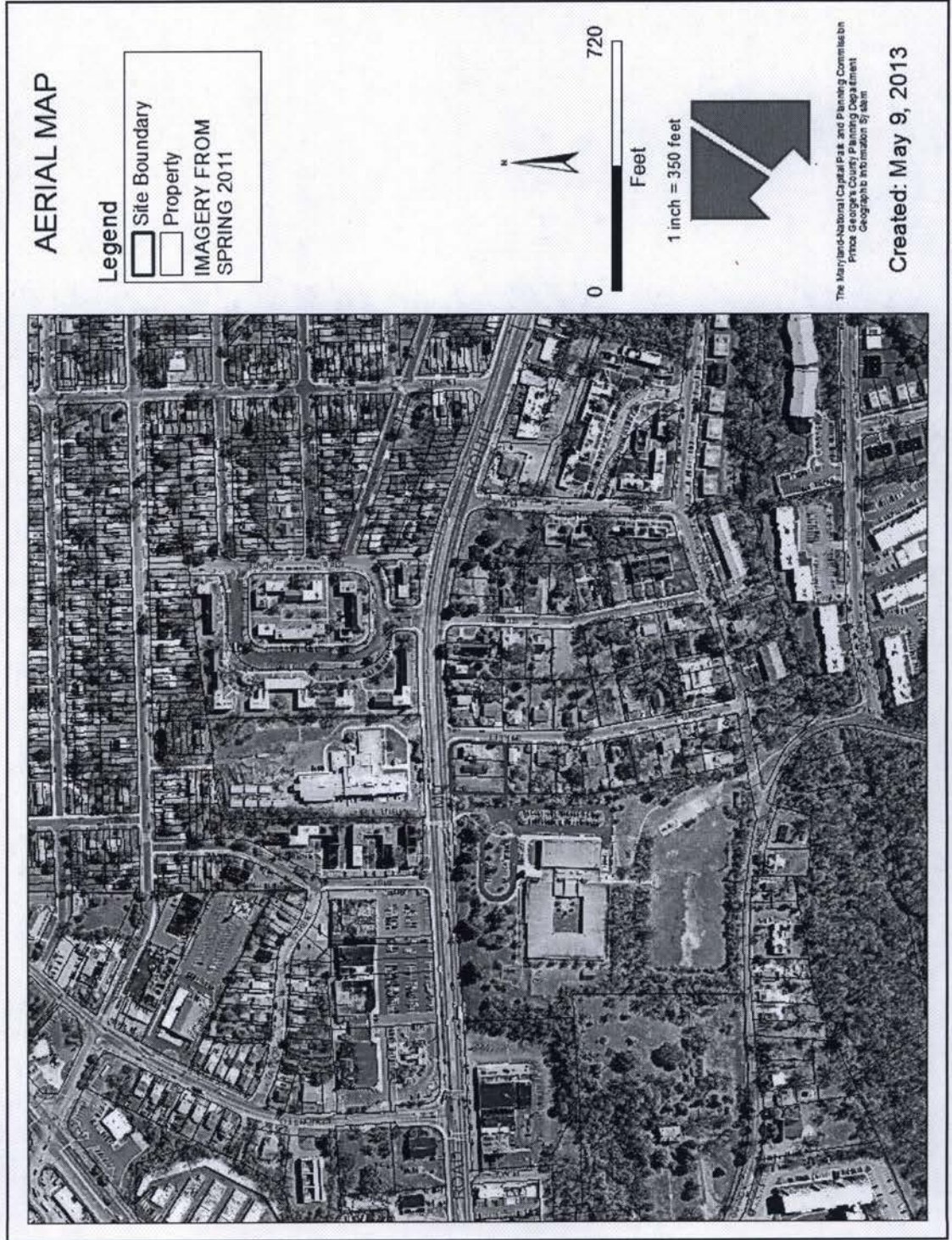


# OVERLAY MAP



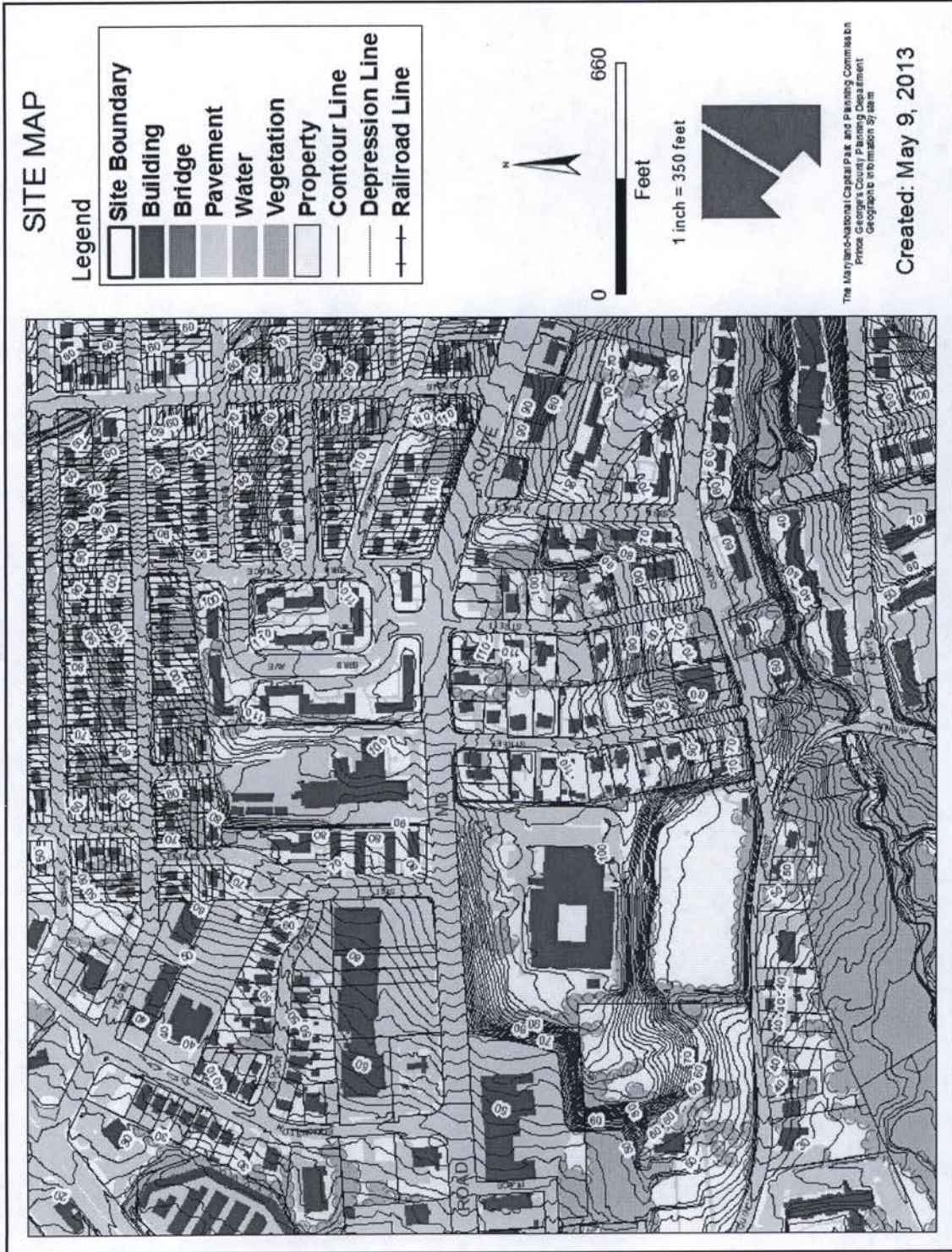


# AERIAL MAP





# SITE MAP







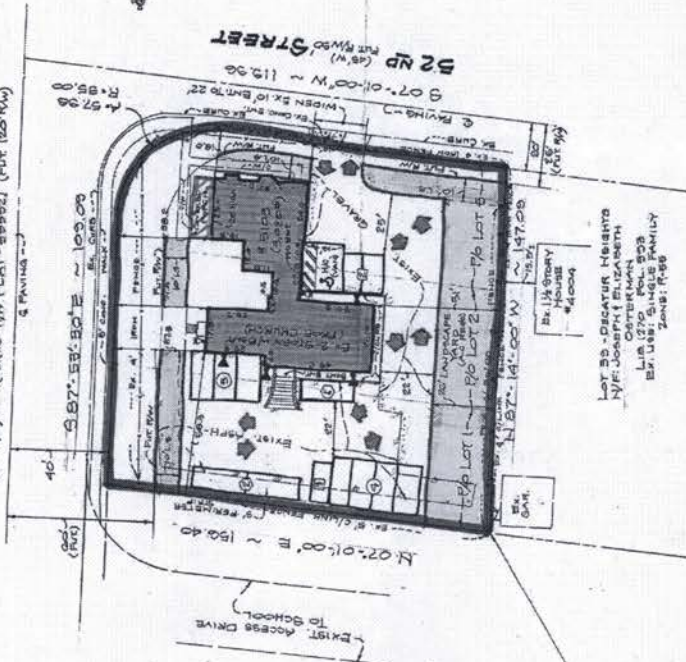
# SITE PLAN



APPLICANT: MODEL PRAYER MINISTRIES INTERNATIONAL  
 PROJECT: MODEL PRAYER MINISTRIES INTERNATIONAL  
 ADDRESS: 1100 ANNAPOLIS ROAD  
 ANNAPOLIS, MD 21403  
 CONTACT: PASTOR STEPHEN LOJUM  
 PH: 301-841-6400

