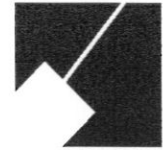


The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



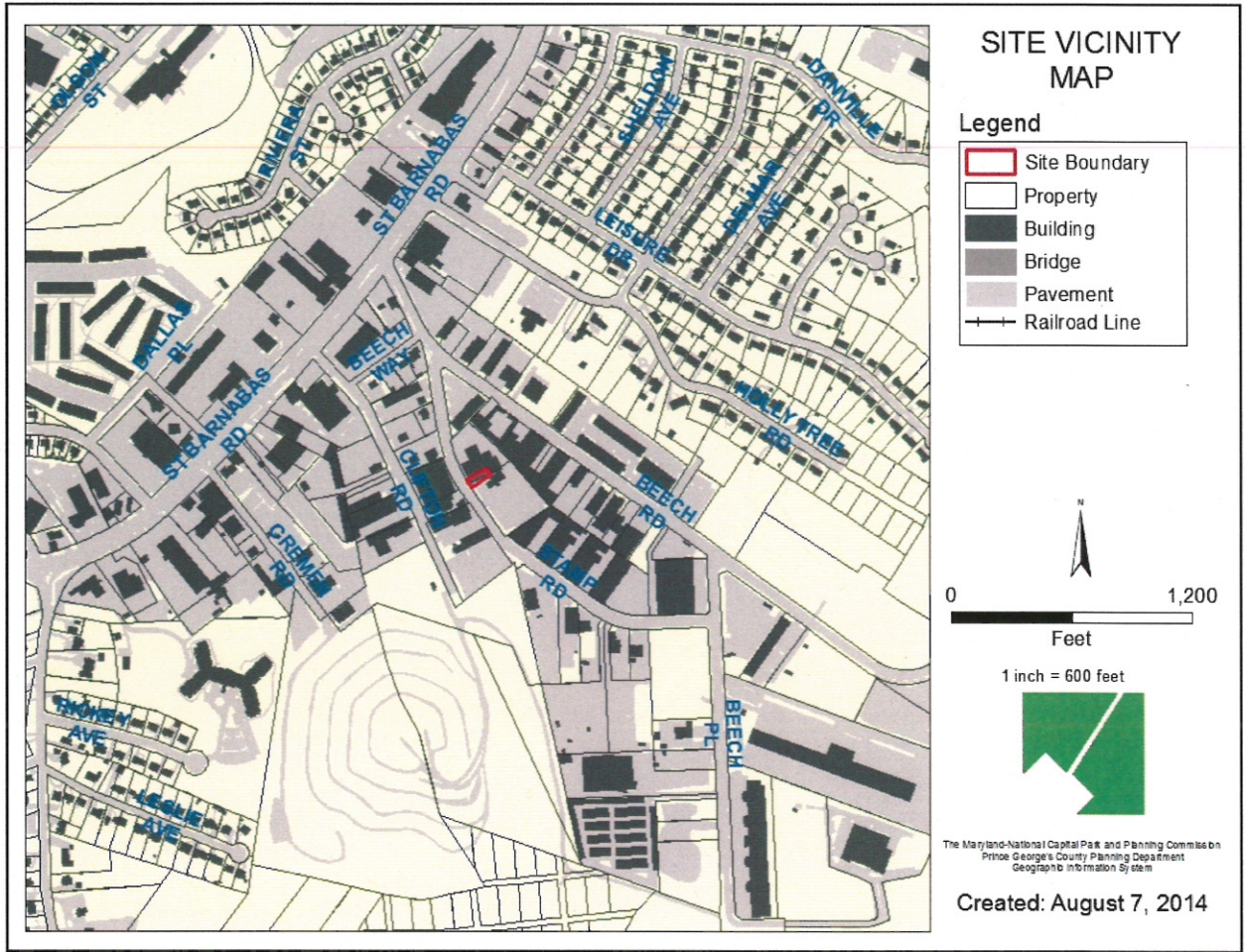
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Departure from Parking and Loading Standards DPLS-372

Application	General Data	
Project Name: 4760 Stamp Road Location: Approximately 665 feet south of its intersection with Stamp Road and Beech Road. Applicant/Address: Jerome Ford 7419 Admiral Drive Alexandria, VA 22307 Property Owner: Victor Curtis, Roxie Curtis and Raymond Curtis 101 E. Charles Street LaPlata, MD 20646	Planning Board Hearing Date:	11/20/14
	Staff Report Date:	11/06/14
	Date Accepted:	09/08/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.0914
	Zone:	I-1
	Gross Floor Area:	4,386 sq. ft.
	Lots:	1
	Parcels:	N/A
	Planning Area:	76A
	Council District:	08
	Election District:	06
	Municipality:	N/A
200-Scale Base Map:	206SE04	

