

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.

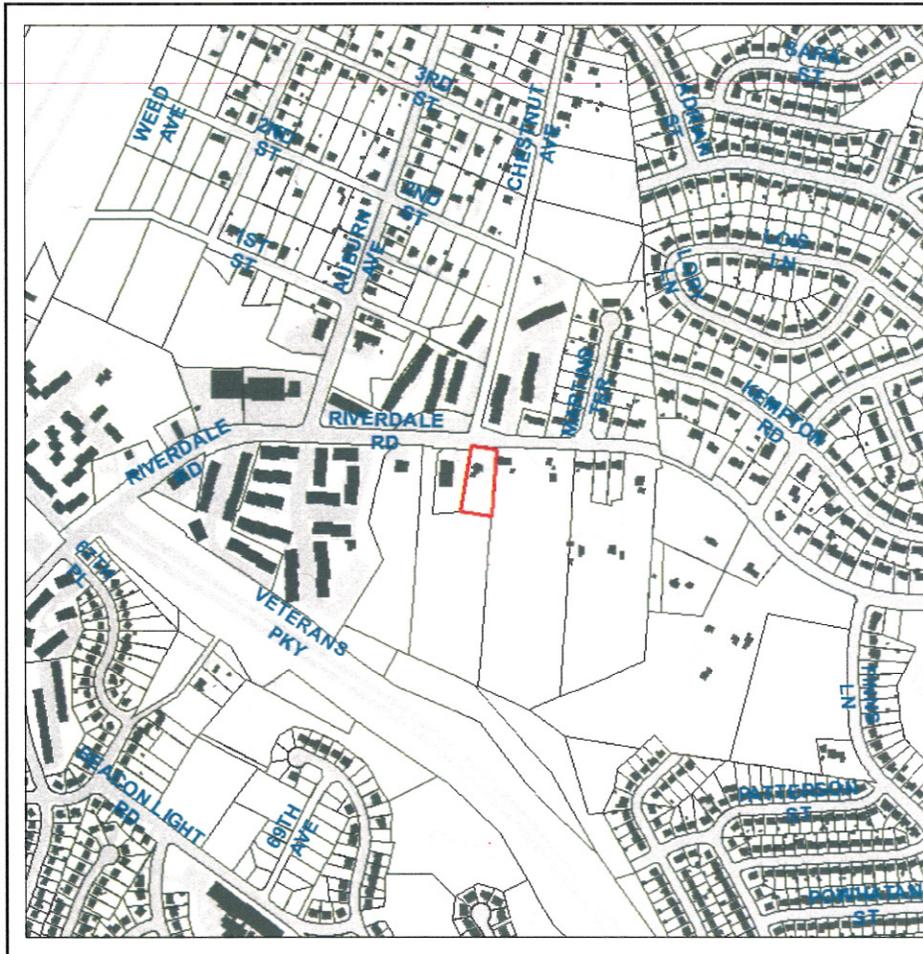
Detailed Site Plan
Alternative Compliance

DSP-12048
AC-15012

Application	General Data	
Project Name: Christ Apostolic Church Location: South side of Riverdale Road at the intersection of Riverdale Road and Martins Terrace. Applicant/Address: Charles Uwaje 6907 Riverdale Road Lanham, MD 20706	Planning Board Hearing Date:	01/14/16
	Staff Report Date:	12/18/15
	Date Accepted:	07/18/14
	Planning Board Action Limit:	07/31/13
	Plan Acreage:	1.0
	Zone:	R-80
	Dwelling Units:	N/A
	Gross Floor Area:	2,488 sq. ft.
	Planning Area:	69
	Council District:	03
	Election District:	02
	Municipality:	N/A
200-Scale Base Map:	207NE06	

Purpose of Application	Notice Dates	
Conversion of a single-family house to a 24-seat church.	Informational Mailing:	08/17/12
	Acceptance Mailing:	04/18/13
	Sign Posting Deadline:	12/14/15

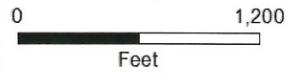
Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



SITE VICINITY MAP

Legend

-  Site Boundary
-  Property
-  Building
-  Bridge
-  Pavement
-  Railroad Line



1 inch = 600 feet



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information Systems

Created: July 17, 2014

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-12048
Alternative Compliance AC-15012
Christ Apostolic Church

The Zoning Review staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the requirements of the following sections of the Prince George's County Zoning Ordinance:
 - (1) Section 27-429, Purposes of the One-Family Detached Residential (R-80) Zone.
 - (2) Section 27-441, Uses permitted in residential zones.
 - (3) Section 27-442, Regulations in residential zones.
- b. Conformance to the requirements of the 2010 *Prince George's County Landscape Manual*.
- c. Conformance to the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- d. Conformance to the Prince George's County Tree Canopy Coverage Ordinance.
- e. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Zoning Review staff recommends the following findings:

1. **Request:** The subject application is a request to convert a single-family dwelling in the One-Family Detached Residential (R-80) Zone to a 24-seat church with associated parking and to erect a sign on the site.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-80	R-80
Use(s)	Single-Family Residence/ Church	Church
Acreage	1.0	1.0
Lots	1	1
Total Gross Floor	2,488 sq. ft.	2,488 sq. ft.

Parking Required:

Church (1 parking space per 4 seats or 6 spaces for 24 seats)	6
Total Parking Required:	6
Total Parking Provided:	6

Loading Spaces Required: 0

(one space for 10,000–100,000 square feet of GFA)

Loading Spaces Provided: 0

3. **Location:** The subject property is located on the south side of Riverdale Road, at its intersection with Chestnut Avenue, between Veterans Parkway (MD 410) and Finns Lane, approximately one mile east of the intersection of Riverdale Road and the Baltimore Washington Parkway (MD 295). The area includes large wooded single-family lots to the south on Riverdale Road and apartment complexes to the north and west of the site.
4. **Surrounding Uses:** The property is bounded to the north by Riverdale Road; to the east by a single-family detached residence; to the south by a vacant wooded property; and to the west by a Potomac Electric Power Company (PEPCO) public utility/office building. All of the surrounding land uses are located in the R-80 Zone.
5. **Previous Approvals:** There are no previous Prince George’s County Planning Board approvals of relevance to the subject review. The subject property is composed of part of Lot 5, Block M – Wildercroft. The record plat was recorded in 1909 as Plat RNR 2-11 in the County Land Records. The property is located on Tax Map 43 in Grid C-3. The existing structure is currently being used as a church.
6. **Design Features:** The property is a rectangular parcel and is accessed directly from Riverdale Road. The property is currently developed with a 2,488 gross floor area, two-story, single-family dwelling and garage that is to be used for storage.

A sign that reads “Christ Apostolic Church Miracle Center” is located at the 25-foot setback advertising church services. The sign is 20 square feet, according to a detail provided on the plan, which appears to be within the approximately 40 square feet permitted by the Prince George’s County Zoning Ordinance. An asphalt driveway connects to the area used for parking.

With the subject detailed site plan (DSP), the applicant proposes to validate the existing church operating within a former single-family residence.

7. **Prince George’s County Zoning Ordinance:** Staff has reviewed the subject project against the relevant requirements of the Zoning Ordinance and finds it in compliance. More particularly, with respect to Section 27-441(b), Table of Uses, the proposed church is a permitted use in the R-80 Zone, and the site design guidelines of the Zoning Ordinance are as follows:

- a. The subject application is in conformance with the requirements of Section 27-441(b), which governs permitted uses in residential zones. The proposed church, which is located on a lot between one and two acres in size, is a permitted use subject to Footnote 52, which governs the development of churches on the above-referenced lots, with DSP approval.
- b. The DSP is in general compliance with the requirements of Section 27-442, Regulations, for development in the R-80 Zone.

8. **2010 Prince George’s County Landscape Manual:** The site, as a conversion to a church use, is subject to the requirements of the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The site is subject to Section 4.2, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual because it involves a change of use from a lower to higher intensity on the subject property. The following standards apply:

- a. **Section 4.2, Landscape Strips Along Streets**—The site is subject to Section 4.2, which requires that, for all nonresidential uses, a landscape strip shall be provided on the property abutting all private and public streets. A landscape schedule has been provided for the bufferyard required along Riverdale Road that indicates compliance with the Landscape Manual requirements.
- b. **Section 4.4 Screening Requirements**—Section 4.4 requires that all dumpsters, loading spaces, and mechanical areas be screened from adjoining residential uses, land in any residential zone, and constructed public streets. The site plan does not show any dumpsters, loading spaces, or mechanical equipment that would trigger compliance with this requirement.
- c. **Section 4.7, Buffering Incompatible Uses**—The applicant has filed a request for alternative compliance from Section 4.7, Buffering Incompatible Uses, along the eastern property line for encroachments of the existing/proposed driveway and parking lot into the required landscape yard.

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

Length of bufferyard	248 feet
Minimum building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes, six-foot-high, board-on-board
Percent with Existing Trees	40%
Plant Units (120 per 100 l.f.)	179

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

Length of bufferyard	248 feet
Minimum building setback	52 feet
Landscape yard	0–30 feet
Fence or wall	Yes, six-foot-high, board-on-board
Percent with Existing Trees	40%
Plant Units (80 per 100 l.f.)	125

Justification of Recommendation

The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, along the eastern property line, adjacent to a single-family detached residence. A Type “C” landscape buffer inclusive of a 40-foot-wide building setback and a 30-foot-wide landscape yard would normally be required to buffer the proposed church use from an adjacent residentially used property. The applicant is proposing to provide a 40-foot building setback and a zero to 30-foot-wide landscape yard with 95 of the 179 required plant units, in combination with a six-foot-high screen fence. The existing driveway on the subject property is located entirely within the required 30-foot-wide landscape buffer for a distance of approximately 160 feet. For the purpose of commercial entry from the right-of-way, only the driveway entrance location is proposed to be shifted approximately ten feet to the west and the entire driveway is proposed to have new asphalt surfacing. The applicant is proposing to provide three additional shade trees on the west side of the proposed driveway to enhance the proposed buffering. A portion of the proposed parking lot to serve the church also encroaches into the required landscape yard by approximately 10 feet for a distance of 85 feet.

There is an apparent connecting driveway between the subject property and the property to the east where there is no proposed landscape yard width and a proposed opening in the six-foot-high screen fence to maintain the connection. Although the plans indicate a shared driveway, the applicant has not demonstrated that any private easement agreement exists on the subject property, which would not withstand the newly proposed use and requirement for a landscape yard. Given that the proposed use of the subject property is a greater impact to the adjacent eastern property, and in an effort to protect the incompatible uses, both now and for future owners, the Alternative Compliance Committee recommends that the proposed asphalt driveway be shifted to leave a minimum width of eight feet from the eastern property line where the proposed fence shall continue uninterrupted and an additional three shade trees may be planted.