SCALE: 1" = 20'

ANNAPOLIS (MD ROUTE 480) ROAD  
 (80' RW) (SRC RW PLAT # 8882) (R/W: 120' RW)



PARCEL # 107  
 BOARD OF EDUCATION  
 BUSINESS BUILDING  
 ZONE: R-800A

LOT 35 - DECATUR HEIGHTS  
 NYR: JOSEPH & ELIZABETH  
 LOTS 270, 280, 290, 300  
 EX. USE: SINGLE FAMILY  
 ZONE: R-800



SEAL OF THE ARCHITECT  
 STATE OF MARYLAND  
 PASTOR STEPHEN LOJUM  
 6/21/13

- NOTES**
1. CHECK ALL DIMENSIONS AND LOCATIONS.
  2. TOTAL AREA OF PROPERTY = 32,748 SQ. FT. OR 0.75 AC.
  3. EXISTING BUILDING TO BE DEMOLISHED FOR EXIST. BUILDING.
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AMENDED



AMENDED SE-4723

SPECIAL EXCEPTION PLAN	
MODEL PRAYER MINISTRIES INTERNATIONAL (SE-4723)	
PART OF LOTS 1, 2 & 3, SECTION ONE DECATUR HEIGHTS PLAT BOOK 2, PAGE 33	
DATE: 06/11/13	SCALE: 1" = 20'
PROJECT: MODEL PRAYER MINISTRIES INTERNATIONAL	
ADDRESS: 1100 ANNAPOLIS ROAD ANNAPOLIS, MD 21403	
CONTACT: PASTOR STEPHEN LOJUM PH: 301-841-6400	









# LANDSCAPE PLAN



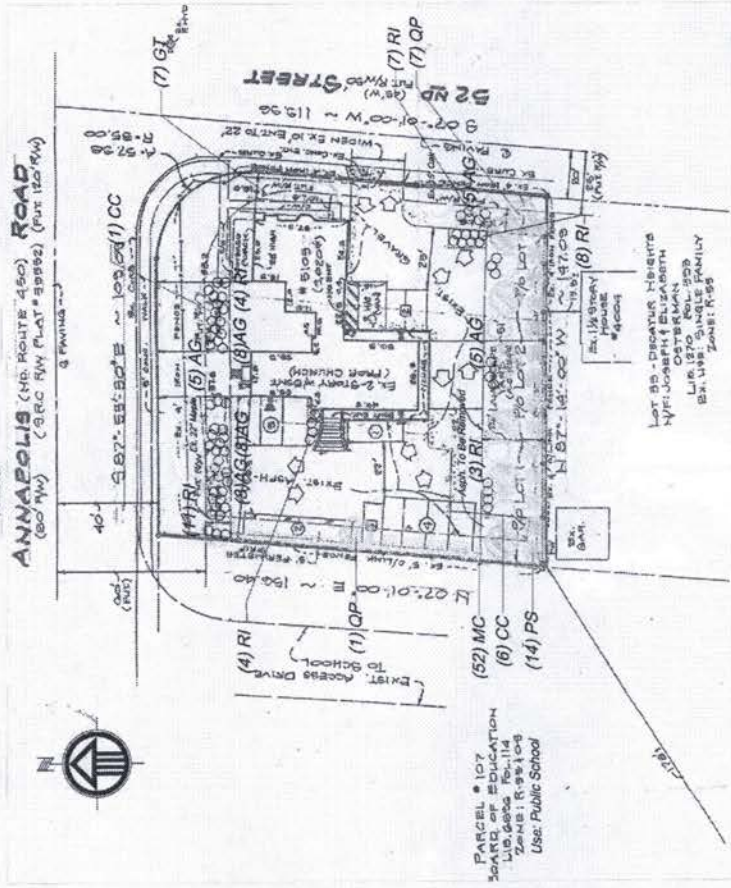
SITE AERIAL PHOTOGRAPH

PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	DATE
1	(Symbol)	DOGWOOD	1	9/16/2013
2	(Symbol)	DOGWOOD	1	9/16/2013
3	(Symbol)	DOGWOOD	1	9/16/2013
4	(Symbol)	DOGWOOD	1	9/16/2013
5	(Symbol)	DOGWOOD	1	9/16/2013
6	(Symbol)	DOGWOOD	1	9/16/2013
7	(Symbol)	DOGWOOD	1	9/16/2013
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9	(Symbol)	DOGWOOD	1	9/16/2013
10	(Symbol)	DOGWOOD	1	9/16/2013
11	(Symbol)	DOGWOOD	1	9/16/2013
12	(Symbol)	DOGWOOD	1	9/16/2013
13	(Symbol)	DOGWOOD	1	9/16/2013
14	(Symbol)	DOGWOOD	1	9/16/2013
15	(Symbol)	DOGWOOD	1	9/16/2013
16	(Symbol)	DOGWOOD	1	9/16/2013
17	(Symbol)	DOGWOOD	1	9/16/2013
18	(Symbol)	DOGWOOD	1	9/16/2013
19	(Symbol)	DOGWOOD	1	9/16/2013
20	(Symbol)	DOGWOOD	1	9/16/2013

PLANTING NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE PLANT LIST.
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THIS PLAN FOR LANDSCAPE USE ONLY

Site Plan Prepared by and Used With Permission of W.L. Moskalis, Inc.



**DIGITERA**

LANDSCAPE PLAN

PROJECT: MODEL PRAYER MINISTRIES

CLIENT: A.P. OLUWOLE  
6492 LANDOVER ROAD  
CHEVERLY, MARYLAND 20785

DATE: June 28, 2013

SCALE: 1"=20'

PLAN NUMBER: LP-101

FILE: CSPT-061010

DATE: June 28, 2013

SCALE: 1"=20'

PLAN NUMBER: LP-101

AMENDED SE-4723

REVISIONS:

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	6/28/13
2	REVISED PER COMMENTS	7/2/13

VICINITY MAP  
38°32'21" N 76°51'58.7" W Elev: 154'  
Imagery Date: 8/29/2010

Legend:

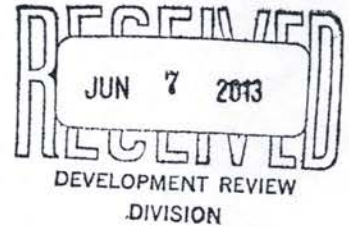
- Proposed Building Footprint
- Proposed Parking
- Proposed Landscape
- Proposed Hardscape
- Proposed Softscape
- Proposed Utilities
- Proposed Easements
- Proposed Right-of-Way
- Proposed Street
- Proposed Sidewalk
- Proposed Driveway
- Proposed Fence
- Proposed Wall
- Proposed Gate
- Proposed Sign
- Proposed Light
- Proposed Water
- Proposed Sewer
- Proposed Gas
- Proposed Electric
- Proposed Telephone
- Proposed Cable
- Proposed Fiber Optic
- Proposed Stormwater
- Proposed Retention Pond
- Proposed Stormwater Inlet
- Proposed Stormwater Outlet
- Proposed Stormwater Pipe
- Proposed Stormwater Manhole
- Proposed Stormwater Catchment Basin
- Proposed Stormwater Filter
- Proposed Stormwater Treatment
- Proposed Stormwater Storage
- Proposed Stormwater Release
- Proposed Stormwater Discharge
- Proposed Stormwater Treatment Plant
- Proposed Stormwater Treatment Facility
- Proposed Stormwater Treatment Plant
- Proposed Stormwater Treatment Facility





# SE-4723

**JUSTIFICATION STATEMENT  
Special Exception #4723 &  
Variance for Special Exception #4723  
Model Prayer Ministries  
May 9, 2013**



Model Prayer Ministries, (hereinafter referred to as MPM) hereby requests approval of a Special Exception to operate a church in the R-55 zone per P.G. County Zoning Ordinance Section Part 4, Subdivision 9, Sec. 27-317, Subdivision 12, Sec. 27-328.01 and Sec. 27-328.02, and Division 3, Sec. 27-34102 and Sec. 27-230 (Variance). The church site comprises 0.522 acres (22,746 square feet) and is for the express purpose of operating its church. The site is located at 5103 Annapolis Road, Bladensburg, Maryland and requires a Special Exception under the R-55 current zoning, as it proposes to operate in a structure originally constructed as a dwelling on a site comprise less than one acre. The proposed days and times of church services are Sundays from 10am-1pm and Bible classes on Tuesdays & Thursdays from 7pm-9pm.