Purpose of Application	Notice Dates	
A departure of four parking spaces and one loading space to reflect the actual use of the property as a wholesale warehouse and incidental sales establishment.	Informational Mailing	12/12/12 & 05/19/14
	Acceptance Mailing:	09/05/14
	Sign Posting Deadline:	10/20/14

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		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Supervisor, Zoning Section, Development Review Division

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

SUBJECT: **Departure from Parking and Loading Standards Application No. DPLS-372
4760 Stamp Road**

REQUEST: **A departure of four parking spaces and one loading space to reflect the actual use of
the property as a wholesale warehouse and incidental sales establishment.**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of November 20, 2014. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

FINDINGS

A. **Location and Field Inspection:** The subject property, 4760 Stamp Road, is located on the north side of Stamp Road, approximately 665 feet south of the intersection of Stamp Road and Beech Road. The rectangular-shaped property comprises 0.09 acre of land in the Light Industrial (I-1) Zone and is located in Planning Area 76A/The Heights. The parcel is improved with a two-story block frame building. Access to the property is provided via a gated ingress/egress to Stamp Road. There is a triangular-shaped paved area.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	I-1	I-1
Use(s)	Warehouse	Warehouse
Acreage	0.0914	0.0914
Lots	1	1
Square Footage/GFA	4,386	4,386

C. **History:** The subject property has a history of use as the sale and repair of marine propellers and allied marine parts. In the 1980s, Parcel A was subdivided and the building became part of Lot 4. The last approved permit for the property was 7240-85-CGU/01 as a machine shop as part of the Pohanka property. The applicant submitted applications for a departure of four parking spaces and one loading space from the requirements and a separate application for a departure of 4.6 feet from design standards (DDS-612) from the 18-foot requirement for the entry access to the parking and loading area. However, during the review process, it was determined that the departure from design standards was unnecessary because the applicant was requesting a waiver from all of the parking and loading requirements. Therefore, it was recommended that the applicant withdraw DDS-612. This request was withdrawn by letter dated October 7, 2014.

D. **Master Plan Recommendation:** The property is within the Interim Land Use Control (ILUC) vicinity which governs development in areas impacted by height limitations, high noise levels, and high accident potential resulting from flight patterns at Joint Base Andrews. The application is consistent with the *Plan Prince George's 2035 Approved General Plan*, the *2000 Approved Master Plan and Sectional Map Amendment for the Heights and Vicinity (Planning Area 76A)*, and the *2013 Central Branch Avenue Revitalization Sector Plan*. The sector plan recommends retaining the industrial use on the property. The subject property is within the plan identified Beech Road Focus Area. The sector plan examines the Beech Road focus area to address conflicts between residential, commercial, and industrial land uses. The sector plan envisions this area as a community-scaled commercial area that supports the residential neighborhoods by providing locally serving retail, offices, and public uses closely integrated with residential development.

E. **Request:** The applicant's request is for a departure of four parking spaces and one loading space from the requirement in the Zoning Ordinance, to reflect the actual use of the property as a wholesale warehouse and incidental sales establishment. Neither parking nor loading spaces are shown on the site plan.

F. **Surrounding Uses** (*Note—refer to the zoning map*):

- North—** Other developed industrial and commercial use properties zoned I-1.
- South and East—** Developed property with auto retail and equipment sales uses zoned I-1.
- West—** Across Stamp Road are developed I-1-zoned properties fronting Clifton Road.

G. **Design Requirements:**

1. **Number of Required Parking and Loading Spaces:** Section 27-568(a)(7) of the Zoning Ordinance requires three parking spaces for the first 1,500 square feet of gross floor area (GFA) and one additional parking space for every 1,500 square feet of GFA for warehouse wholesale uses. The loading space requirement is one loading space for warehouse uses between 1,500 to 10,000 square feet of GFA. The subject site has a GFA of 4,386 square feet, which requires four parking spaces and one loading space. The site plan does not show parking spaces or loading spaces. However, the general notes incorrectly indicate that five parking spaces and one loading space are required. The plan is actually deficient by four parking spaces and one loading space from the requirement. Therefore, a departure from the parking and loading spaces requirements is needed.
2. **Prince George's County Landscape Manual:** The site is exempt from the 2010 *Prince George's County Landscape Manual* since no new building or outdoor parking areas are to be constructed.
3. **Signs:** No freestanding signs are proposed for the subject use. Any sign that will be placed on the property must meet all of the area, height, and setback requirements.