The recommendations would result in an increase to 155 plant units, inclusive of the shade trees proposed on the west side of the driveway, with an uninterrupted screen fence, whereas 179 plant units are normally required. With the recommended revisions, the Alternative Compliance Committee finds the proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual along the eastern property line.

During the review of the proposed landscape plan, some technical errors were found which should be corrected prior to certification of the DSP, and those corrections have been included below as recommended conditions of approval.

Recommendation

The Planning Director recommends APPROVAL of Alternative Compliance for Section 4.7, along the eastern property line, of the 2010 *Prince George's County Landscape Manual*, for Christ Apostolic Church Miracle Center, Part of Lot 5, subject to the following conditions:

- (1) Prior to certification of Detailed Site Plan DSP-12048, the applicant shall revise the landscape plans to:
 - (a) Relocate the asphalt driveway a minimum of eight feet from the eastern property line and, in its place, provide a landscape yard with three additional shade trees.
 - (b) Show the proposed six-foot-high board-on-board fence to continue along the entire eastern landscape yard without interruption.
 - (c) Indicate in all applicable landscape schedules that the subject property is in the Developed Tier.
 - (d) Correct the Section 4.2 schedule to show the linear frontage of the subject property as 132 feet and correct the required landscaping accordingly. The provided landscaping shall be revised to meet the minimum requirements.

- d. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires that a percentage of the proposed plant materials be native plants. The schedule provided shows that the native plant requirements are being met.

- 9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The subject project is exempt from the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance, as it does not involve in excess of 5,000 square feet of land disturbance.

- 10. **Prince George's County Tree Canopy Coverage Ordinance:** The subject project is exempt from the requirements of the Tree Canopy Coverage Ordinance, as it does not involve a land disturbance.

- 11. **Referrals:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—In a memorandum dated August 13, 2014, the Community Planning Division stated that the application conforms to the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity (Planning Area 69)* land use recommendations for low- to medium-density residential uses. This site is located within the Established Communities policy area. The plan recommends maintaining and enhancing existing public services (police and fire/EMS), facilities such as libraries and schools, and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

In addition to the applicant's proposal to widen the driveway entrance to Riverdale Road, to add landscaping along the Riverdale Road, and to erect a sign, the applicant should provide a sidewalk along Riverdale Road to provide safe access to the site for pedestrians, add landscaping to buffer the site from the adjacent single-family dwelling and PEPCO facility, and design the proposed sign to be the proper scale for this residential area and complement the character of the community. These issues raised by the Community Planning Division staff have been addressed in plan revisions or as conditions of approval.

- b. **Transportation**—In a memorandum dated August 4, 2014, the Transportation Planning Section stated that they had reviewed Detailed Site Plan DSP-12048 and determined that the landscaping shown on the site plan is within the limits of the ultimate right-of-way of 80 feet, which is 40 feet from the existing centerline. The landscaping will have to be moved further back into the applicant's property. The turning radii of the proposed driveway, parking, and circulation are adequate. A limited number of trips are expected from the site. There does not appear to be any traffic safety issues at the site. Therefore, this plan is acceptable and meets the finding required for a DSP as described in Section 27-285.
- c. **Subdivision**—In comments dated July 30, 2014, the Subdivision Review Section offered the following regarding the subject project:

The subject property is composed of part of Lot 5, Block M – Wildercroft. The record plat was recorded in 1909 as Plat RNR 2-11 in the County Land Records. The property is located on Tax Map 43 in Grid C-3, and is approximately one acre. The site is a legal lot pursuant to Section 24-107(c)(7) of the Subdivision Regulations and is currently improved with 2,488 square feet of gross floor area (GFA) for one single-family dwelling. The purpose of this DSP is to convert the use of the building from a single-family dwelling to a 24-seat church. No increase in GFA is proposed by the DSP. The plan shows the conversion of an existing garage, which is to be converted into a storage unit. The GFA of this accessory structure should be provided on the plan.

Pursuant to Section 24-107(c)(7)(B) of the Subdivision Regulations, a site is exempt from the requirement of filing a preliminary plan of subdivision if the total development proposed for the subdivision does not exceed 5,000 square feet of GFA. As previously discussed, the DSP indicated that the current GFA on the property is less than 5,000 square feet and there is no proposed increase by the plan. Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Comment: The recommended conditions by the Subdivision Section have either been addressed in plan revisions or have been included in the Recommendation section of this report.

- d. **Permits**—In a memorandum dated July 31, 2014, the Permit Review staff offered information regarding correcting information on the site plan. The corrections required are:
 - (1) The existing shared driveway appears to have a portion of limit of disturbance that is off the property.

- (2) The site plan must be signed and sealed by an engineer and by a landscape architect registered in the state of Maryland.
- (3) The proposed and maximum lot coverage must be demonstrated on the site plan.
- (4) The provided Section 4.7 required landscape buffer appears to be provided on the adjacent property. Section 4.7 landscaping can only be used on the adjacent property if required under the Landscape Manual for that adjacent property.
- (5) The Section 4.7 impact for PEPCO on the adjacent property should be medium.
- (6) A Section 4.7 landscape schedule should be provided for each property line.
- (7) A Section 4.7 minimum landscape yard should be demonstrated on the site plan.
- (8) The provided parking lot may be within the Section 4.7 30-foot required landscape yard and will require alternative compliance.
- (9) The Section 4.2 landscape strip does not appear to be ten feet wide.
- (10) The Section 4.2 landscape schedule general plan designation should be developed.
- (11) The shared driveway note should be removed unless a legal agreement has been established with the proposed church since adequate driveway is proposed for the church on this subject site.
- (12) If this is an illuminated sign per Section 27-592(a) of the Zoning Ordinance, which states “Signs which flash or blink, or which have varying intensity of illumination on less than a five (5) second cycle, are prohibited,” please provide documentation indicating the cycle.

Comment: These corrections were addressed via revised site plans or as proposed conditions.

- e. **Environmental Planning**—The site has an approved Natural Resources Equivalency Letter, NRI-EL-021-12, which expires on April 26, 2017.
- f. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—DPIE requires an approved concept plan for the site and conformance with the Prince George's County Department of Public Works and Transportation’s (DPWT) street tree and street lighting specifications and standards.
- g. **Prince George’s County Department of Public Works and Transportation (DPW&T)**—A Stormwater Management Concept Approval Letter (18965-2012) was issued by DPIE stating that the proposal has less than 5,000 square feet of disturbance; therefore, there will be no stormwater management requirements. However, the stormwater management concept approval expired July 20, 2015 and shall be required to be renewed prior to certification of the DSP.

- h. **Prince George's County Fire/EMS Department**—No major issues were identified.
- 12. Based on the analysis and as required by Section 27-285(b)(1) of the Zoning Ordinance, the DSP represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
- 13. Section 27-285(b)(4) of the Zoning Ordinance requires that a DSP demonstrate that regulated environmental features have been preserved and/or restored to the fullest extent possible if environmental features exist. In this case, the property is absent of any significant environmental features.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning Review staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-12048 and Alternative Compliance AC-15012 for Christ Apostolic Church, subject to the following conditions:

- 1. Prior to certification of the detailed site plan, the following revisions shall be made or information provided:
 - a. Relocate the asphalt driveway to be a minimum of eight feet from the eastern property line for a landscape yard in which three additional shade trees shall be provided. The Section 4.7 schedule for the eastern property line shall be revised to indicate the landscape yard width and plant units as required and provided.
 - b. Show the proposed six-foot-high board-on-board fence to continue along the entire eastern landscape yard without interruption.
 - c. Indicate in all applicable landscape schedules that the subject property is in the Developed Tier.
 - d. Correct the Section 4.2 schedule to show the linear frontage of the subject property as 132 feet and correct the required landscaping accordingly. The provided landscaping shall be revised to meet the minimum requirements.
 - e. Provide the gross floor area of the existing garage.
 - f. Provide the distance for the entire northern property line.
 - g. The site plan must be signed and sealed by an engineer and by a landscape architect registered in the state of Maryland.
 - h. The proposed and maximum lot coverage must be demonstrated on the site plan.
 - i. The shared driveway note shall be removed, unless a legal agreement has been established with the proposed church since adequate driveway is proposed for the church on this subject site.

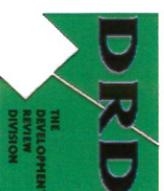
- j. Provide documentation that the sign will not be used to advertise anything, except for the church use.
- k. If this is an illuminated sign per Section 27-592(a) of the Prince George's County Zoning Ordinance, which states "Signs which flash or blink, or which have varying intensity of illumination on less than a five (5) second cycle, are prohibited," provide documentation indicating the cycle.

ITEM:

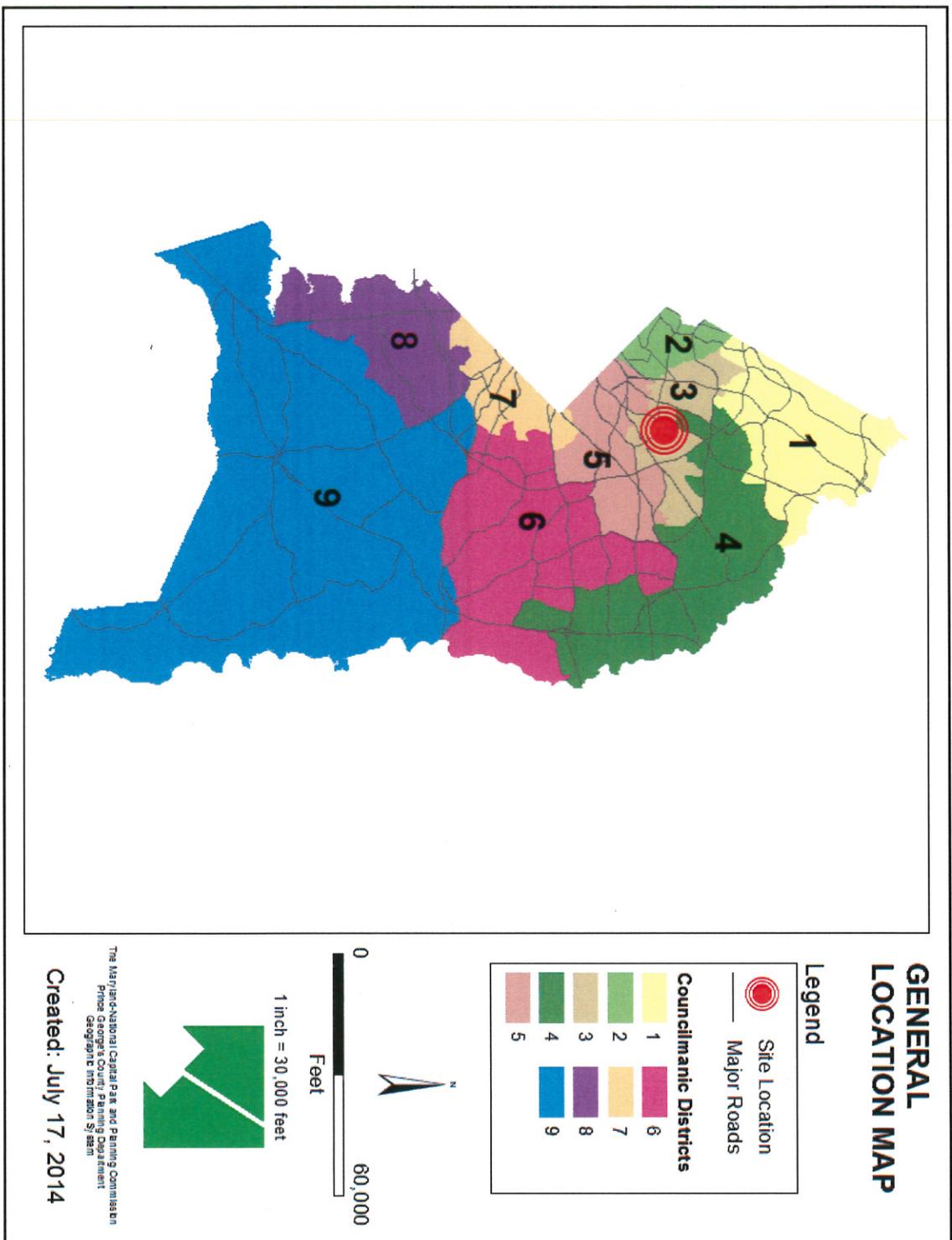
CASE: DSP-12048

CHRIST APOSTOLIC CHURCH

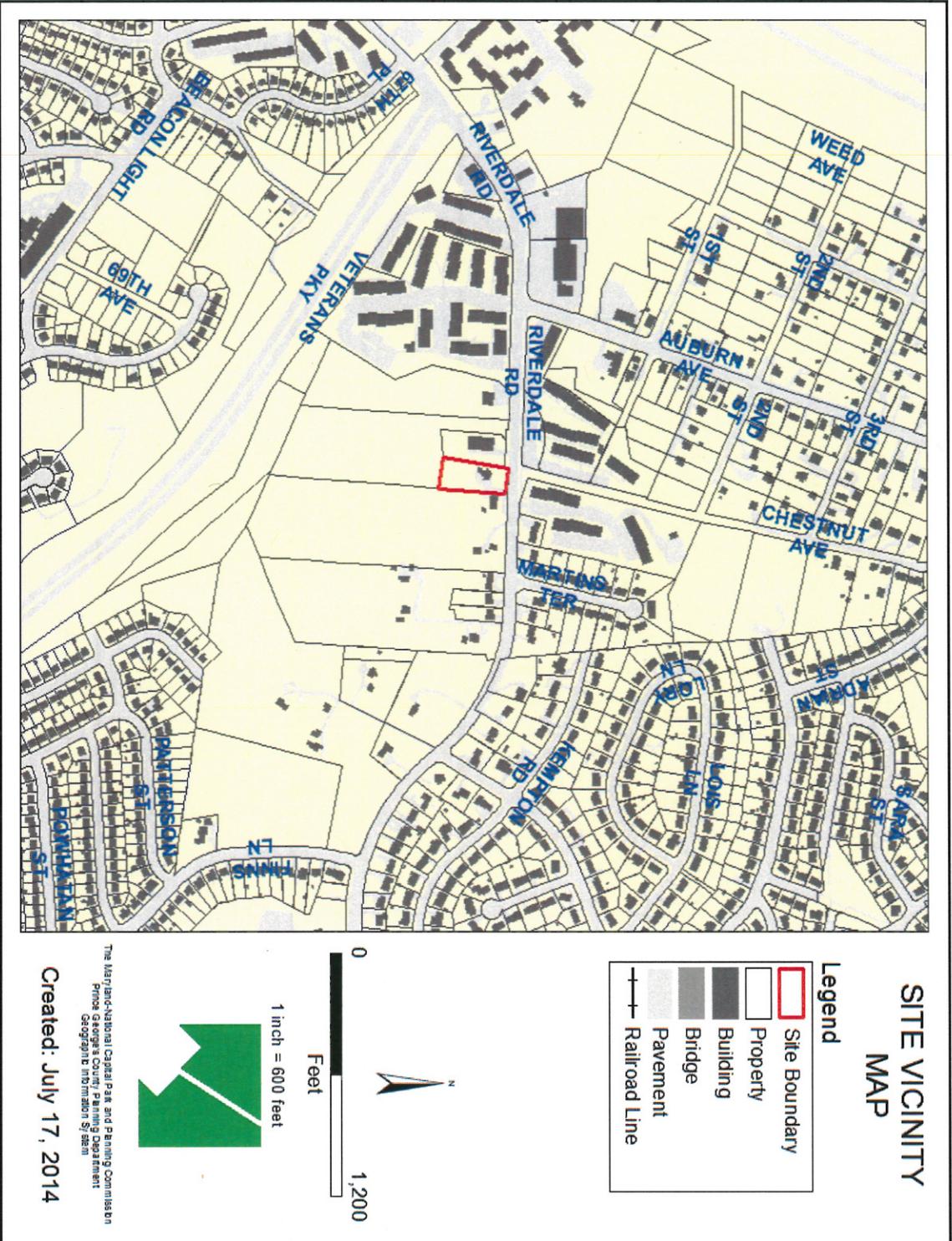
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