It is MPM's intent to obtain the required building permits for to operate its church in an existing structure that is approximately 3,020 square feet for a church meeting facility for 64 people with 16 proposed parking spaces. This site's location generally is in line with the Masterplan Design Guidelines and would provide a meeting place for MPM's congregants to enjoy a place of worship and social fellowship.

New building construction or expansion is not proposed. The existing building does not meet the required setback of 25' along 52<sup>nd</sup> street, but the church is requesting a variance (VSE #4723) for this setback requirement. Otherwise, the project meets zoning ordinance regulations in said section regarding setbacks, maximum building heights, building coverage/green area, and landscaping.

The existing site area is bounded on the south by a residentially-zoned area consisting of one single-family detached house zoned R-55 and on the west by an William Wirt Elementary school zoned R-55 and O-S. The site frontage is bound on the north by Annapolis Road and is bound on the east by 52<sup>nd</sup> Street. MPM proposes to provide a 26' wide landscaped buffer along the southern boundary, in conjunction with making application for an Alternative Compliance. This proposed landscape buffer does not meet the minimum width requirement of 40', hence the need for Alternative Compliance. MPM otherwise meets landscape strip requirements along the west, northern and eastern property lines. The main entrance of the church will be on 52<sup>nd</sup> Street. Applicant proposes to provide additional landscaping beyond the minimum requirement along the Southern boundary. By providing additional landscaping, this site will not cause negative visual impacts towards the existing single family detached home located south of the church site.



**JUSTIFICATION STATEMENT  
For Granting a Special Exception**  
Model Prayer Ministries  
SE#4723 & VSE #4723  
May 9, 2013  
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**CONFORMANCE WITH SECTION 27-317(a)**

Section 27-317(a) of the Zoning Ordinance states that a Special Exception may be approved if in accordance with Sec. 27-317. *The Required findings are:*

(1) *The proposed use and site plan are in harmony with the purpose of this Subtitle;*  
Response: MPM's proposed use and site plan while not meeting the specific site requirement to operate within an R-55 zone, is generally in harmony with the purposes of the Zoning Ordinance (Section 27-102(a) as a church does seek to generally protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County. While the purpose of the R-55 zone (27-430.(a)(1), is for single-family detached residential, a church use with a site less than an acre operating in a structure used as a prior dwelling, is allowed only with a Special Exception.

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

Response: The proposed use and accompanying Site and Landscape Plan generally conforms with the applicable requirements and regulations of the Zoning Ordinance. However, the building does not meet the 25' setback requirement along 52<sup>nd</sup> Street. MPM will file a Variance application as it does not meet the setback requirement along 52<sup>nd</sup> Street.

(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 Master Plan, the General Plan;*

Response: The Approved Port Towns Sector Plan and Proposed Sectional Map Amendment as approved on October 6, 2009 under Prince George's County Planning Board Resolution 09-99 and under County Council Resolution CR-72-2009 under Map entitled "Port Towns 2009" recommends a "green, healthy, and pedestrian-friendly communities and destinations that celebrate and build upon the area's cultural diversity, strategic location, industrial base, and historical, recreational, and environmental assets." The proposed church use certainly can fit within this 'wide-angle' perspective as the community is heavily populated by African-American and Hispanic citizens. The recommendations of the Port Towns Sectional Map Amendment do not conflict directly with the proposed church use, given the fact that religious institutions have long been a part of the African-American and Hispanic communities. We believe MPM's proposed use will not substantially impair the integrity of the approved Sector Plan and Sectional Map amendment.



## JUSTIFICATION STATEMENT For Granting a Special Exception

Model Prayer Ministries  
SE#4723 & VSE #4723  
May 9, 2013  
Page-3

The property is also within the Developed Tier and the Sectional Map Amendment proposes as a vision the concept to "Establish Annapolis and Bladensburg Roads as the Port Towns' "main street" and provide mixed-use development to support a pedestrian- and transit-oriented corridor. a network of sustainable, transit-supporting, mixed-use pedestrian-oriented, medium to high-density neighborhoods" The church does intend to meet the landscape ordinance and be in harmony with the neighborhood goals of the Sectional Map Amendment once the site is fully developed.

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

Response: The proposed church facility and activity will not adversely effect 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;*

Response: The proposed church use will not result in a significant negative change to the residential character of the subject property. The only physical changes to the site will be the addition of (16) off-street parking spaces. This on-site parking will be mitigated with landscaping proposed on all sides of the property and with more landscaping along the south boundary, adjacent to the existing single-family detached house.

(6) *The proposed site plan is in conformance with an approved Tree Conservation Plan. (CB-75-1989)*

Response: The plan is exempt from the TCP 1 and 2 plan requirements as the site does not contain any significant woodland. The exemption was granted on May 11, 2012, under S-086-12, expiring May 11, 2014.

### **CONFORMANCE WITH SECTION 27-328.01 and 27-328.02**

The application is in conformance with Section 27-328.01 for all setbacks except for the boundary along 52<sup>nd</sup> Street. The section is as follows:

*"All setbacks shall be measured from the boundary line of the land for which the Special Exception is requested or approved, regardless of whether this boundary line is a lot, property, street, or other line. This Section applies to all setback requirements of this Subtitle which are specifically applicable to the Special Exception use."*

**Response:** The required building setback on the Northern property line is 30'. The proposed building meets this required setback. The proposed building meets all other setback requirements. The minimum required setbacks in feet for front, side, and rear yards is as follows, with existing setbacks provided on the site for the Private Club Facility.

1. SETBACKS (27-328.01)

Required	Provided
Front-25'	Min. Setback met (see plan)
West Side-25'	Min Setback met (see plan)
***East Side-25'	Minimum Setback not met. Setback provided is 13'.
Rear-20'	Min. Setback met (see plan)

**CONFORMANCE WITH SECTION 27-230\*\*\***

The site does not meet the minimum setback requirement of 25' on the eastern boundary. MPM will file a Variance application to conform with Section 27-230. The section is as follows:

*Sec. 27-230. Criteria for granting appeals involving variances.*

*(a) A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:*

*(1) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;*

The structure was used as a prior dwelling which, at the time was in conformance to setback requirements for that use as a residential structure. The existing site has exceptional narrowness in that the existing structure is 12 feet short of meeting the 25' setback requirement for Special Exception purposes.

*(2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property;*

MPM has purchased this site and it would cause a hardship if the strict application of the Subtitle were applied and MPM were not able to use the site because the Eastern boundary not meeting the setback requirement.

*(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.*

Approval of Variance for not meeting the 25' setback will not materially affect the purpose or integrity of the General Plan or Master Plan.



**JUSTIFICATION STATEMENT  
For Granting a Special Exception**  
Model Prayer Ministries  
SE#4723 & VSE #4723  
July 9, 2013  
Page-5

**SE-4723**

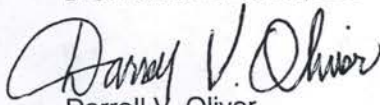
The application is in conformance with Section 27-328.02 which states as follows:

*(a) All landscaping required for a Special Exception shall be approved at the same time the Special Exception is approved. Except for uses which do not require the construction, enlargement, or extension of a building, all land uses requiring the approval of a Special Exception shall comply with the landscaping, buffering, and screening requirements set forth in the Landscape Manual through the approval of a landscape plan. In approving a Special Exception, the District Council may require additional landscaping, screening, or buffering if it determines that the amount required by the Landscape Manual is insufficient to adequately protect adjacent uses.*

*(b) Amendments to landscaping, buffering, and screening required in a Special Exception shall be made in accordance with Section 27-325.*

**Response:** Plan proposes conformance with the Landscape Ordinance by providing a 10' wide landscape buffer strip adjacent to Annapolis Road and 52<sup>nd</sup> Street, and a 3' buffer strip on the west boundary and a 26' bufferyard on the south boundary, for which an Alternative Compliance application will be made. No amendments are proposed or anticipated beyond the approved landscape plan.