H. **Required Findings:**

Section 27-588(b)(7)(A) provides that:

(A) **In order for the Planning Board to grant the departure, it shall make the following findings:**

(i) **The purposes of Section 27-550 will be served by the applicant's request;**

The purposes as to the proposed parking regulations stated in Section 27-550 are as follows:

(a) **The purposes of this Part are:**

- (1) **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**
- (2) **To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**

- (3) **To protect the residential character of residential areas; and**
- (4) **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The proposed use of the building is as an overflow wholesale warehouse. The applicant already leases warehouse space on Stamp Road that serves as a retail space. Retail sales will not occur at this location, only storage that will not generate a lot of vehicular traffic or parking, which is why the building should qualify for a full waiver of all parking and loading space requirements. The purposes of the parking regulations will be served by the applicant's request. The purposes seek to ensure sufficient parking and loading areas to serve the needs of the building and use established and to aid in relieving traffic congestion on the streets by reducing the use of public streets for parking and loading. There is only one entry point to the property via a gated fence on Stamp Road. The subject site does not have adequate parking and driveway aisle width to meet the parking requirements. The request for a departure of four parking spaces and one loading space will alleviate the burden of providing off-street parking. The paved triangular-shaped area is not large enough to provide relief for both parking and loading for the warehouse use and will not negatively impact traffic.

There are no residential areas proximal to the subject site. The site is adjacent to commercial properties, which have sufficient and well-utilized parking. Thus, nearby properties are not likely to be affected by the proposed departure.

- (ii) **The departure is the minimum necessary, given the specific circumstances of the request;**

The departure is the minimum necessary. The subject property is located in a built-out industrial area. There is no adjacent land available for expansion. The triangular-shaped paved area is inadequate to meet the design requirements for either parking or loading spaces. The applicant has requested a waiver of all parking and loading spaces, which alleviates the need to seek a separate departure from design standards for the parking and loading entry access to the property.

- (iii) **The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949;**

The departure is necessary in order to alleviate circumstances which are special to the subject use as a wholesale warehouse and its location in a fully developed industrial area. Previous permits included uses that were complimentary or extensions of uses on adjacent properties. The proposed use is a "new" use for this property, which is dissimilar to the adjacent uses, but not to the area. Given the physical limitations of this site and the fact that the subject property is surrounded by existing commercial development, staff believes that the departure for this use best serves the applicant and the surrounding community.

- (iv) **All methods for calculating the number of spaces required have either been used or found to be impractical; and**

All methods of calculation have been used. The requirement is for four parking spaces and one loading space, none of which can be adequately provided on-site.

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

There are no adjacent residential areas to the subject property. The parking and loading needs of the residential areas will not be infringed upon if this request is granted.

Section 27-588(b)(7)(B) provides that:

- (B) **In making its findings, the Planning Board shall give consideration to the following:**

- (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and locations of available on- and off-street spaces within 500 feet of the subject property;**

The area within 500 feet of the subject property is characterized by commercial uses. There is limited on-street parking along Stamp Road. There is off-street parking available on both sides of Stamp Road. The adjoining and nearby uses have their own off-street parking and loading facilities. There is no indication of a shortage in parking and loading spaces within the general vicinity of this facility.

- (ii) **The recommendations of an area master plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

The Central Branch Avenue Corridor Revitalization Sector Plan recommends retaining the industrial use on the property. The proposed uses are consistent with the plan's recommendations and will not impair the integrity of the master plan.

- (iii) **The recommendations of a municipality (within which the property lies) regarding the departure; and**

The subject property is not within a municipality. There are no comments or recommendations submitted by a municipality.

- (iv) **Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

There are no public parking facilities proposed for this area.

Section 27-588(b)(7)(C) provides that:

- (C) **In making its findings, the Planning Board may give consideration to the following:**

- (i) **Public transportation available in the area;**

A bus stop is located at the corner of Beech Road and Saint Barnabas Road (MD 414), approximately 500 feet from the subject property. The area is served by the Metrobus, Route H12, and the Prince George's County's "The Bus," Route 33, both of which serve the Naylor Road Metrorail station.

(ii) Any alternative design solutions to off-street facilities which might yield additional spaces;

The site is exempt from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance; however, the applicant should apply for a natural resources inventory equivalency letter. There are many physical challenges to this rectangular-shaped property. Due to physical limitations, the subject property (4760 Stamp Road) is a rectangular-shaped property that is 100 percent covered with a building that prevents an alternative design solution. The subject site does not have the capacity to meet the strict parking and loading requirements for a wholesale warehouse use. The subject property is accessed via a gated entry along Stamp Road, which opens to a narrow triangular-shaped paved area. There is no on-site parking. There are no alternative design solutions that will yield additional spaces.

(iii) The specific nature of the use (including hours of operation if it is a business) and the nature and hours of operation of other (business) uses within 500 feet of the subject property;

The proposed use is a warehouse that will be used to store estate sale items. The hours of operation for this applicant will be infrequent. On-premise sales will be by invitation or appointment only. The parking demands will be unchanged regardless of the hours of operation. The infrequent hours of operation will contribute to the availability of parking nearby. There will be no disruption to traffic flow or parking conditions on the surrounding streets resulting from the proposed use. The surrounding uses are automotive and service establishments consistent with an industrial/warehouse environment. These uses do not generate or need substantial loading facilities. The proposal will not negatively affect the nature and hours of operation of other commercial/retail uses within 500 feet of the subject property if the departure is granted.