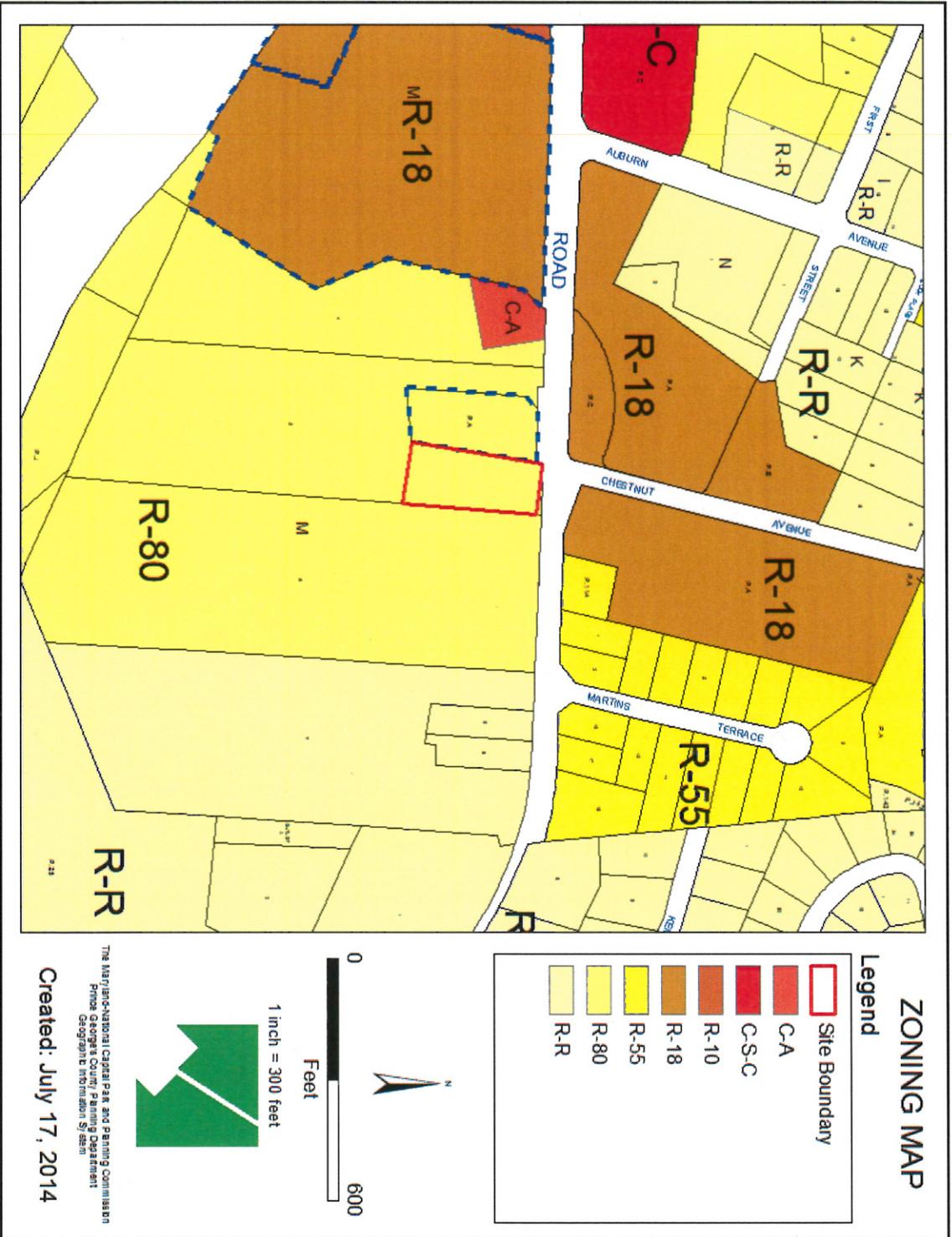
GENERAL LOCATION MAP



SITE VICINITY



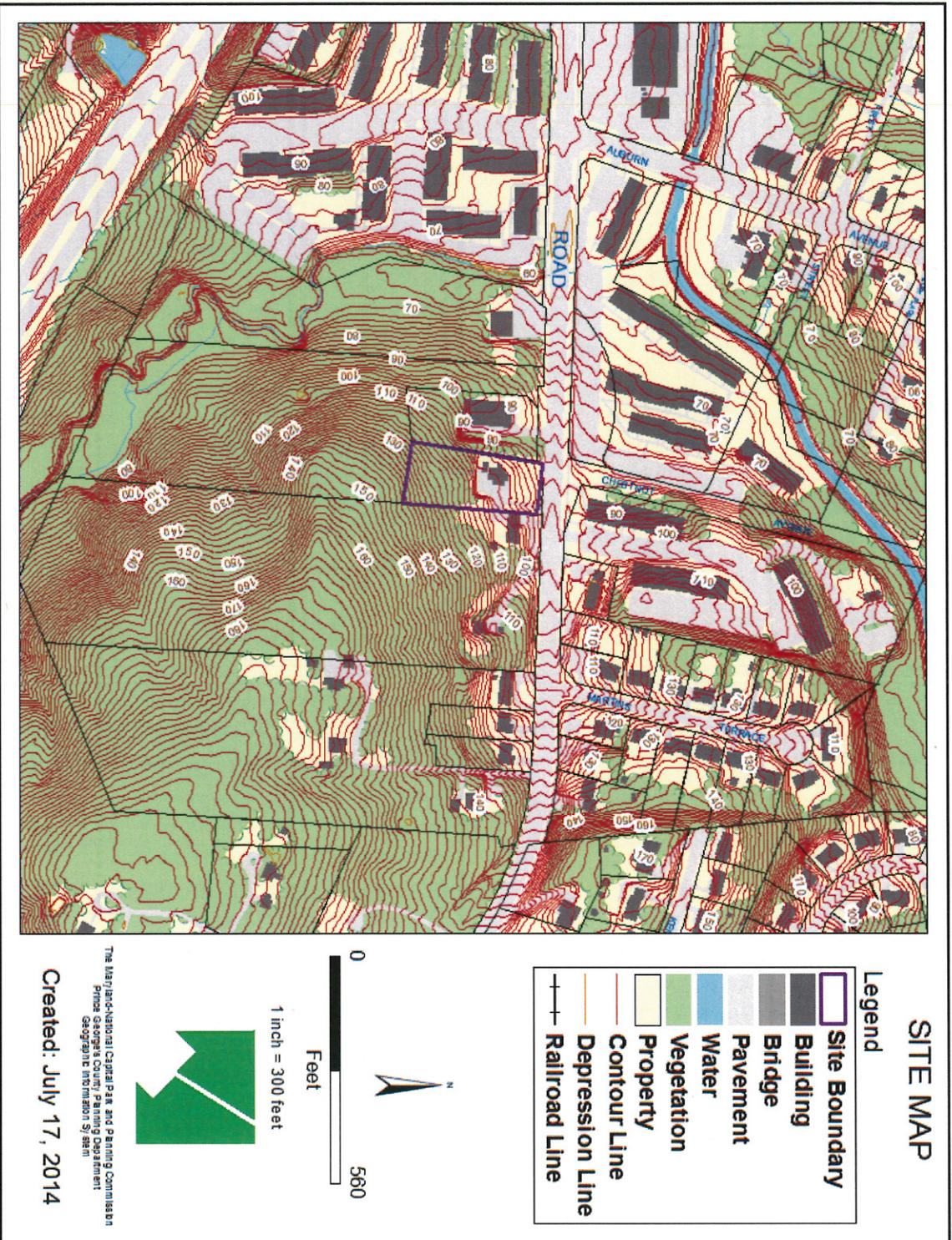
ZONING MAP



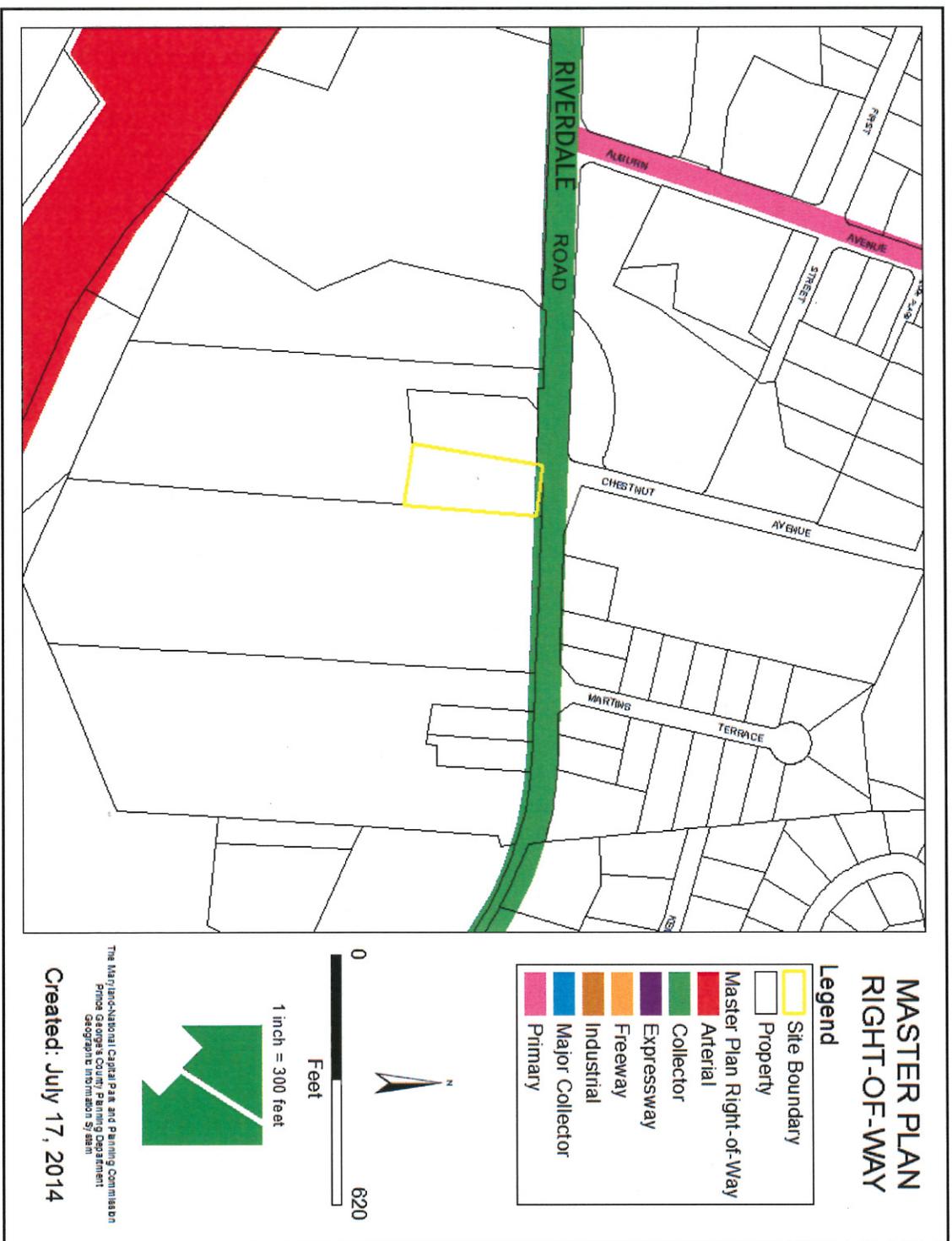
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