DIGITERRA DESIGN, LLC



Darrell V. Oliver

Agent/Consultant for Model Prayer Ministries

**LAW OFFICES OF  
MICHAEL D. HERMAN, ESQUIRE**

**16901 Melford Boulevard  
Suite 121  
Bowie, Maryland 20715**

**W) 443-332-4081  
F) 301-262-6783  
C) 240-508-5510  
MDH3500@AOL.COM**

August 29, 2013

Ms. Ivy Thompson  
Senior Planner  
Zoning Section, Development Review Division  
M-NCPPC  
County Administration Building  
Fourth Floor  
Upper Marlboro, Maryland 20772

Re: Modification to Statement of Justification and Entry of Appearance  
Model Prayer Ministries International  
Special Exception SE-4723


Dear Ms. Thompson:

Please enter the appearance of my firm as the attorney for the applicant in the above-referenced case. Based upon conversations with staff and the staff reports prepared to date, we are supplementing the previously furnished Statement of Justification. Please make this part of the record for this case.

As we discussed today by telephone, I will be by to pick up the signs for posting tomorrow and they will be erected on the property and photographed before September 3, 2013, as required by the rules. It is my further understanding that this matter will be scheduled before the Planning Board for October 3, 2013.

Please advise if you need anything further so that this matter can move forward on the scheduled date.

Sincerely,



Michael D. Herman, Esq.

Enclosure



**ADDENDUM TO STATEMENT OF JUSTIFICATION  
MODEL PRAYER MINISTRIES INTERNATIONAL  
SPECIAL EXCEPTION AND VARIANCE REQUEST (SE-4723)  
SUBMITTED AUGUST 29, 2013**

This addendum is submitted to supplement the initial Statement of Justification filed on June 7, 2013. Based on the August 8, 2013 memorandum from Hyojung Garland to Ivy Thompson, both of M-NCPPC, there are slight modifications that must be acknowledged by Applicant.

Applicant agrees that it is outside the DDOZ boundary designated in the 2009 Approved Port Towns Sector Plan and Sectional Map Amendment, but that it is within the area designated as the Annapolis Road Gateway Character Area. As such, there are 3 additional standards that need be addressed for compliance:

- 1) Garage and Parking – In the Character Area guidelines (p.175), all curb cuts or driveways shall be located at 75 feet from any corner or another garage entry on the same block face. The report notes that the current driveway is only 50 feet from the intersection of Annapolis Road and 52<sup>nd</sup> Street. However, Applicant concurs with staff recommendation that this condition should be waived because otherwise it will require the removal of a mature oak tree which would be beneficial to preserve the existing landscaping.
- 2) Parking Spaces – Guidelines at p.198 require that the minimum number of spaces equal the requirements of Section 27-568(a) of Part 11 of the Zoning Ordinance. The minimum required spaces in 14 and that is met in the Application.
- 3) Special Parking Standards – Guidelines at p.199 require that non-residential use provide a minimum of four bicycle parking spaces. Applicant does not object to the requirement that these be installed on the site.

While not a requirement, there was a recommendation by planning staff to have a sidewalk installed alongside the property on 52<sup>nd</sup> Street to connect to the recently constructed sidewalk on Annapolis Road. Applicant has not had time to evaluate the cost of such an improvement, and Applicant believes sidewalks generally do encourage pedestrian access to properties. However, a sidewalk that starts at the intersection and ends abruptly at the end of the property line in the middle of a street block will look strange and may not ultimately accomplish the objective of encouraging more pedestrian use. Individuals who visit the church will enter through the front door on Annapolis Road, and possibly the other door located on the other side of the property from 52<sup>nd</sup> Street. Individuals who are parking on the property have internal walkways. In essence, while the recommendation is well intentioned, it may not improve pedestrian use along 52<sup>nd</sup> Street. Should there be a proposal by the local municipality to create a sidewalk along the entire length of the block, Applicant would be willing to share in the expense. At this juncture, Applicant does not feel this condition should be imposed as it will escalate the cost of this project and have minimal positive impact.

In the initial Statement of Justification, there was a request for a variance which was to be handled through the Alternative Compliance. That AC approval was granted subsequent to the initial application and SOJ being filed. As such, this is no longer an issue in the case.

Please make this Addendum part of the record.

Respectfully submitted.

A handwritten signature in black ink, appearing to read "Michael D. Herman", with a long horizontal flourish extending to the right.

Michael D. Herman, Esq.  
Attorney for Applicant

16901 Melford Boulevard  
Suite 121  
Bowie, Maryland 20715  
240-508-5510  
Mdh3500@aol.com



July 15, 2013

**MEMORANDUM**

TO: Ivy Thompson, Senior Planner, Zoning Review Section

VIA: Ruth Grover, <sup>RB</sup>Planner Coordinator, Urban Design Section

FROM: Jill Kosack, <sup>J.K. by RB</sup>Senior Planner, Urban Design Section

SUBJECT: Special Exception SE-4723 – Model Prayer Ministries International

The Urban Design Section has reviewed the information provided in support of the Special Exception SE-4723, and an associated variance from Section 27-341.02(a)(1), which requires that a church or similar place of worship have a minimum setback for all buildings of twenty-five (25) feet from all lot lines. SE-4723 requests conversion of an existing single-family detached dwelling into a 56-seat church on a 0.522-acre property in the One-Family Detached Residential (R-55) Zone.

The subject property is located on the southern side of Annapolis Road, approximately one-half mile east of its intersection with Kenilworth Avenue (MD 201), in Bladensburg. The property is more particularly located in the southwestern quadrant of the intersection of Annapolis Road and 52nd Street. The subject property is bounded on the west by a public school in the R-55 and O-S (Open Space) Zones; and to the south by a single-family detached residence in the R-55 Zone.

The subject site, known as Lots 1, 2 and 3 of the Decatur Heights Subdivision, is developed with a two-story, 3,020-square foot rambling building in its northeastern corner. The original portion of the structure was built in 1913, and has been the subject of several additions since that time. There is an existing area of asphalt paving on the western side of the site and an existing gravel path on the southern side of the building leading to a vehicular entrance from 52nd Street on the eastern side of the site.

**ZONING ORDINANCE**

Section 27-341.02 (a) of the Zoning Ordinance includes the following urban design-related required findings for the subject special exception:

- (1) **The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;**

**Comment:** The existing building meets this requirement on all but the eastern side of the site, where the setback is only 18 feet, and for which the applicant has requested

a variance of 7 feet. The Urban Design Section suggests that the Zoning Section support this variance as it is an existing condition on the site and the need for the variance was not created by the current applicant.

- (2) **When possible, ingress and egress should be located so as to direct traffic away from streets that are internal to a residential subdivision;**

**Comment:** Though no changes to the access configuration is proposed, the Urban Design Section notes that the single ingress/egress to the site from 52nd Street, a residential street, is located as close as possible to the more heavily travelled Annapolis Road, which should direct traffic away from 52nd Street in conformance with this requirement.

- (3) **The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;**

**Comment:** The proposed 56-seat church is providing the required 14 parking spaces on site. The project should be referred to the Transportation Planning Section for an evaluation of the impacts of parking and traffic to be generated from the proposed project on the adjacent residential neighborhoods.

- (4) **When possible, there should be no parking spaces or loading areas located in the front yard; and**

**Comment:** The subject application does not propose any parking spaces or loading areas in the front yard of the site, along its Annapolis Road frontage.

- (5) **The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.**

**Comment:** The maximum allowable lot coverage for the proposed use in the R-55 zone is 60 percent and will not be increased by the subject application. In fact, the lot coverage will not be increased beyond its current 47.5 percent.

#### **ARCHITECTURAL REVIEW**

As no construction is contemplated by the subject project, no architectural review was required of the Urban Design Section for the subject project.

#### **LANDSCAPE MANUAL**

As the subject application involves a change of use from a lower to a higher-intensity use, it is subject to the requirements of Sections 4.2, Requirements for Landscape Strips Along Streets, 4.3, Parking Lot Requirements, 4.7, Buffering Incompatible Uses and, thereby, Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's Landscape Manual* (Landscape Manual). Additionally, the project is subject to Sections 4.4, Screening Requirements, and 4.5, Stormwater Management Facilities, as are all applications.



The Urban Design Section reviewed the submitted landscape plan and suggests that the plan needs to be revised in accordance with the following before we can offer constructive comment:

1. The landscape plan, specifically the parking layout, should be identical to the detailed site plan.
2. The landscape plan and the schedules provided for the various sections of the Landscape Manual should be revised to correctly reflect the previously approved Alternative Compliance (AC) application, AC-12014, including its eight conditions of approval.

#### **TREE CANOPY COVERAGE**

The subject application is exempt from the requirements of the Tree Canopy Coverage Ordinance as it will not cause more than 1,500 square feet of disturbance to the site.

#### **URBAN DESIGN RECOMMENDATIONS**

Based on the above analyses, the Urban Design Section would suggest that the Zoning Section request the applicant provide a revised landscape plan, identical to the special exception plan, except for its inclusion of information regarding plantings, and correctly reflecting the requirements of the approval of Alternative Compliance AC-12014, in order for the Urban Design Section to be able to complete its review of the subject special exception application.