(iv) In the R-30, R-30C, R-18, R-18C, R-10A, R-10 and R-H Zones, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.

The subject property is in the I-1 Zone; therefore, the above section is not applicable.

CONCLUSION

Due to physical limitations, the subject property, 4760 Stamp Road, does not have the capacity to meet the strict parking and loading requirements for a wholesale warehouse use. The subject property is accessed via a gated entry along Stamp Road. Section 27-4744(b) of the Zoning Ordinance states that fences over six feet high must meet main building setbacks; it is unclear as to whether this gated entry is in conformance with the requirement.

Based on the preceding analysis and findings, it is recommended that Departure from Parking and Loading Standards Application No. DPLS-372, a request for a departure from parking and loading standards for a waiver of four parking spaces and one loading space, be APPROVED with the following condition:

1. Prior to certification, the applicant shall:
 - a. Obtain a natural resources inventory (NRI) equivalency letter;
 - b. Revise the site plan to include the application number and title, DPLS-372, Stamp Road.
 - c. Note the width of the driveway on the site plan.
 - d. Correct the number of required parking spaces to four.
 - e. Demonstrate on the site plan whether the gated entry is in conformance to Section 27-4744(b) of the Zoning Ordinance or a variance is required.

ITEM:

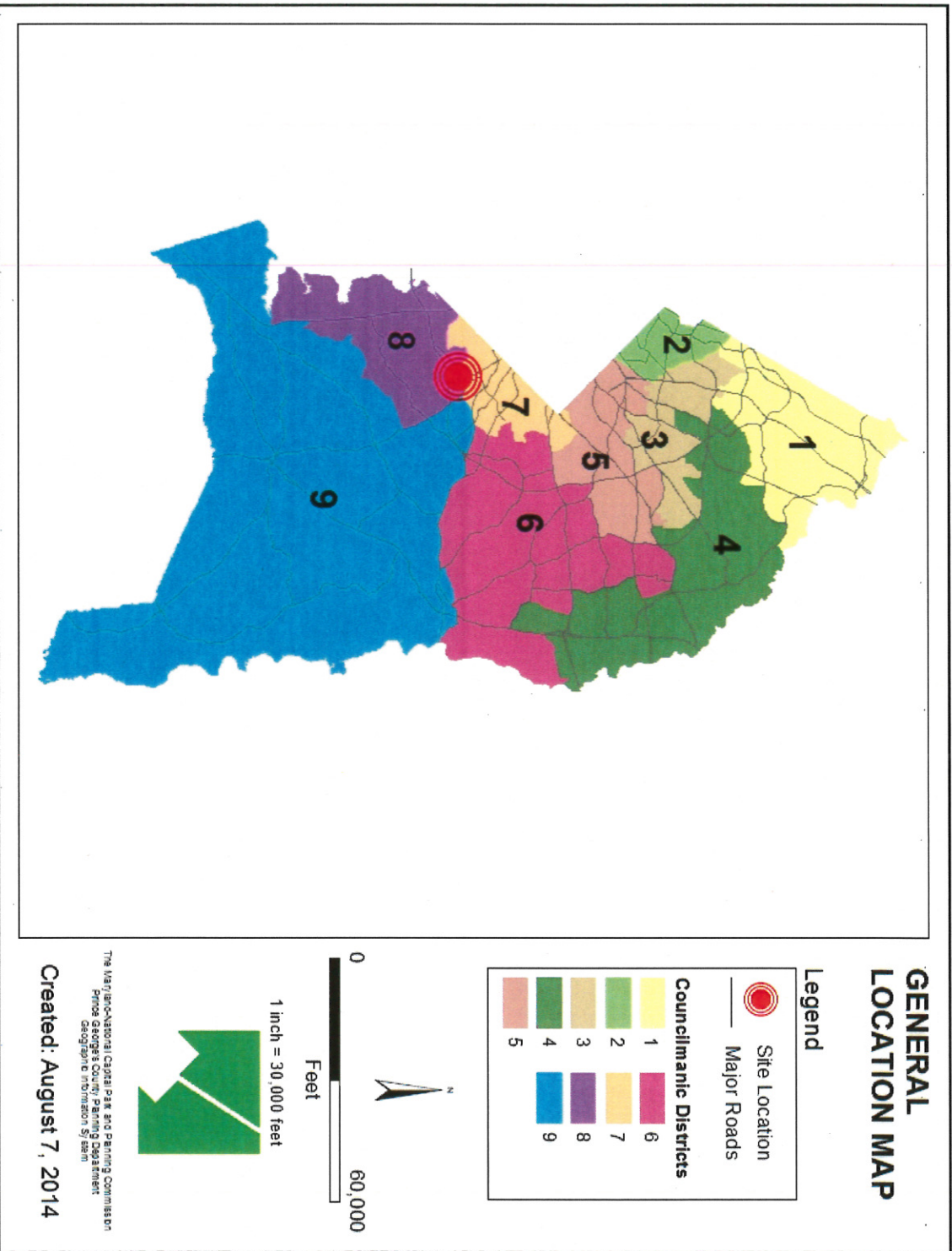
CASE: DPPLS-372

4760 STAMP ROAD

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

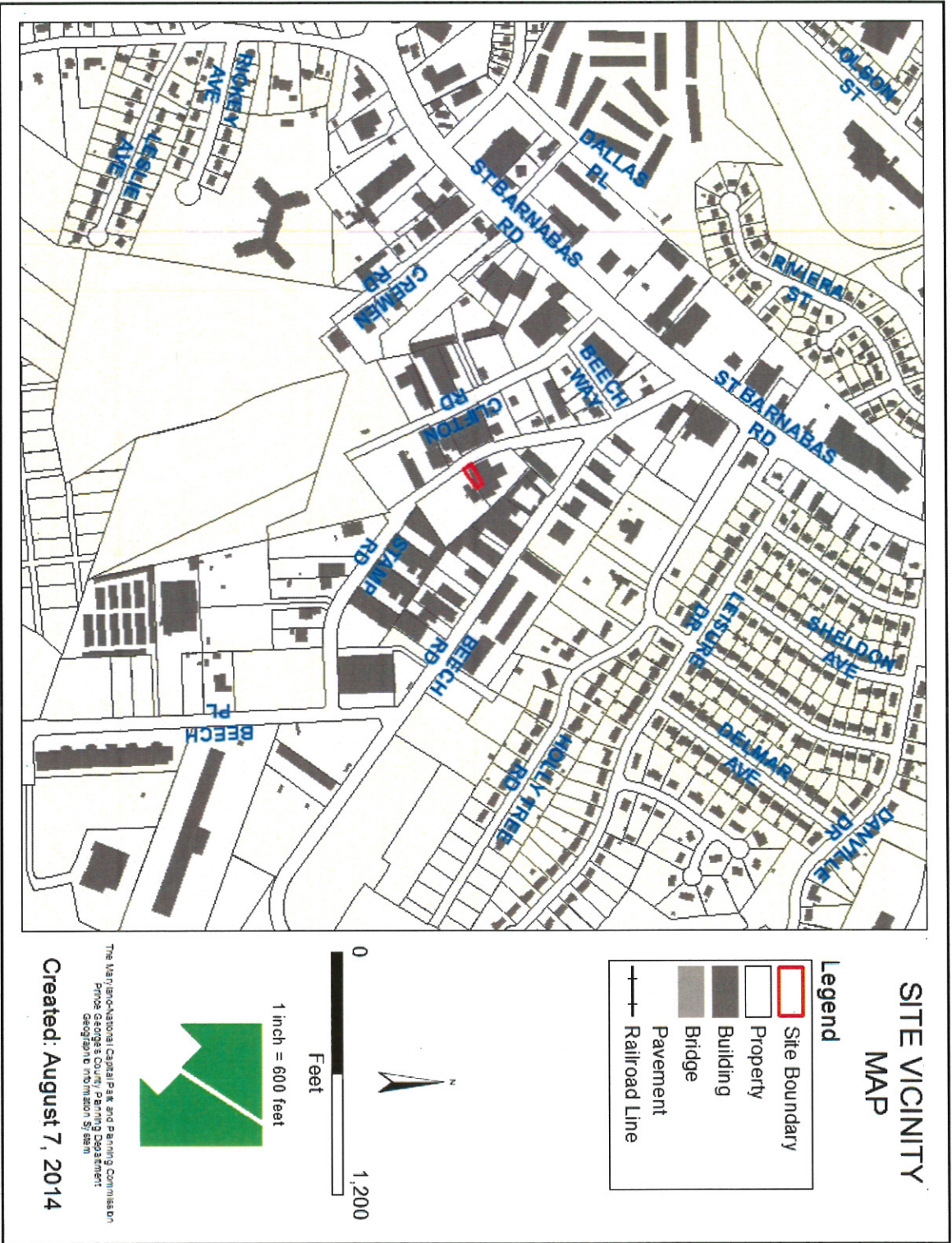


GENERAL LOCATION MAP

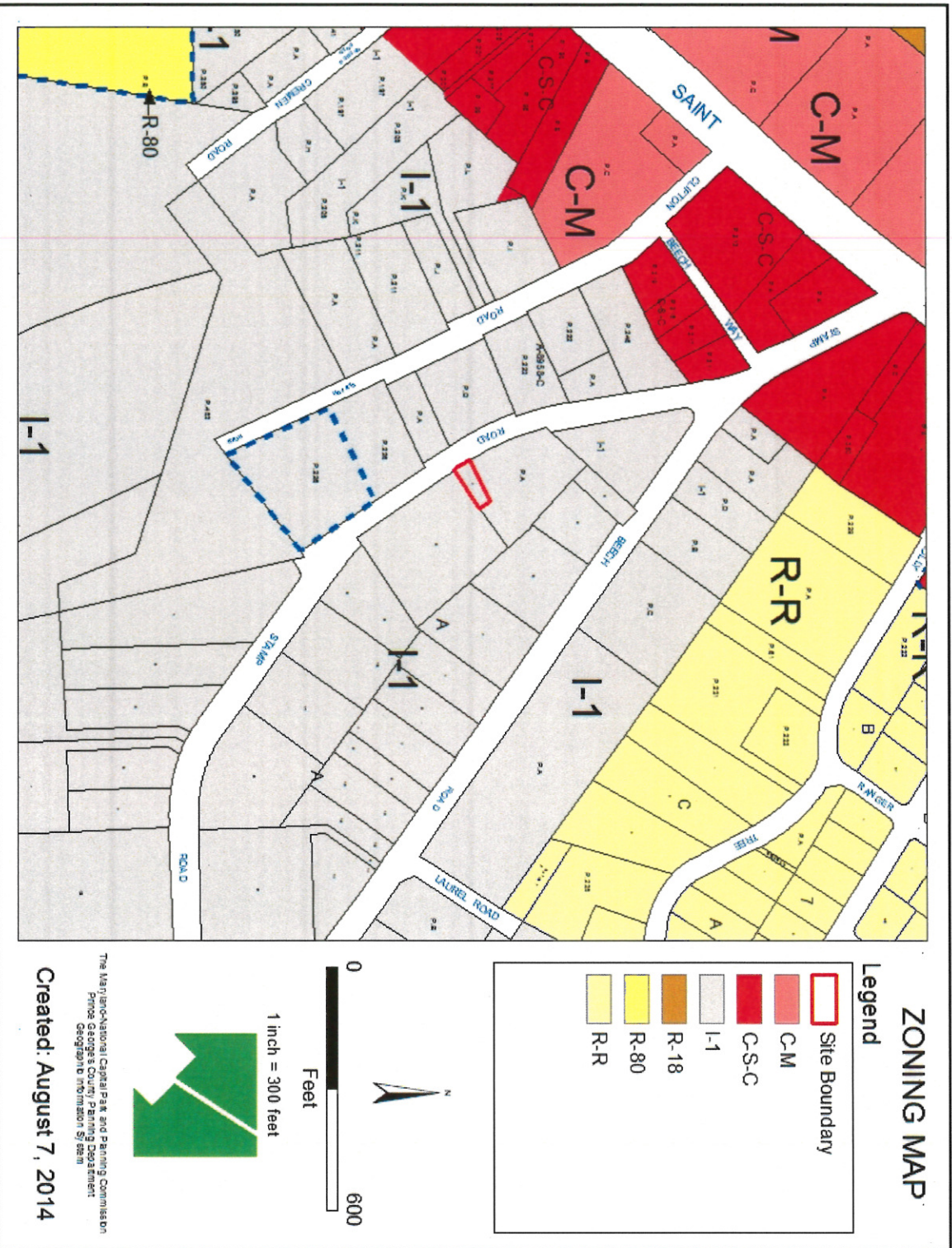


SITE VICINITY

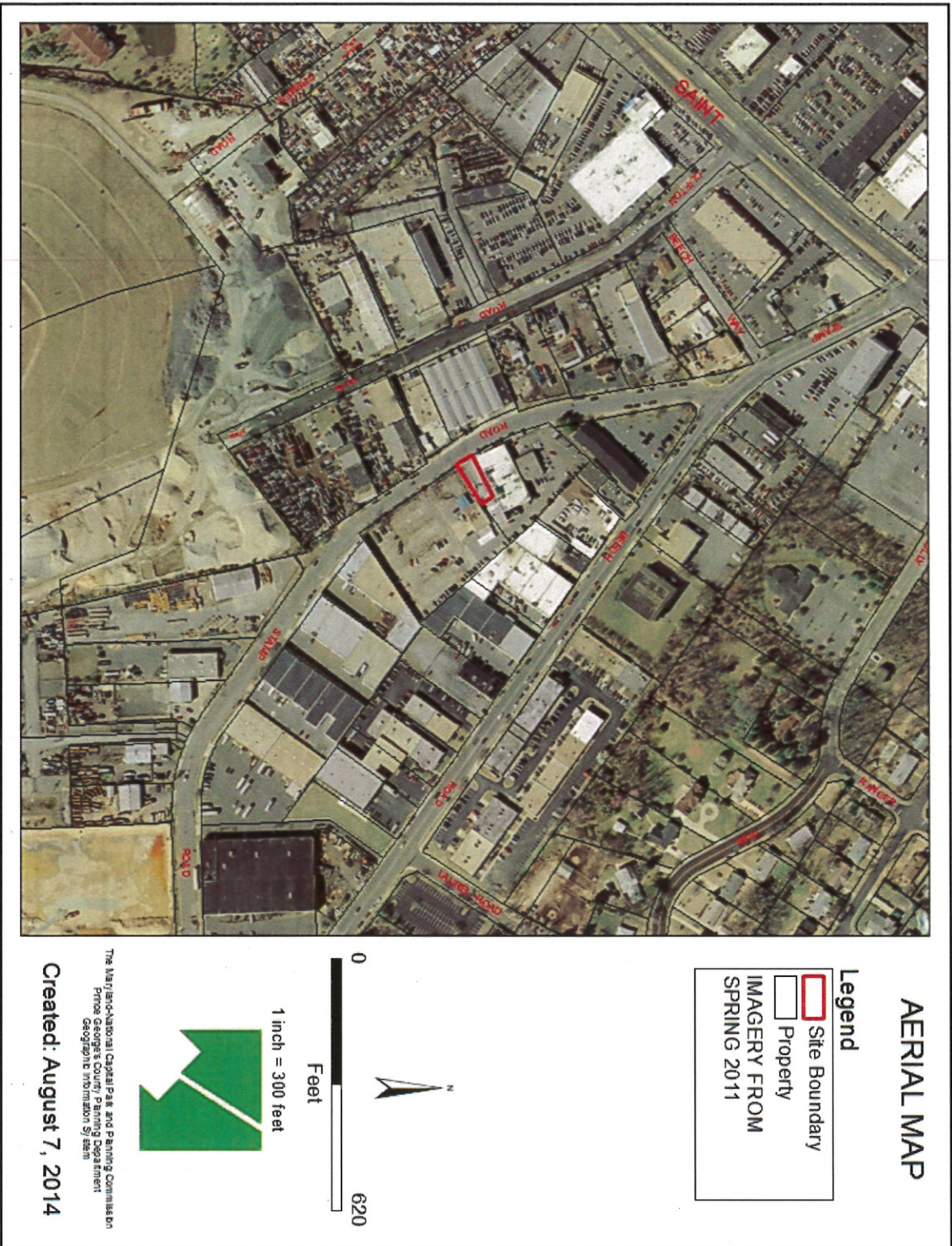
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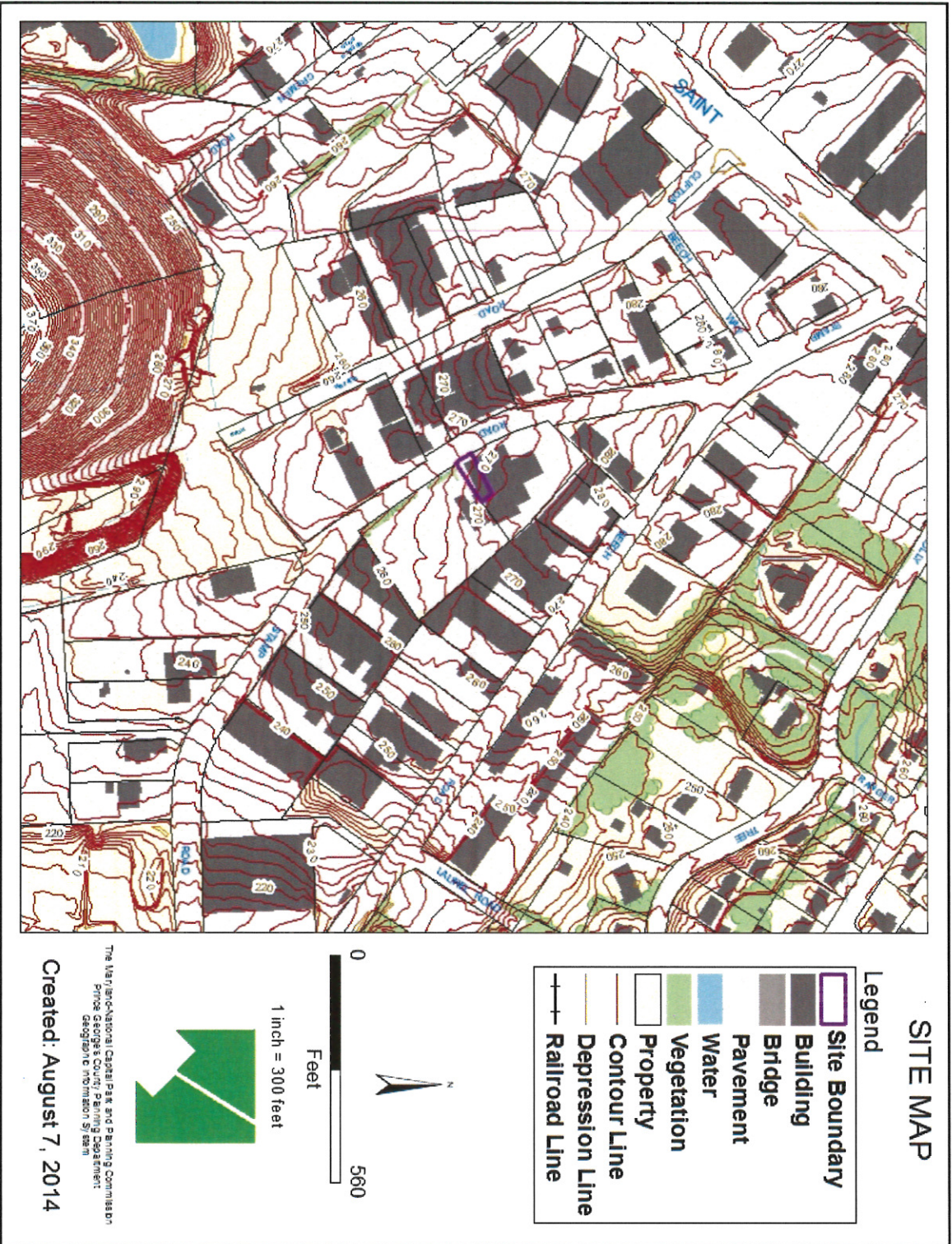
ZONING MAP