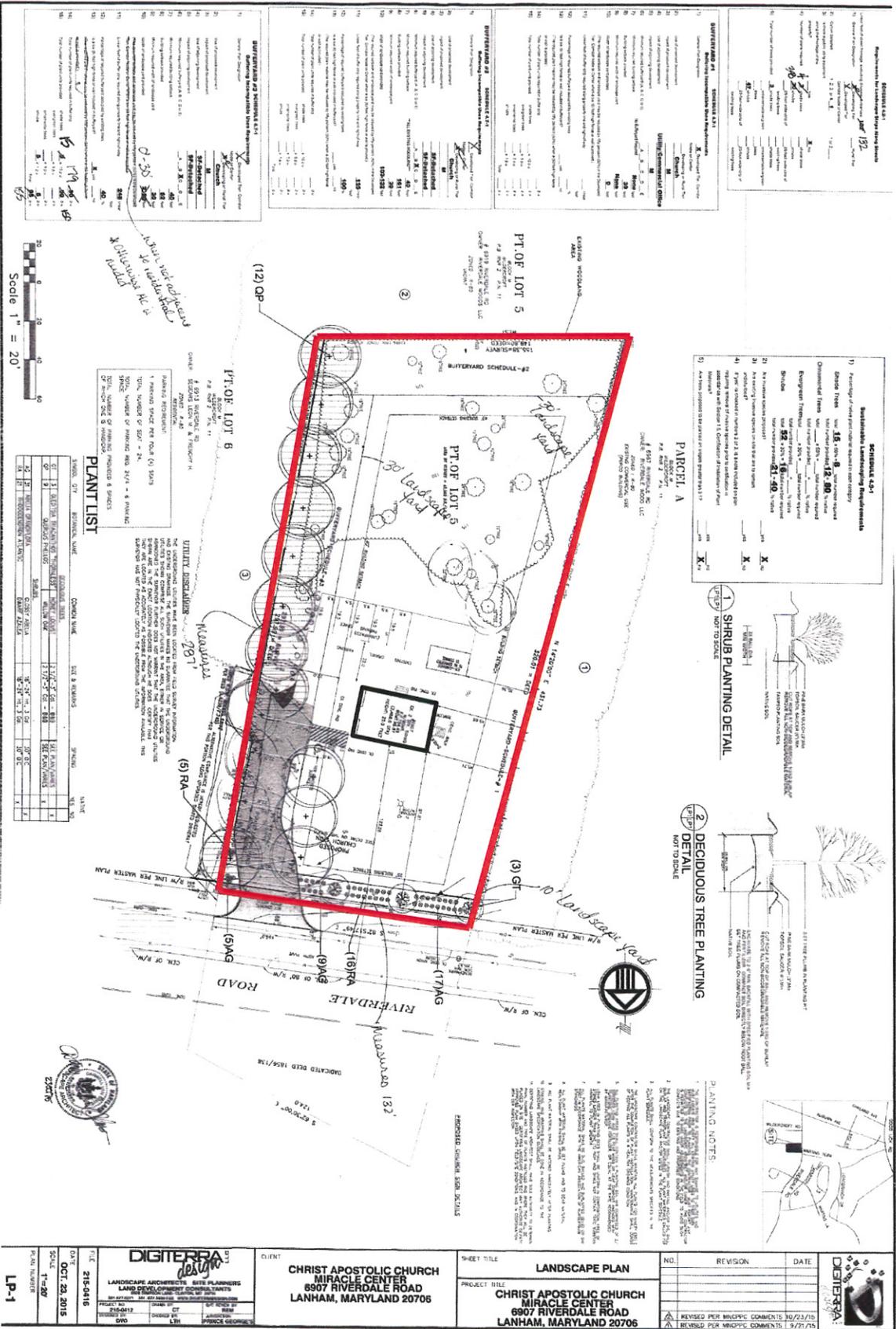


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



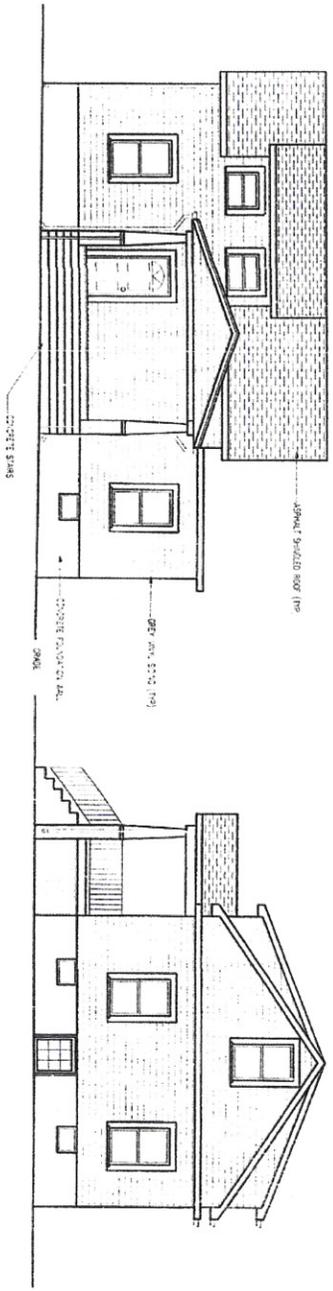
LANDSCAPE PLAN

Case #DSP-12048



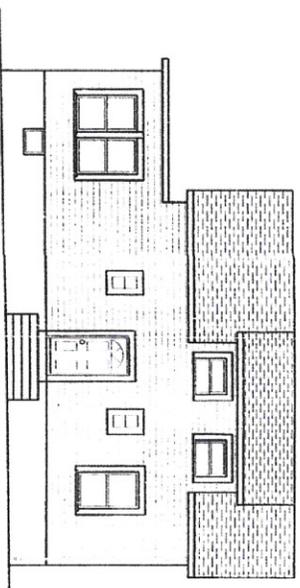
ELEVATIONS

Case #DSP-12048

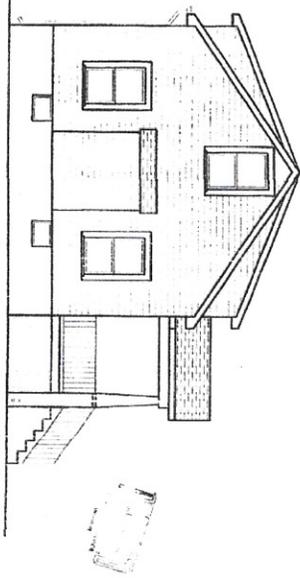


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Mutual Enterprise
CAD Services
One Hill, Maryland 20745
Tel: (301) 894-9113

MEP Consultant

Project
HOUSE ELEVATIONS
6807 RIVERDALE ROAD
LANNAM, MD 20706

Consultants
Sunderly Ojeda
(B.S. Arch/ M.S. Planning)
2409 Oakt Run Drive
Tempe Hills, MD 20714

Sheet Title
ELEVATIONS

Project No.	Sheet
Date: 8-3-12	A-1
Drawn By: RW	
Scale: AS SHOWN	





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

DATE: November 16, 2015
 TO: Fern V. Piret, Planning Director
 FROM: Sherri Conner, Alternative Compliance Committee
 PROJECT NAME: Christ Apostolic Church Miracle Center, Part of Lot 5
 PROJECT NUMBER: Alternative Compliance AC-15012
 COMPANION CASE: DSP-12048

ALTERNATIVE COMPLIANCE COMMITTEE REVIEW

Recommendation: Approval Denial

Justification: SEE ATTACHED

Sherri Conner

Sherri Conner
 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-15012
 Name of Project: Christ Apostolic Church Miracle Center, Part of Lot 5
 Underlying Case: DSP-12048
 Date: November 16, 2015

Alternative Compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* for Section 4.7, Buffering Incompatible Uses, along the eastern property line.

Location:

The subject site is located on the south side of Riverdale Road, approximately one mile east of the intersection of Riverdale Road and Baltimore Washington Parkway; and is within the geography previously designated as the Developed Tier and reflected on Attachment H(5) of the *Plan Prince George's 2035 General Plan* (Plan Prince George's 2035), as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR-26-2014, Revision No. 31).

Background:

The subject site is zoned One-Family Detached Residential (R-80) and is approximately one acre. The applicant proposes to occupy the existing structure and improve the site for a church use.

The property is bounded to the north by Riverdale Road, to the east by a single-family detached residence, to the south by a vacant R-80 zoned property, and to the west by a public utility/office building. The site is subject to Section 4.2, Parking Lot Requirements; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because it involves a change of use from a lower- to higher intensity on the subject property. The applicant has filed this request for Alternative Compliance from Section 4.7, Buffering Incompatible Uses, along the eastern property line for encroachments of the existing/proposed driveway and parking lot into the required landscaped yard.

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

Length of bufferyard	248 feet
Minimum building setback	40 feet
Landscape yard	30 feet
Fence or wall	Yes, six-foot-high, board-on-board
Percent with Existing Trees	40%
Plant Units (120 per 100 l.f.)	179

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

Length of bufferyard	248 feet
Minimum building setback	52 feet
Landscape yard	0-30 feet
Fence or wall	Yes, six-foot-high, board-on-board
Percent with Existing Trees	40%
Plant Units (80 per 100 l.f.)	125

Justification of Recommendation:

The applicant is requesting Alternative Compliance from Section 4.7 Buffering Incompatible Uses, along the eastern property line, adjacent to a single-family detached residence. A Type "C" landscape buffer inclusive of a 40-foot-wide building setback and a 30-foot-wide landscape yard would normally be required to buffer the proposed church use from an adjacent residentially used property. The applicant is proposing to provide a 52-foot building setback and zero to 30-foot-wide landscaped yard with 95 of the 179 required plant units, in combination with a six-foot-high screen fence. The existing driveway on the subject property is located entirely within the required 30-foot-wide landscape buffer for a distance of approximately 160 feet and a portion of the proposed parking lot to serve the church also encroaches into the required landscape yard by approximately ten feet for a distance of 85 feet. The location of the commercial entrance from the right-of-way is proposed to be shifted approximately ten feet to the west (per the regulating authority) and the entire driveway is proposed to have new asphalt surfacing. The applicant is proposing to provide three additional shade trees on the west side of the proposed driveway to enhance the overall proposed buffering. There is a connecting driveway between the subject property and the property to the east where there is a proposed opening in the six-foot-high screen fence to maintain the connection. Apparently, this connection has been a long-standing shared driveway that affords the adjacent residential property access to the rear yard of said property; however, the applicant has not demonstrated that any private easement agreement exists on the subject property. Given that the proposed use of the subject property is a greater impact to the adjacent property to the east and in an effort to protect the residential property to the east, both now and for future owners, the Alternative Compliance Committee recommends that the driveway be shifted eight feet from the eastern property line to align with the relocated entrance from the roadway. The driveway connecting to the eastern property should be reduced to ten feet in width. The proposed fence should continue uninterrupted, except for a break in the fencing where access to the eastern property is proposed to remain. An additional three shade trees should be planted in the eight-foot-wide space and 24 additional plant units planted along the driveway and parking lot areas. This recommendation would result in an increase to 179 plant units (inclusive of the shade trees proposed on the west side of the driveway) with a screen fence, whereas 179 plant units are normally required. With the recommended revisions, the Alternative Compliance Committee finds the proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual along the eastern property line.

During the review of the proposed landscape plan, some technical errors were found which should be corrected prior to certification of the Detailed Site Plan and those corrections have been included below as recommended conditions of approval.

Recommendation:

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Section 4.7, along the eastern property line, of the 2010 *Prince George's County Landscape Manual*, for Christ Apostolic Church Miracle Center, Part of Lot 5, subject to the following conditions:

- I. Prior to certification of Detailed Site Plan DSP-12048, the applicant shall revise the landscape plans to:
 - a. Relocate the proposed asphalt driveway a minimum of eight feet from the eastern property line, except for a ten-foot-wide driveway connection to the property to the east.
 - b. Provide three shade trees in the eight-foot-wide landscaped yard and 24 additional plant units along the driveway and parking lot areas within the eastern Section 4.7 buffer.
 - c. The Section 4.7 schedule for the eastern property line shall be revised to create the revised provided landscape yard width and plant units both required and provided.
 - d. Show the proposed six-foot-high board-on-board fence to continue along the entire eastern landscaped yard, leaving an opening in the fence for a ten-foot-wide driveway access to the eastern property.
 - e. Indicate in all applicable landscape schedules that the subject property is in the area previously known as the Developed Tier.
 - f. Correct the Section 4.2 schedule to show the linear frontage of the subject property as 132 feet and correct the required landscaping accordingly. Landscaping shall be added to the plan appropriately to meet the minimum requirements.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Prince George's County Planning Department
Community Planning Division

301-952-3972

M-NCPPC
P.G. PLANNING DEPARTMENT
RECEIVED
AUG 13 2014
RECEIVED
DEVELOPMENT REVIEW DIVISION

August 13, 2014

MEMORANDUM

TO: Meika Fields, Urban Design Section, Development Review Division
VIA: Teri Bond, Planning Supervisor, Community Planning Division
FROM: Samuel L. White, Jr., Senior Planner, Community Planning Division
SUBJECT: DSP-12048 Christ Apostolic Church

TWB
SW

DETERMINATIONS

The application conforms to the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* (Planning Area 69) land use recommendations for Low- Medium Density Residential

BACKGROUND

Location: The site is located on the south side of Riverdale Road between Veterans Parkway (MD 410) and Finns Lane

Size: 1.0 acres

Existing Uses: Church

Proposal: The applicant is requesting to utilize the single family dwelling as a church with 24 seats and erect a sign on the site.

GENERAL PLAN, MASTER PLAN AND SMA

2014 *Plan Prince George's 2035 Approved General Plan*: This site is located within the Established Communities policy area. The plan recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries and schools), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

Master Plan: 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* (Planning Area 69) .