**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

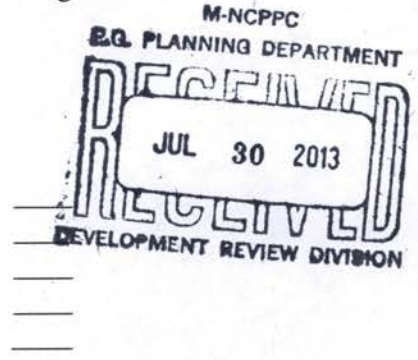
Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

(301) 952-3680  
www.mncppc.org

MEMORANDUM

July 30, 2013

TO: Ivy Thompson, Zoning Section, Development Review Division  
FROM:  Dan Janousek, Transportation Planning Section, Countywide Planning Division  
SUBJECT: SE 4723 Model Prayer Ministries



Type of Master Plan Bikeway or Trail

- Municipal R.O.W.\*          Public Use Trail Easement
- PG Co. R.O.W.\*              Nature Trails
- SHA R.O.W.\*                 M-NCPPC Parks
- HOA                            Bicycle Parking
- Sidewalks                     Trail Access

\*If a Master Plan Trail is within a city, county, or state right-of-way, an additional two to four feet of dedication may be required to accommodate construction of the trail.

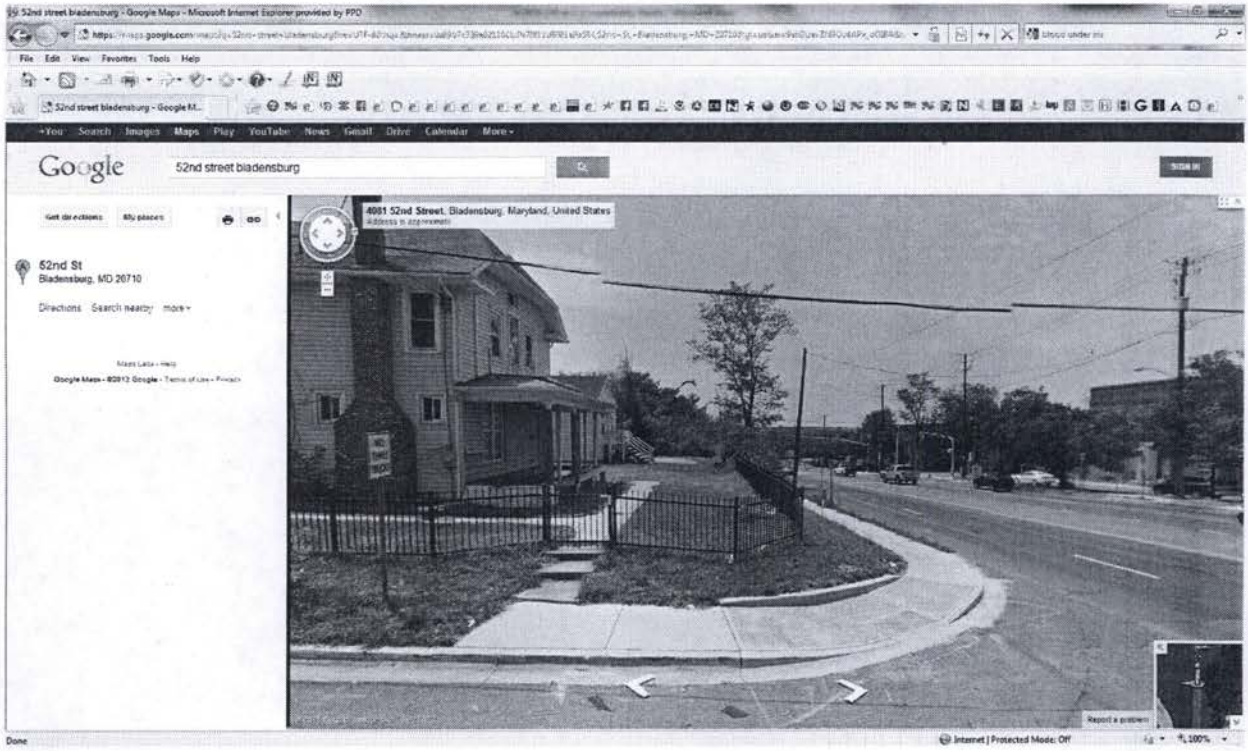
The subject site is adjacent to a state maintained road, Annapolis Road (MD 450) and a locally maintained road 52<sup>nd</sup> Avenue. MD 450 contains improved sidewalks at the subject property. Recent sidewalk improvements have been completed by the Maryland State Highway Administration (SHA) along MD 450. The improvements are part of a larger system preservation project.

A sidewalk exists on the north side of 52<sup>nd</sup> Avenue across from the subject property.

An SHA project on MD 450 is currently being designed, and is described by SHA as "Bladensburg Streetscape along MD 450 from Peace Cross to 56th Street."



The sidewalks appear to be adequate for the proposed use, and there are no State, County, or local capital improvement projects that staff is aware of that would affect the subject application.





August 15, 2013

**MEMORANDUM**

**TO:** Ivy Thompson, Zoning Section  
**VIA:** Whitney Chellis, Subdivision Section   
**FROM:** Quynn Nguyen, Subdivision Section   
**SUBJECT:** Referral for Model Prayer Ministries International, SE-4723

The property is known as Part of Lots 1 thru 3, located on Tax Map 50 in Grid D-3, in the R-55, and is 0.52 acres. Lots 1 thru 3 were recorded in Plat Book RNR 2-33 in 1914. The current configuration of the Lots 1 thru 3 was the result of right-of-way dedication along Annapolis Road by State Highway Administration plat # 39552. The site plan should be revised to show the boundaries of Lots 1 thru 3 including accurate bearings, distances, and lot size. The property is improved with a 3,220-square-foot dwelling. The applicant has submitted a special exception to operate a church (56 seats) within the existing dwelling in the R-55 Zone. The application is not proposing any additional buildings or gross floor area.

Pursuant to Section 24-111(c)(2) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970 and the total gross floor area of development does not exceed 5,000 square feet. The site plan should note the date of original building was constructed on site and then the cumulative total gross floor area of development after 1991. If the total gross floor area of development on site is more than 5,000 square feet after 1991 then a preliminary plan of subdivision will be required at that time.

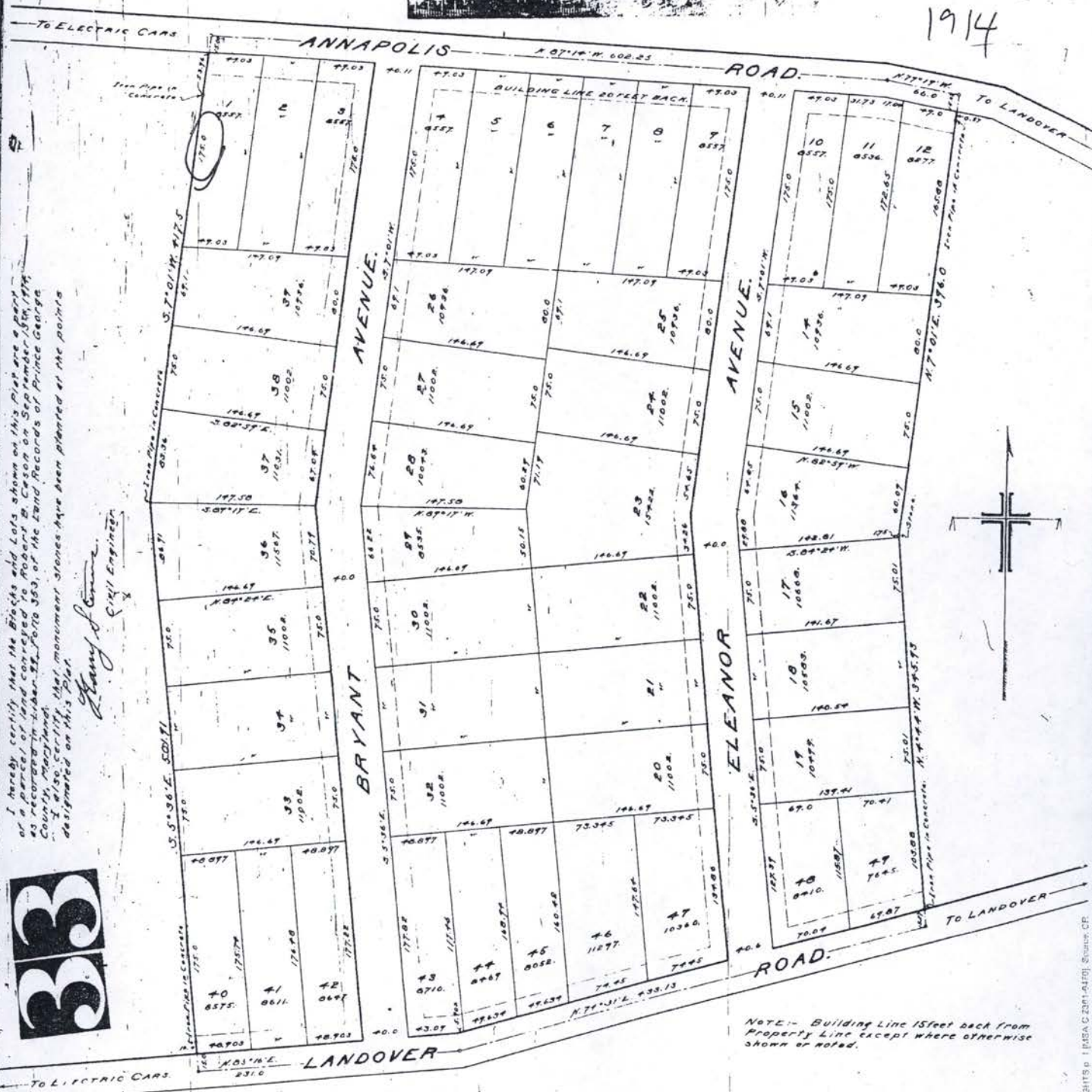
Prior to approval of the special exception, the following site plan comments should be address:

1. Add a note to provide the site tax map and grid, lot number, plat information and current deed information.
2. Add a note to state that direct access to Annapolis Road, an arterial roadway, should be restricted.

Failure of the site plan and record plat to match will result in the grading and building permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.



RNR 2033  
1914



I hereby certify that the Blocks and Lots shown on this Plat are a part of a certain lot owned by the Estate of Prince George, as recorded in Liber 22, Page 563, of the Land Records of Prince George County, Maryland.  
I also certify that monument stones have been planted at the points designated on this Plat.

Henry J. Connor  
Civil Engineer



NOTE - Building Line 15 feet back from Property Line except where otherwise shown or noted.

# DECATUR HEIGHTS

Filed May 14, 1915

Harry Stevens, Engineer  
Union Trust Building  
Washington, D.C.

PRINCE GEORGE'S COUNTY, MARYLAND: CIRCUIT COURT (Plat Book) DECATUR HEIGHTS n. f. (P.S.A. C 2341-A10) Source: CP



TOWN OF BLADENSBURG

BLADENSBURG SHOPPING CENTER, INC.

62689

LOT 55  
R.N. 514  
See plat 43814

PERMIT FOR RETAINING WALL  
See plat 42286

51st STREET  
RIGHT OF WAY LINE & DEDICATION LINE

COBUR TERRACE  
PARCELS A1B  
FLAT BOOK 8812 PLAT 9

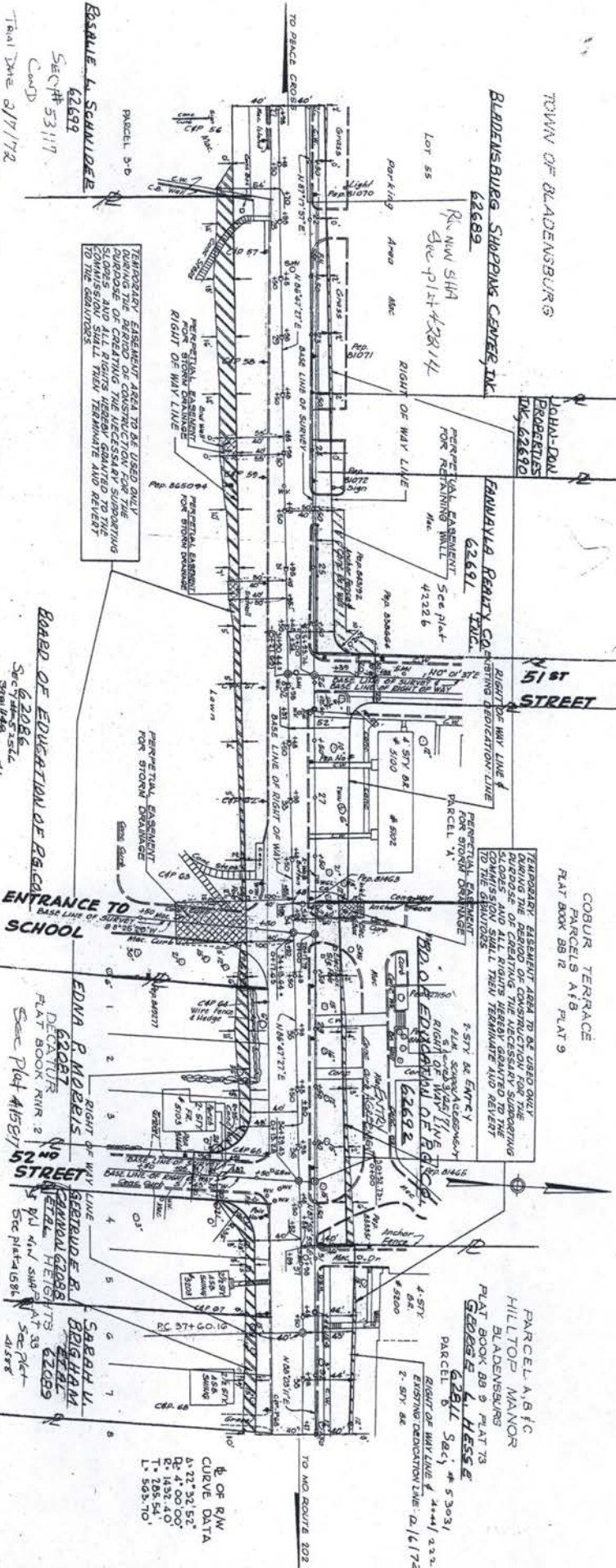
EDNA R. MOERIS  
FLAT BOOK 202  
PLAT 1587

PARCEL A1C  
HILLTOP MANOR  
BLADENSBURG  
FLAT BOOK 8812 PLAT 9

GEORGE L. HESSE  
PARCEL B  
See plat 52031

RIGHT OF WAY LINE & DEDICATION LINE - D.16172

OF R/W  
CURVE DATA  
Δ 27° 52' 52"  
R 47' 00' 00"  
T 1' 285.54'  
L 505.70'



TEMPORARY EASEMENT AREA TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF CREATING THE NECESSARY SUPPORTING CURVE OF THE ROADWAY. THE NECESSARY SUPPORTING CURVE SHALL BE TERMINATE 400 FEET TO THE CENTERLINE.

ENTRANCE TO SCHOOL

EDNA R. MOERIS FLAT BOOK 202 PLAT 1587

SARAH W. BRIGHAM FLAT BOOK 202 PLAT 1587

STATE ROADS COMMISSION OF MARYLAND  
RIGHT OF WAY PROJECT NO. 914-5-371  
RIGHT OF WAY PROJECT NO. 39552

SCALE 1" = 50'  
PLAT No. 39552  
LSPK S1444-21652

LEGEND:
REINFORCED EXISTENT FOR IMPROVING ROAD.
REINFORCED EXISTENT FOR BRICK, PAVEMENT AS INDICATED BY NOTATION ON THIS PLAN.
PERMIT FOR STORM DRAINAGE FOR STORM DRAINAGE.
PERMIT FOR RETAINING WALL.
TEMPORARY EASEMENT AREA TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF CREATING THE NECESSARY SUPPORTING CURVE OF THE ROADWAY. THE NECESSARY SUPPORTING CURVE SHALL BE TERMINATE 400 FEET TO THE CENTERLINE.

PREPARED BY GREENHORNE & O'MARA
CONSTRUCTION PROJECT: MD. ROUTE 450
CONSTRUCTION PROJECT NO. P 914-5-371
STATE ROADS COMMISSION OF MARYLAND
RIGHT OF WAY PROJECT NO. 914-5-371
RIGHT OF WAY PROJECT NO. 39552
SCALE 1" = 50'
PLAT No. 39552
LSPK S1444-21652



## Thompson, Ivy

---

**From:** Schneider, Alwin  
**Sent:** Wednesday, July 03, 2013 3:22 PM  
**To:** Thompson, Ivy  
**Subject:** SE-4723 Environmental Review

Ivy,

The Environmental Planning Section (EPS) has reviewed the above referenced application and the site is exempt and has no comments for the proposed improvements.

Woodlands -Site is less than 40,000 square feet in size, has less than 10,000 square feet of woodlands and no on-site regulated environmental features. The site has a Standard Exemption letter that expires May 11, 2014.

Chesapeake Bay Critical Area: Not found on-site  
Wetlands/Streams: Not found on-site  
100 Year Floodplain: Not found on-site  
Green Infrastructure Plan: Not found on-site

Noise: The site is adjacent to Annapolis Road which is identified as an arterial road. The proposed use is non-residential and the special exception plan is not showing an outdoor playground. A noise model was completed on the site. If there was an outdoor playground on-site, the 65decibel noise contour would be located 124 feet from the Annapolis Road centerline. NO NOISE ISSUES AT THIS TIME

Scenic/Historic roadway: Not found adjacent to the site

Marlboro Clay soils: Not found on-site

TDOZ – No Issue

This email is in lieu of a memo.