Planning Area/
Community: Planning Area 69

Land Use: Low- Medium Density Residential

Environmental: See the Environmental Planning Section referral for comments from the 2005 Countywide Green Infrastructure Plan concerning development of this site.

Historic Resources: None identified

Transportation: Riverdale Road is an existing collector road.

Public Facilities: None identified

Aviation: The subject property is not within any county Aviation Policy Areas; this property is outside of the 65 dBA noise contours, so noise attenuation is not required. The property is not in any Accident Potential Zone, so no controls on use or density are required.

Parks & Trails: The master plan recommends planned on-road bike facilities on Riverdale Road from Annapolis Road (MD 450) to East West Highway (MD 410).

SMA/Zoning: The 1994 Approved Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity (Planning Area 69) retained the R-80 Zone.

PLANNING COMMENTS

The site is located on the south side of Riverdale Road between Veterans Parkway (MD 410) and Finns Lane. The area includes large wooded single family lots to the south on Riverdale Road and apartment complexes to the north and west of the site. The applicant is requesting to utilize the single family dwelling as a church with 24 seats and erect a sign on the site.

In addition to the applicant's proposal to widen the driveway entrance to Riverdale Road, add landscaping along the Riverdale Road and erect a sign, the applicant should provide a sidewalk along Riverdale Road to provide safe access to the site for pedestrians, add landscaping to buffer the site from the adjacent single family dwelling and PEPCO facility, and design the proposed sign to be the proper scale for this residential area and complement the character of the community.

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

J:\Referrals-DRD\DSP-12048 Christ Apostolic Church_sw.docx



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

August 5, 2014

MEMORANDUM

TO: Meika Fields, Urban Design Section, Development Review Division
VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division
FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division
SUBJECT: DSP-12048, Christ Apostolic Church

The Transportation Planning Section has reviewed the detailed site plan application referenced above. The site contains a single family dwelling in the R-80 Zone. It is located on the south side of Riverdale Road near Martins Terrace. The applicant seeks to convert a single family dwelling into a church with 24 seats.

Review Comments

Section 27-441 (b) of the Zoning Ordinance permits the use of a church in a structure originally constructed as a dwelling unit subject to a detailed site plan review. The church is seeking a use and occupancy, and sign permit.

The site is subject to the general requirements of site plan review, which include attention to parking, loading, on-site circulation, etc. There are no specific transportation-related requirements imposed by the zone or the use, and otherwise no traffic-related findings are required. There is no previous transportation conditions imposed on the site.

There are no proposed additions to the existing structure.

The dwelling is located on Riverdale Road, a master plan roadway listed in the *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* as a collector roadway with 80 feet of right-of-way. The site plan shows an existing 60 foot right-of-way with 30 feet dedicated from the centerline of Riverdale Road. Landscaping is shown on the site plan within the limits of the ultimate right-of-way of 80 feet, which is 40 feet from the existing centerline. The landscaping will have to be moved further back into the applicant's property.

A shared single lane driveway is shown that provides access to the adjacent property. It is not clear if a legal agreement exists for the shared use of the driveway.

The turning radii of the proposed driveway, parking, and circulation are adequate. A limited number of trips are expected from the site. There does not appear to be any traffic safety issues at the site.

Conclusion

From the standpoint of transportation, it is determined that this plan is acceptable and meets the finding required for a detailed site plan as described in Section 27-285.



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

July 31, 2014

TO: Subdivision Section, Development Review Division
FROM: Transportation Planning Section, Countywide Planning Division
SUBJECT: Detailed Site Plan No. **12048**
Name of Subdivision: Christ Apostolic Church
SRC Date: 8/1/14 Reviewer: Eric Jenkins
Contacts: 301-952-3681 (FAX 301-952-3799) or eric.jenkins@ppd.mncppc.org

The following are this Division's comments concerning the site plan. These comments are preliminary and subject to change, with a final memorandum to be provided upon further review.

1. Status of Traffic Impact Study

<input checked="" type="checkbox"/>	Full study not required		Further info needed – traffic counts
	Further info needed – description of use		Further info needed – other
	Recommended; please contact reviewer regarding scoping agreement as soon as possible		
	Traffic study received	Accepted	Not Accepted
	Traffic counts received		

2. Site Access Evaluation:

Access will be provided from Riverdale Road.

3. Geometric Evaluation:

Parking is provided on-site behind the proposed church. The existing driveway will be widened per DPW&T standards for a commercial driveway.

4. Master Plan Rights-of-Way to be dedicated, considered for placement in reservation, or otherwise preserved or shown on the plan:

Riverdale Road, a master plan roadway is listed in the *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity* as a collector roadway with 80 feet of right-of-way. The site plan shows an existing 60 foot right-of-way with 30 feet dedicated from the centerline of Riverdale Road. Landscaping is shown on the site plan within the limits of the ultimate right-of-way of 80 feet, which is 40 feet from the existing centerline. The landscaping will have to be moved further back into the applicant's property beyond the ultimate right-of-way line.

5. Other:

A shared single lane driveway is shown on the site plan that provides access to an adjacent property. It is not clear if there is a legal agreement for the shared use of the driveway.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

July 31, 2014

MEMORANDUM

TO: Meika Fields, Urban Design

FROM: Michelle Hughes, Permit Review Section, Development Review Division *MH*

SUBJECT: Referral Comments for Christ Apostolic Church DSP-12048

1. The existing shared driveway appears to have a portion of limit of disturbance that is off the property.
2. The site plan must be signed and sealed by an engineer and by a landscape architect registered in the state of Maryland.
3. The proposed and maximum lot coverage must be demonstrated on the site plan.
4. The provided 4.7 required landscape buffer appears to be provided on the adjacent property. 4.7 landscaping can only be used on the adjacent property if required under the landscape manual for that adjacent property.
5. The 4.7 impact for Pepco on the adjacent property should be medium.
6. A 4.7 landscape schedule should be provided for each property line.
7. A 4.7 minimum landscape yard should be demonstrated on the site plan.
8. The provided parking lot may be within the 4.7 30ft required landscape yard and will require alternative compliance.
9. The 4.2 landscape strip does not appear to be 10ft wide.
10. The 4.2 landscape schedule general plan designation should be developed.
11. The shared driveway note should be removed unless a legal agreement has been established with the proposed church since adequate driveway is proposed for the church on this subject site.

12. Provide documentation that the sign will not be used to advertise anything except for the church use.
13. If this is an illuminated sign per Section 27-592(a) states “Signs which flash or blink, or which have varying intensity of illumination on less than a five (5) second cycle, are prohibited.” Please provide documentation indicating the cycle.

July 30, 2014

MEMORANDUM

TO: Meika Fields, Urban Design Section
VIA: Whitney Chellis, Subdivision Section
FROM: Williamayah, Subdivision Section
SUBJECT: Christ Apostolic Church, DSP-12048

SN for WC
(Lim)

The subject property is composed of part of Lot 5, Block M – Wildercroft. The record plat was recorded in 1909, as Plat RNR 2-11 in the County Land Records. The property is located on Tax Map 43 in Grid C-3, and is approximately 1 acre. The site is a legal lot pursuant to Section 24-107(c)(7) of the Subdivision Regulations and is currently improved with 2,488 square feet of gross floor area for a one single-family dwelling. The purpose of this DSP is to convert the use of the building from a single-family dwelling to a 24-seat church. No increase in gross floor area is proposed by the DSP. The plan shows the conversion of an existing garage, which is to be converted into a storage unit. The gross floor area of this accessory structure should be provided on the plan.

Pursuant to Section 24-107(c)(7)(B) of the Subdivision Regulations, a site is exempt from the requirement of filing a preliminary plan of subdivision if the total development proposed for the subdivision does not exceed (5,000) square feet of gross floor area. As previously discussed, the DSP indicated that the current gross floor area on the property is less than 5,000 square feet and there is no proposed increase by the plan.

Site Comments:

The Subdivision Section recommends the following conditions:

1. Prior to certification of the detailed site plan the following technical corrections shall be required:
 - a) Provide the GFA for the existing garage.
 - b) Provide the distance for the northern property line of the property.

Failure of the site plan and record plat to match (including bearings, distances, and lot sizes) will result in permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

OSP-12048



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

NATURAL RESOURCE INVENTORY (NRI)
EQUIVALENCY LETTER FOR A DEVELOPMENT ACTIVITY
PRINCE GEORGE'S COUNTY

Map Number: 207NE06 Location: 6907 Riverdale Rd Lanham, MD 20706	Date Issued: April 26, 2012
	Expiration Date: April 26, 2017
	NRI-EL-021-12 Associated TCP2 Number: N/A

TO: Christ Apostolic Church
6907 Riverdale Road
Lanham, MD 20706

FROM: Katina Shoulars, Acting Supervisor, Environmental Planning Section

The request for an NRI Equivalency Letter for a specific development activity has been reviewed and is hereby **approved**. The property is located at 6907 Riverdale Road Lanham, MD and further identified as Part of Lot 5, Block M. The property is zoned R-80 and the project area totals 1.13 acres in size. The evaluation of this request was based on a site plan dated March 2012. The existing on-site information was verified using the 2009 Color Imagery aerial photography and the PGAtlas.com environmental layers. This letter is valid for five years from the date of issuance, or until such time as a different development activity is proposed on the site, whichever is less.

The proposed development activity is for the construction of a church. If the scope of the proposed development changes significantly or if the limits of disturbance change significantly, a full NRI may be required and this NRI Equivalency Letter shall be declared null and void, and a new application for an Equivalency Letter or NRI plan shall be required. This letter is issued solely for the activity shown on the Site Plan/ Existing Conditions Plan and described above.

This Equivalency Letter is issued based on the following information:

1. The site qualifies for a Standard Letter of Exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of woodland ; and
2. A Site Plan, dated March 2012, was submitted which shows the proposed activity and that no regulated environmental features are located on the subject property.

A copy of this Equivalency Letter must be submitted for all stormwater management and development review applications that would otherwise require a Natural Resource Inventory. This NRI-Equivalency Letter is not an exemption from the requirement to revise the Type 2 Tree Conservation Plan for this site.

KS: ks



Rushern L. Baker, III
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANDUM

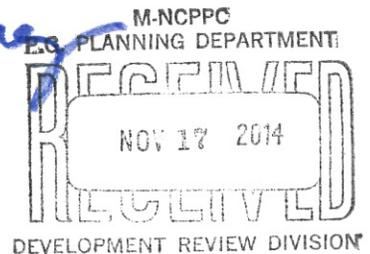
November 10, 2014

TO: Meika Fields, Urban Design
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E., Associate Director
Site/Road Plan Review Division, DPIE

RE: Christ Apostolic Church
Detailed Site Plan No. 12048

CR: Riverdale Road, 2-5077



In response to the Detailed Site Plan No. DSP-12048 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- The property is located on the south side of Riverdale Road approximately 500 feet west of the intersection of Martin's Terrace and Riverdale Road. Riverdale Road is a Master- Planned collector roadway (C-221). Right-of-way dedication and in accordance with the Department of Public Works and Transportation (DPW&T) urban collector roadway standards is required. Frontage improvements will be required as determined by DPIE and DPW&T.
- All improvements within the public rights-of-way, as dedicated for public use to the County, are to be in accordance with the County's road ordinance, DPWT's Specifications and Standards and the Americans with Disabilities Act (ADA).
- The proposed commercial entrance is to be built in accordance with DPW&T Specifications and Standards. The entrance is also to be shifted westward to prevent the flare from encroaching on the neighboring property's frontage.
- Sidewalk is required along the roadways within the property limits and frontage.

Meika Fields

November 10, 2014

Page 2

- Conformance with DPWT's street tree and street lighting Specifications and Standards is required.
- An approved site concept plan is needed for the site.
- This memorandum incorporates the Site Development Plan Review pertaining to stormwater management (County Code 32-182(b)). The following comments are provided pertaining to this approval phase:
 - a) Final site layout, exact impervious area locations are shown on plans.
 - b) Exact acreage of impervious area has not been provided.
 - c) Existing grading is shown on plans. Proposed grading has not been shown.
 - d) Delineated drainage areas at all points of discharge from the site have not been provided.
 - e) Stormwater volume computations have not been provided.
 - f) Erosion/sediment control plans that contain the construction sequence, and any phasing necessary to limit earth disturbances and impacts to natural resources, and an overlay plan showing the types and location of environmental site design (ESD) devices and erosion and sediment control practices are not included in the submittal.
 - g) A narrative in accordance with the Code has not been provided.

Please submit any additional information described above for further review.

If you have any questions or need additional information, please contact Mr. Steve Snyder, P.E., District Engineer for the area, at 301.636.2060.

SS:IKN:dab

cc: Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Ikem Nwolisa, Engineer, S/RPRD, DPIE
AAH Consultants LLC, 4200 Forbes Boulevard, Suite #203,
Lanham, Maryland 20706
Charles Uwaje, 6907 Riverdale Road, Lanham, Maryland 20706

THE PRINCE GEORGE'S COUNTY GOVERNMENT



DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
OFFICE OF ENGINEERING
9400 PEPPERCORN PLACE, SUITE 420
LARGO, MARYLAND 20774
(301) 883-5730



STORMWATER MANAGEMENT CONCEPT APPROVAL

CASE NAME: WILDERCROFT_6907 RIVERDALE ROAD_CHRIST APOSTOLIC CASE #: 18965-2012-00
CHURCH MIRACLE CENTER
APPLICANT'S NAME: Charles Uwaje
ENGINEER : AAH CONSULTANTS, LLC

REQUIREMENTS:

Technical Review is required for PUBLIC/PRIVATE Storm Drain/SWM Construction.

Type of Storm Drainage/SWM Construction is PUBLIC.

These additional approvals are required: None.

These fees apply: None.

These bonds apply: None.

Required water quality controls: None.

Required water quantity controls: None.

No maintenance agreement is required

No special conditions apply.

Required easements: None.

**Storm Water Management fee payment of none in lieu of providing on-site attenuation/quality control measures.
(Fee-In-Lieu subject to change during technical review.)**

CONDITIONS OF APPROVAL:

- 1) THIS CONCEPT PLAN IS FOR A PROPOSED CHURCH SIGN.
 - 2) LESS THAN 5,000 SQ FEET IS DISTURBED. THERE WILL BE NO STORMWATER MANAGEMENT REQUIREMENTS.
- REVIEW COMPLETED BY RC.

APPROVED BY:

Rey De Guzman

APPROVAL DATE: July 20, 2012
EXPIRATION DATE: July 20, 2015

CC: APPLICANT, SCD, PERMITS
P.G.C. FORM #3693 (REV 04/93)

FOR OFFICE USE ONLY

ADC MAP: 5410 G6 200' SHEET: 207NE06
STREET NAME: RIVERDALE RD
WATERSHED: 16-Brier Ditch
NUMBER OF DU'S: 0 COST PER DWELLING: 0



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Fire/EMS Department



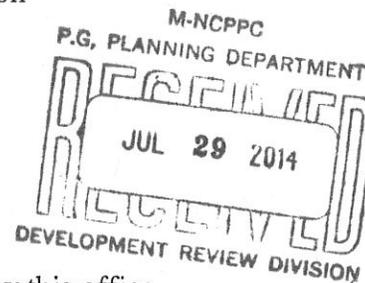
Office of the Fire Marshal

Date: 7/21/2014

TO: Merica Fields Planner, Urban Design Section
Development Review Division

FROM: Kenny Oladeinde, Project Coordinator
Office of the Fire Marshal

RE: DSP-12048



The following Preliminary Plan Referral has been reviewed by this office according to Departmental Procedures and Operational Guidelines of the Prince George's County Fire/ Emergency Medical Services Department.

Description: Christ Apostolic Church
District #3

Please be advised Subtitle 11-276, titled required Access for *Fire Apparatus*, which states:

“(a) All premises which the Fire/EMS Department may be called upon to protect in case of fire or other emergencies and which are not readily accessible to fire apparatus from public streets shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus, and in accordance to Subtitle 4, the County Building Code Section 4-222.”

Private roads shall be: “(a) At least 22 feet in width.”

Subtitle 11-277, title *Fire Lanes States*:

“(b) Whenever the Fire Chief or his authorized representative shall find that any private entrance, exit sidewalk, vehicular driveway, interior private driveway, sidewalk, fire lane, or fire hydrant is obstructed by snow, debris, construction material, trash containers, vehicles, or other matter likely to interfere with the ingress or operation of the Fire Department or other emergency vehicles in case of fire, he may order the obstruction removed. To effectuate this Subsection, the Fire Chief or his authorized representative may order "no parking" fire lane signs erected and may designate the placement thereof. He may order that curbs be painted a distinctive color.”

6820 Webster Street
Landover Hills, Maryland 20784



Page Two

Please note and direct the owner to comply with aforementioned Subtitle. I have highlighted on the submitted drawings all areas which may contribute to the loss of emergency vehicle access due to its configuration. These locations shall be marked with painted yellow curbs and posted 'No Parking Fire Lane by order of the Prince George's County Fire/EMS Department' signs. The developer should contact the Fire /EMS Department's Office of Office of the Fire Marshal to assist in designating the fire lanes.

In addition, please be advised Subtitle 4-164. Fire Protection Systems; Section 912, Yard Hydrants. (a) Section 912.1 is added to read as follows: "Location and Performance of Fire Hydrants." Every building of more than one thousand (1,000) square feet in area shall be provided with sufficient fire hydrants located such that no exterior portion of the building is located more than five hundred (500) feet from a fire hydrant. The distance shall be measured as a hose line would be laid along paved streets, through parking lot entrances, and around obstructions, in accordance with the determination of the authority having jurisdiction. A fire hydrant is required within two hundred (200) feet of any required fire department connection, as hose is laid. The fire department connection must be located on the front, address side of the building and be visible from a fire hydrant or as approved by the Fire Code Official. Each hydrant shall provide a minimum of one thousand (1,000) gpm at a residual pressure of twenty (20) psi.

Also areas may be highlighted on the drawing in noted colors to show areas that do not accommodate the turning radius of a 43-foot wheel base vehicle or other comments. These areas need to be widened to allow emergency apparatus to turn.

Any courts or dead-end created should provide 43-foot turning radius within 200 feet of the end of the road.

These requirements should be incorporated into the final plat and a condition of release of the use and occupancy permit. If I may be of further assistance, please contact me at (301)-583-1830

mko

H: \DSP-12048

Copy to: Christine Osei, Public Facilities Planner, Special Projects Section,
Countywide Planning Department, Maryland National Capital Park and
Planning Commission.

STATEMENT OF JUSTIFICATION

DSP 12-048 CHRIST APOSTOLIC CHURCH

APPLICANT Charles Uwaje
6907 Riverdale Road
Lanham MD 20706

CORRESPONDENT Andrew Husbands (AAH Consultants)
4200 Forbes Blvd., Suite 203
Lanham MD 20706
aahusbands@gmail.com

DESCRIPTION OF PROPERTY

1. Address: 6907 Riverdale Road Lanham, MD 20706
2. Use: Church
3. Lot, Block: Part of Lot 5 Block M, Section 1
4. Subdivision: Wildercroft
5. Total Area: 1.0 Acres
6. Location: South side of Riverdale Road, at the intersection of Riverdale Road and Chesnut Avenue.
7. Zoned: R. 80
8. Planning Area: 69
9. Tier: Developed
- 10: Council District: 3
- 11: Municipality: NA

2.

SURROUNDINGS

The property is surrounded on the North by Riverdale Road, with an apartment complex on the North side of Riverdale Road. On the South side by woods. On the East by a single family residence and on the West by a Pepco facility.

The purpose of this application is for the building located at 6907 Riverdale Road to be used as a church with 24 seats.

Section 27-441 (b) of the zoning ordinance permits the use of buildings for churches in the R 80 zone, subject to DSP approval; Further, it permits the use of buildings that are between one (1) and two (2) acres in size that were originally constructed as dwelling units, subject to a minimum setback of 25 feet from each lot line. no parking located in the front of the building, (where possible) and no increase in the maximum lot coverage for the zone.

The applicants are a small indigenous Christian church, seeking a use and occupancy permit to allow for the erection of a church sign. The site is 1.0 acres by survey; 1.13 acres by deed; 0.13 acres was dedicated for the construction of Riverdale Road. The church was informed of the need for a use and occupancy permit in its attempt to obtain a permit to erect a sign.

There are no proposed interior or exterior renovations or addition to the existing structure. The structure was originally constructed in 1936 as a single family residence and was purchased by the church for its use. The building is setback in excess of 25 feet from each line. There is no parking or loading in the front yard and the lot coverage is well below the maximum allowed for the zone. The existing 12 feet wide driveway will be widened to comply with the requirements for driveways for two-way traffic. The grading permit to allow for the widening of the driveway will be obtained subsequent to the approval of the D.S.P.

The applicant fulfills the requirements of Section 27-441 of the Zoning Ordinance and will not incur offsite property damage, environmental degradation, or impact adjacent woodlands.