Thanks



Chuck Schneider  
Senior Planner  
Environmental Planning Section  
Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
301-952-4383-p  
301-953-3799-f



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department  
Countywide Planning Division

(301) 952-3650  
www.mncppc.org

July 1, 2013

**MEMORANDUM**

TO: Ivy Thompson, Senior Planner, Zoning Section, Development Review Division

VIA: Christine Osei, Planner Coordinator, Special Projects Section, Countywide  
Planning Division *CAO*

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning  
Division *JM*

SUBJECT: Project: Model Prayer Ministries International: SE-4723

Special Exception for a church in the R-55 zone.

**NON-RESIDENTIAL**

**Police Facilities**

The proposed development is within the service area of Police District I, Hyattsville. There is 267,660 square feet of space in all of the facilities used by the Prince George's County Police Department and the July 1, 2012 (U.S. Census Bureau) county population estimate is 881,138. Using the 141 square feet per 1,000 residents, it calculates to 124,240 square feet of space for police. The current amount of space 267,660 square feet is within the guideline.

**Fire and Rescue Service**

The Special Projects Section has reviewed this subdivision plan for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122.01(e)(1)(B)-(E) of the Subdivision Ordinance.



Fire/EMS Company #	Fire/EMS Station Name	Service	Address	Actual Travel Time (minutes)	Travel Time Guideline (minutes)	Within/Beyond
9	Bladensburg	Engine	4213 Edmonston Road	0.70	3.25	Within
9	Bladensburg	Ladder Truck	4213 Edmonston Road	0.70	4.25	Within
9	Bladensburg	Ambulance	4213 Edmonston Road	0.70	4.25	Within
30	Landover Hills	Paramedic	6801 Webster Street	2.61	7.25	Within

### **Capital Improvement Program (CIP)**

There are no CIP projects for public safety facilities proposed in the vicinity of the subject site.

The above findings are in conformance with the 2008 *Adopted and Approved Public Safety Facilities Master Plan* and the "Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities.

### **School Facilities**

The subdivision has been reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the Adequate Public Facilities Regulations for Schools (CR-23-2001 and CR-38-2002) and concluded that the subdivision is exempt from a review for schools because it is a nonresidential use.

### **Water and Sewerage Findings**

Section 24-122.01(b)(1) states that "the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval."

The 2008 *Water and Sewer Plan* placed this property in Water and Sewer Category 3, Community System.

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The Maryland-National Capital Park and Planning Commission  
 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 301-952-3530  
 Development Review Division – 301-952-3749 (fax)



**\*\* REFERRAL REQUEST \*\***

Date: 6/13/2013  
 To: ADAM ORTIZ, DEPARTMENT OF ENVIRONMENTAL RESOURCES  
 From: IVY THOMPSON, SENIOR PLANNER, ZONING SECTION  
 Subject: MODEL PRAYER MINISTRIES INTERNATIONAL (SE-4723)

**IDENTIFICATION OF MAJOR ISSUES DUE DATE\*: 6/28/2013**  
 \*Note: E-mail any major issues/problems to the reviewer by the above date.

**SUBDIVISION REVIEW COMMITTEE DATE: N/A**

**REFERRAL DUE DATE: 7/15/2013**

<input checked="" type="checkbox"/> Full Review of New Plan	<input type="checkbox"/> Revision of Previously Approved Plan
<input type="checkbox"/> Limited or Special Review	<input type="checkbox"/> Plans/Documents Returned for Second Review Following Revision by Applicant

**NOTE: This case is being reviewed at:**  Planning Board level    OR     Planning Director level

COMMENTS: Please email major issues to Ivy Thompson at Ivy.Thompson@ppd.mncppc.org

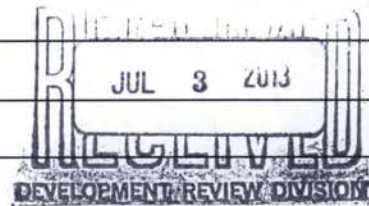
\_\_\_\_\_  
 \_\_\_\_\_

Related Cases: \_\_\_\_\_

**REFERRAL REPLY COMMENTS:**

*No comment*

M-NCPPC  
 F.G. PLANNING DEPARTMENT



**NOTE: IF YOU HAVE NO COMMENTS, PLEASE INDICATE ABOVE AND FORWARD OR FAX TO THE REVIEWER'S ATTENTION.**





**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Historic Preservation Section

(301) 952-3680  
www.mncppc.org

July 26, 2013

MEMORANDUM

TO: Ivy Thompson, Senior Planner  
Zoning Section  
Development Review Division

FROM: Jennifer Stabler, Archeology Planner Coordinator *JAS*  
Historic Preservation Section  
Countywide Planning Division

SUBJECT: **SE-4723 Model Prayer Ministries International**

Phase I archeological survey is not recommended on the above-referenced 0.52-acre property located at 5103 Annapolis Road in Bladensburg, Maryland. This special exception application is for a church in the R-55 zone. The subject property is currently developed with an existing 3,020 square foot structure and associated parking. 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. This proposal will not impact any historic sites, historic resources, documented properties, or known archeological sites.

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J:\Referrals-DRD\SE-4723\_jas.docx



Prince George's County Planning Department  
Community Planning Division

301-952-4225  
www.mncppc.org

August 8, 2013

**MEMORANDUM**

TO: Ivy Thompson, Senior Planner, Zoning Section  
VIA: Teri Bond, Planning Supervisor, Community Planning Division *TMB*  
FROM: Hyojung Garland, LEED AP, Senior Planner, Community Planning Division *[Signature]*  
SUBJECT: SE-4723 Model Prayer Ministries International

**DETERMINATIONS**

General Plan: This application is consistent with the 2002 Approved General Plan Development Pattern policies for the Developed Tier.  
Sector Plan: This application is in conformance with the mixed-use recommendations of the 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. The sector plan's land use recommendation is for infill mixed-use development to create green, healthy, and pedestrian-friendly communities.

**BACKGROUND**

Location: The subject property is located south of Annapolis Road and west of 52<sup>nd</sup> Avenue at the intersection of Annapolis Road and 52<sup>nd</sup> Avenue.  
Size: .52 acres  
Existing Use: A single-family home is currently located on the site.  
Proposal: The applicant is requesting a special exception to operate a church in a structure originally constructed as a single-family dwelling.

**GENERAL PLAN, SECTOR PLAN AND SMA**

**2002 General Plan:** This site is located in the Developed Tier. The vision for the Developed Tier is a network of sustainable transit supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods.



<b>Sector Plan:</b>	<i>2009 Approved Port Towns Sector Plan and Sectional Map Amendment</i>
Planning Area/ Community:	69/Bladensburg/New Carrollton and Vicinity
Land Use:	Residential
Environmental:	Refer to the Environmental Planning Section referral for conformance with the Environmental Chapter of the approved sector plan and the 2005 <i>Approved Countywide Green Infrastructure Plan</i> .
Historic Resources:	None identified on the subject property.
Transportation:	Access is provided from Annapolis Road which is designated as an arterial in the approved sector plan.
Public Facilities:	The Annapolis Road Academy Alternative High School is located across Annapolis Road, and the Bladensburg Elementary School is on the west side of the property.
Parks & Trails:	The 2009 <i>Countywide Master plan of Transportation</i> planned sidepaths along Annapolis Road.
Aviation:	The subject site is not within an aviation policy area or the Interim Land Use Control area.
<b>SMA/Zoning:</b>	<i>The 2009 Approved Port Towns Sector Plan and Sectional Map Amendment</i> retained this property in the R-55 Zone.

## PLANNING ISSUES

The subject site is located outside of the DDOZ boundary designated in the *2009 Approved Port Towns Sector Plan and Sectional Map Amendment*. However, it is within the Annapolis Road Gateway Character Area and the following development guidelines are pertinent to the review of this development application:

### **General Building Standards for Siting** (p.175)

#### *Garage and Parking*

1. Curb cut or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block face. This guideline does not apply along alleys.

Discussion: The existing driveway is located approximately 50 feet from the intersection of Annapolis Road and 52<sup>nd</sup> Street. To meet the guideline, an existing 15 inch caliper oak tree has to be removed. Staff supports maintaining the existing driveway location to preserve the oak tree to enhance the site's landscaping.

**Parking and loading standards**

*Required Parking Spaces* (p.198)

The minimum surface parking spaces shall be 80 percent of the minimum required parking and loading as stated by section 27-568(a) of Part 11 of the Zoning Ordinance. The maximum number of surface parking spaces shall be equal to the minimum required by required parking and loading as stated by section 27-568(a) of Part 11 of the Zoning Ordinance.