A.A. Husbands

Registered Professional Surveyor

EXPRESS SIGN

4318 Baltimore Avenue Bladensburg, MD 20710
 Phone 301-864-2802 Fax: 301-864-2805
 jef@express-sign.com or michelle@express-sign.com

Express Yourself.
 We'll Help.

IMPORTANT: This illustration design and the related specifications ("Design") are submitted solely for the recipient's use in evaluating an order from ExpressSign and on the condition that recipient agrees not to use, reproduce or disclose the Design without written authorization from ExpressSign. The Design is the exclusive and confidential property of ExpressSign until released through execution of a production order and payment in full.

CUSTOMER
CACMC Charles White
 JOB / QUOTE # _____ DUE _____
 CONTACT **Charles White**
 APPROVED BY _____

- Install
- Customer P/U
- Courier
- UPS Ground
- Overnight
- Our Truck
- Other _____

Address _____

Christ Apostolic Church
 6907 Riverdale Rd
 Lanham, MD 20706

Attn: Charles White 202-986-8401

Dept. _____

-Grfx

Completed By _____

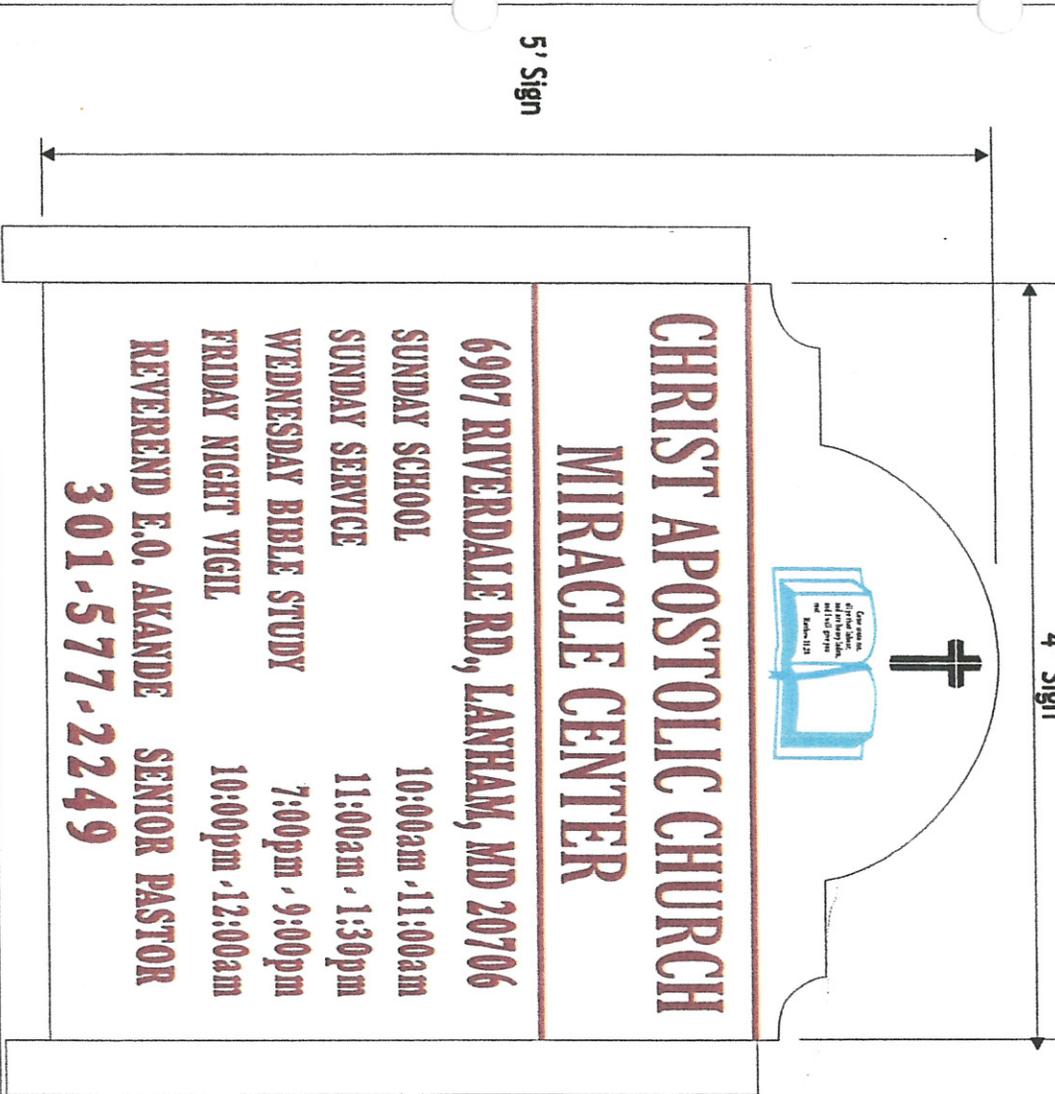
ExpressSign Label on back
 YES

Pg 1 of 2

Overall Sign Sq Ftg

4' x 5' = 20 Total Sq Ft

Scale - 1" = 1'-0"



4' Sign

5' Sign

- 1 Qty
- 57" tall x 4' MDO Sign 1/2" Thick
- Painted Ivory
- with Burgundy graphics
- Logo Teal & Black logo
- Doublesided
- 4"x4"x 10' Pressure Treated Posts
- Sign will be mounted via alum angle brackets to the posting

Scale 1" = 1'-0"

EXPRESS SIGN

4318 Baltimore Avenue Bladensburg MD 20710
 Phone 301-864-2802 Fax: 301-864-2805
 joe@express-sign.com or michelle@express-sign.com

Express Yourself.
 We'll Help.

IMPORTANT: This illustration design and the related specifications ("Design") are submitted solely for the recipient's use in evaluating an order from ExpressSign and on the condition that recipient agrees not to use, reproduce or disclose the Design without written authorization from ExpressSign. The Design is the exclusive and confidential property of ExpressSign until released through execution of a production order and payment in full.

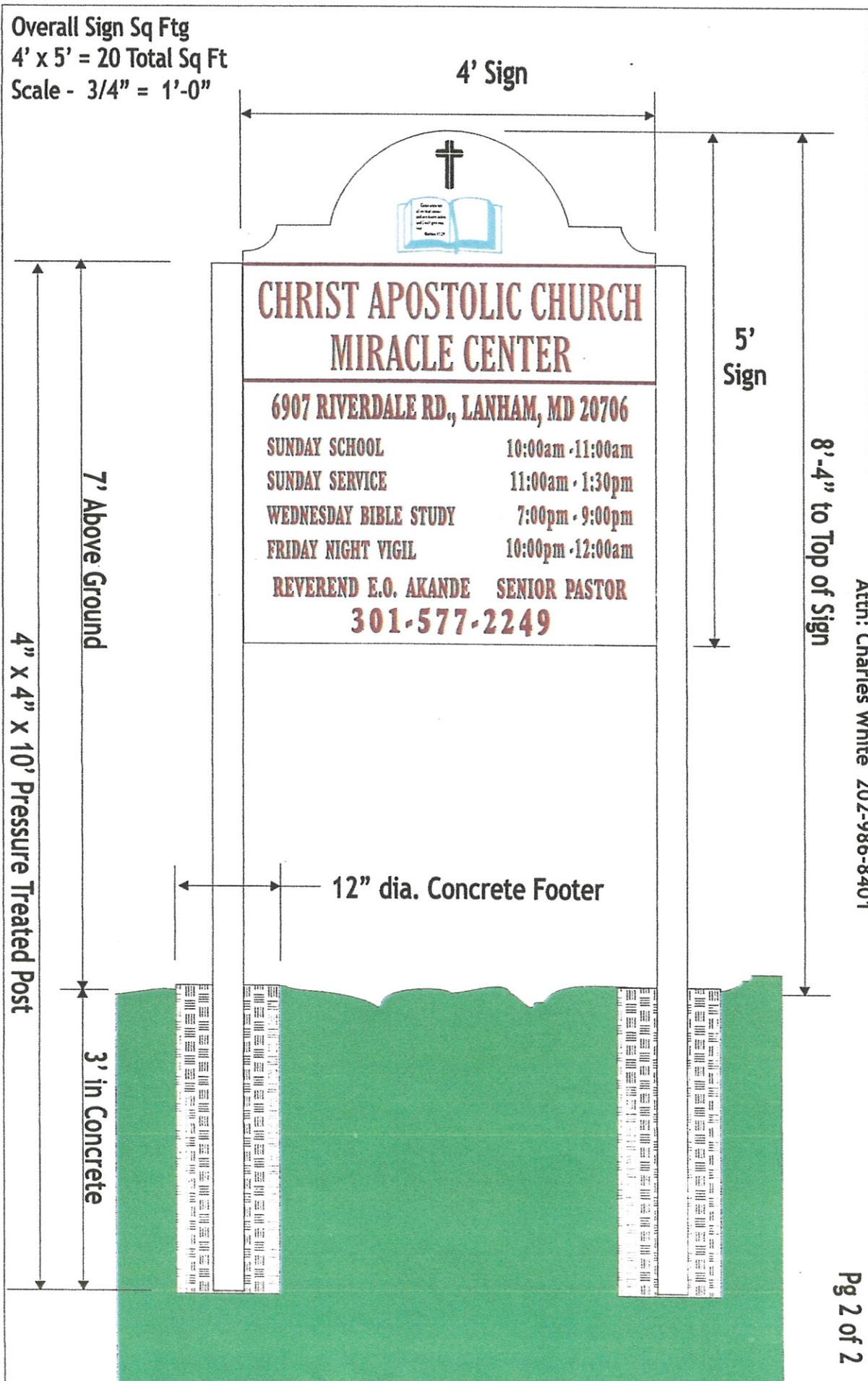
CUSTOMER
CACMC
 JOB / QUOTE #
 CONTACT
Charles White
 APPROVED BY
 JH

- Install
- UPS Ground
- Other
- Customer P/U
- Overnight
- Courier
- Our Truck

Address
Christ Apostolic Church
6907 Riverdale Rd
Lanham, MD 20706

Attn: Charles White 202-986-8401

Dept. **-Grtfx**
 Completed By
 ExpressSign Label on back YES



Overall Sign Sq Ftg
 4' x 5' = 20 Total Sq Ft
 Scale - 3/4" = 1'-0"

4' Sign

5' Sign

8'-4" to Top of Sign

12" dia. Concrete Footer

7' Above Ground

4" x 4" x 10' Pressure Treated Post

3' in Concrete