Discussion: The applicant has provided the minimum number of spaces (14 spaces) required by the Zoning Ordinance.

*Special parking Standards: Bicycle Parking* (p.199)

All new nonresidential development shall provide a minimum of four bicycle parking spaces (installed two high-quality inverted “U” racks).

Discussion: Bicycle parking spaces have not been provided on the plan. The applicant should revise the plan to include a bicycle rack providing at least the minimum four bicycle spaces recommended to encourage less reliance on vehicular trips.

**Other recommendations**

Considering that this is in a residential area and expected to have increased pedestrian activities associated with the church services, it would be beneficial to provide a sidewalk along 52<sup>nd</sup> Street to connect to the recently constructed sidewalk on Annapolis Road.

c: Ivy A. Lewis, Chief, Community Planning Division  
Long-range Agenda Notebook

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**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
 14741 Governor Oden Bowie Drive  
 Upper Marlboro, Maryland 20772

DATE: July 19, 2012  
 TO: Fern V. Piret, Planning Director  
 FROM: Sherri Moseley  
 PROJECT NAME: Model Prayer Ministries, Lots 1-3, Decatur Heights  
 PROJECT NUMBER: Alternative Compliance AC-12014  
 COMPANION CASE: Special Exception SE-4723

**SE-4723**

**ALTERNATIVE COMPLIANCE COMMITTEE REVIEW**

Recommendation:  Approval  Denial

Justification: SEE ATTACHED

*Susan Karsuse, RLA*  
 Alternative Compliance Chair

*Sherri Moseley*  
 Reviewer's Signature

**PLANNING DIRECTOR'S REVIEW**

Final Decision  Approval  Denial

Recommendation  Approval  Denial

- To Planning Board
- To District Council
- To Zoning Hearing Examiner

Planning Director's Signature *Fern Piret*

**APPEAL OF PLANNING DIRECTOR'S DECISION**

Appeal Filed:

Planning Board Hearing Date:

Planning Board Decision:  Approval  Denial

Resolution Number:

Alternative Compliance: AC-12014  
Name of Project: Model Prayer Ministries  
Underlying Case: Special Exception SE-4723  
Date: July 19, 2012

Alternative Compliance is requested from Section 4.3, Parking Lot Requirements and Section 4.7, Buffering Incompatible Uses, along the southern property line, of the *Prince George's County Landscape Manual*.

**Location:**

The subject property is located on the south side of Annapolis Road, one half mile east of the intersection of Annapolis Road and Kenilworth Avenue (MD 201) in the R-55 Zone (One-Family Detached Residential). Specifically, the property is located at 5103 Annapolis Road in Bladensburg, Maryland.

**Background:**

The subject property is comprised of three lots totaling 0.52 acre. The property is currently improved with a single-family detached residence. The underlying case, Special Exception SE-4723, proposes to convert the residence into a church. Additional improvements to the parking and landscaping are also proposed to bring the site into conformance with the requirements of the *Prince George's County Landscape Manual* (Landscape Manual) and the Zoning Ordinance. The property is a corner lot bounded by the public right-of-way of Annapolis Road along the northern property line and 52nd Street along the eastern property line. A public school in the R-55 and O-S (Open Space) Zones bounds the subject property to the west and a single-family detached residence in the R-55 Zone is to the south.

The site is subject to the Landscape Manual, Sections 4.2, 4.3, 4.7, and 4.9. The applicant has filed this request for Alternative Compliance from Section 4.3, Parking Lot Requirements, for the relocation of green area and shade trees required for the interior parking lot planting, and Section 4.7, Buffering Incompatible Uses, along the southern property line adjacent to a single-family detached residence for the encroachment of the parking lot into the required landscape yard.

**REQUIRED: 4.3 Parking Lot Interior Planting.**

Parking Lot Area	±9,600 square feet
Interior Landscaped Area	8% (769 sq. ft.)
Shade Trees	3

**PROVIDED: 4.3 Parking Lot Interior Planting.**

Parking Lot Area	±9,600 square feet
Interior Landscaped Area	8% (778 sq. ft.)
Shade Trees	3



REQUIRED: 4.7 Buffering Incompatible Uses, along the southern property line adjacent to a single-family detached residence.

Length of bufferyard	137 feet
Building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes (6-foot-high, vinyl sight-tight)
Existing Woodland	No
Plant units (120 per 100 l.f.)	165 plant units

PROVIDED: 4.7 Buffering Incompatible Uses, along the southern property line adjacent to a single-family detached residence.

Length of bufferyard	137 feet
Building setback	52 feet
Landscape yard	26 feet
Fence or wall	Yes (6-foot-high, vinyl sight-tight)
Existing Woodland	No
Plant units	166 plant units

**Justification of Recommendation:**

Alternative Compliance is requested from Section 4.3, Parking Lot Requirements, for the relocation of approximately 360 square feet of the required green area and two shade trees required for the interior parking lot planting to the front of the property. The proposed plan meets all other requirements for parking planting. Specifically, the Landscape Manual requires that a planting island be provided on average for every ten parking spaces. The plan proposes to provide no more than five consecutive spaces without the interruption of a planting island. Additionally, portions of the parking lot are adjacent to the Section 4.2 landscape strip and the Section 4.7 landscape yard which contain shade trees that will provide relief to the paved parking areas. Section 4.3 of the Landscape Manual states that the purposes of interior parking lot planting, in part, are to provide shade and visual relief within the parking facility and to minimize the heat island effect created by large expanses of pavement. The adjacent aforementioned landscape areas will dually contribute to the purposes and objectives of parking lot planting. The 360 square feet of proposed green area and two shade trees are located in the northeastern portion of the site, directly behind the Section 4.2 landscape strip and adjacent to the front of the building. A condition is proposed in the Recommendation section of this report that the plans be labeled to show the removal of asphalt where green area is proposed in the parking lot.

Alternative Compliance is also requested from Section 4.7, Buffering Incompatible Uses, along the southern property line adjacent to a single-family detached residence for a four-foot reduction to the required 30-foot landscape yard. Section 1.3(a)(3) of the Landscape Manual states that alternative compliance may be granted if the change of use on an existing site increases the buffer required by Section 4.7 more than it is feasible to provide. The change of use proposed on the subject site requires a bufferyard where none was previously required between the subject site and the adjacent property to the south. The plan proposes to provide the minimum parking necessary for the proposed use, whereby a drive aisle and two parking spaces will encroach four feet into the required landscape yard. The applicant proposes to provide 100 percent of the required plant material and a six-foot-high sight-tight fence in lieu of the four-foot encroachment. Some errors in the calculation of plant material shown both on the plan



and in the Section 4.7 schedule were found, and a condition is proposed in the Recommendation section of this report requiring the plans be revised to show the correct calculations.

The landscape plan was reviewed in its entirety and several conditions of approval have been proposed in the Recommendation section of this report to address calculation and labeling errors unrelated to this request. The Alternative Compliance Committee is also recommending the use of a columnar species of trees along the southern property line and fence, where a row of 14 evergreen trees is proposed, so that adequate space is provided for branching.

The Alternative Compliance Committee finds the proposed request to relocate a portion of the parking lot internal green planting area and the proposed four-foot reduction to the Section 4.7 landscape yard are supportable and will be as equally effective as normal compliance.

**Recommendation:**

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance from Section 4.3 of the *Prince George's County Landscape Manual* for interior parking lot planting requirements and Section 4.7 along the southern property line, subject to the following conditions:

1. Revise the Section 4.7 schedule to reflect that 11 shrubs are provided and that a total of 166 plant units are provided, as is reflected on the landscape plan.
2. Revise the landscape plan to label the correct quantity of proposed plant material shown to be planted in the Section 4.7 landscape yard along the southern property line.
3. Label the asphalt to be removed in the parking lot planting areas and a curb or other protective device shall be shown on both the site and landscape plans.
4. Revise the Section 4.3-2 schedule to provide the size of the total parking lot area.
5. Replace the *Pinus Strobus* shown in the plant list and on the landscape plan with a columnar species evergreen tree such as *Nellie Stevens*, *Eastern Red Cedar*, *Magnolia Grandiflora* 'Edith Bogue,' or equivalent.
6. Revise the plant list to show the common name of *Quercus Phellos* to be *Willow Oak*, *Gleditsia Triacanthos* to be *Honey Locust*, and *Cercis Canadensis* to be *Kentucky Redbud*.
7. Revise the quantities in the plant list to accurately reflect the plant material as shown on the landscape plan.
8. Revise the Section 4.2 schedule to indicate 265 linear feet of frontage, 8 shade trees, and 76 shrubs required. Revise the landscape plan to provide at least the minimum plant material required.