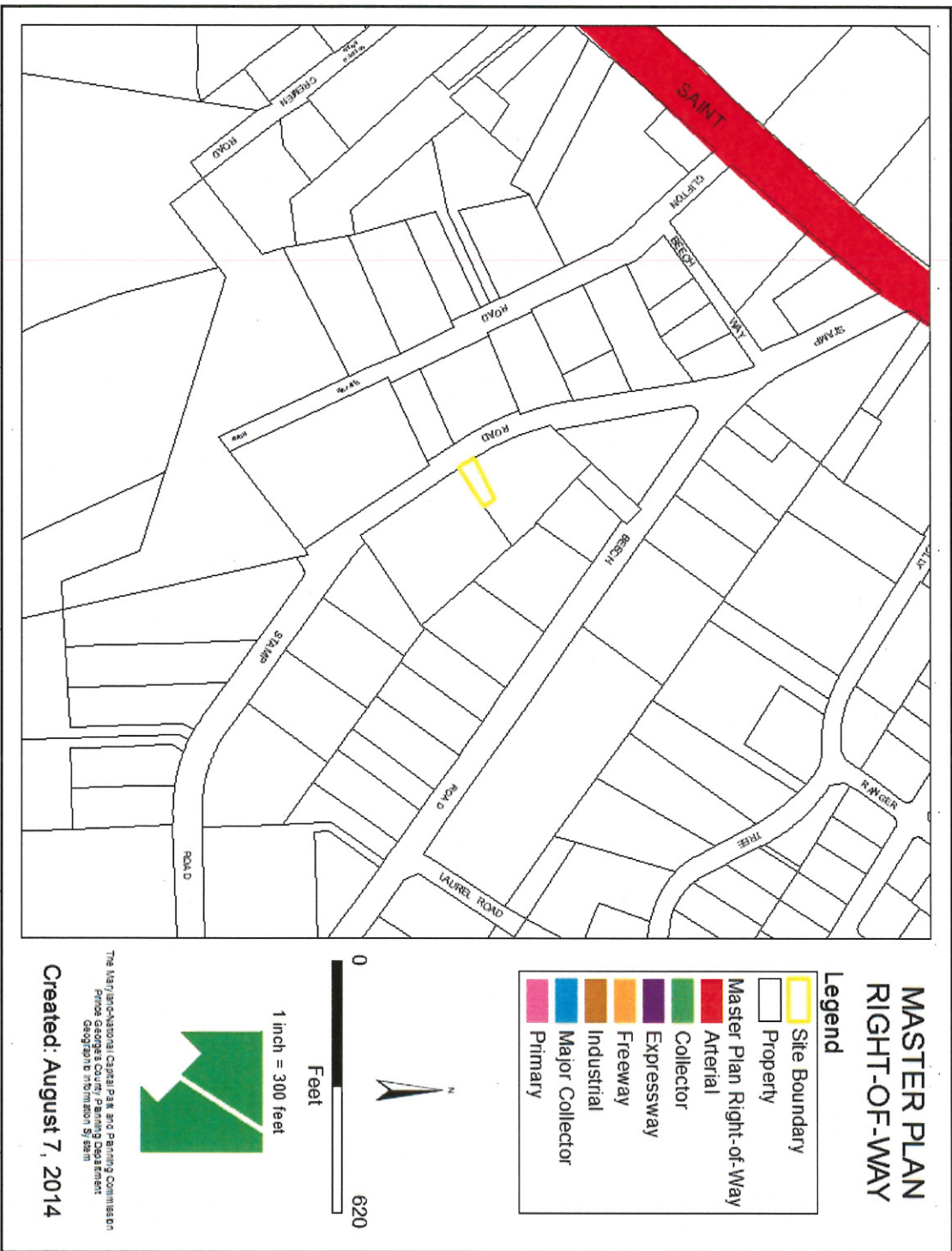
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



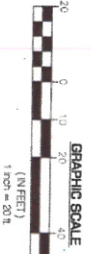
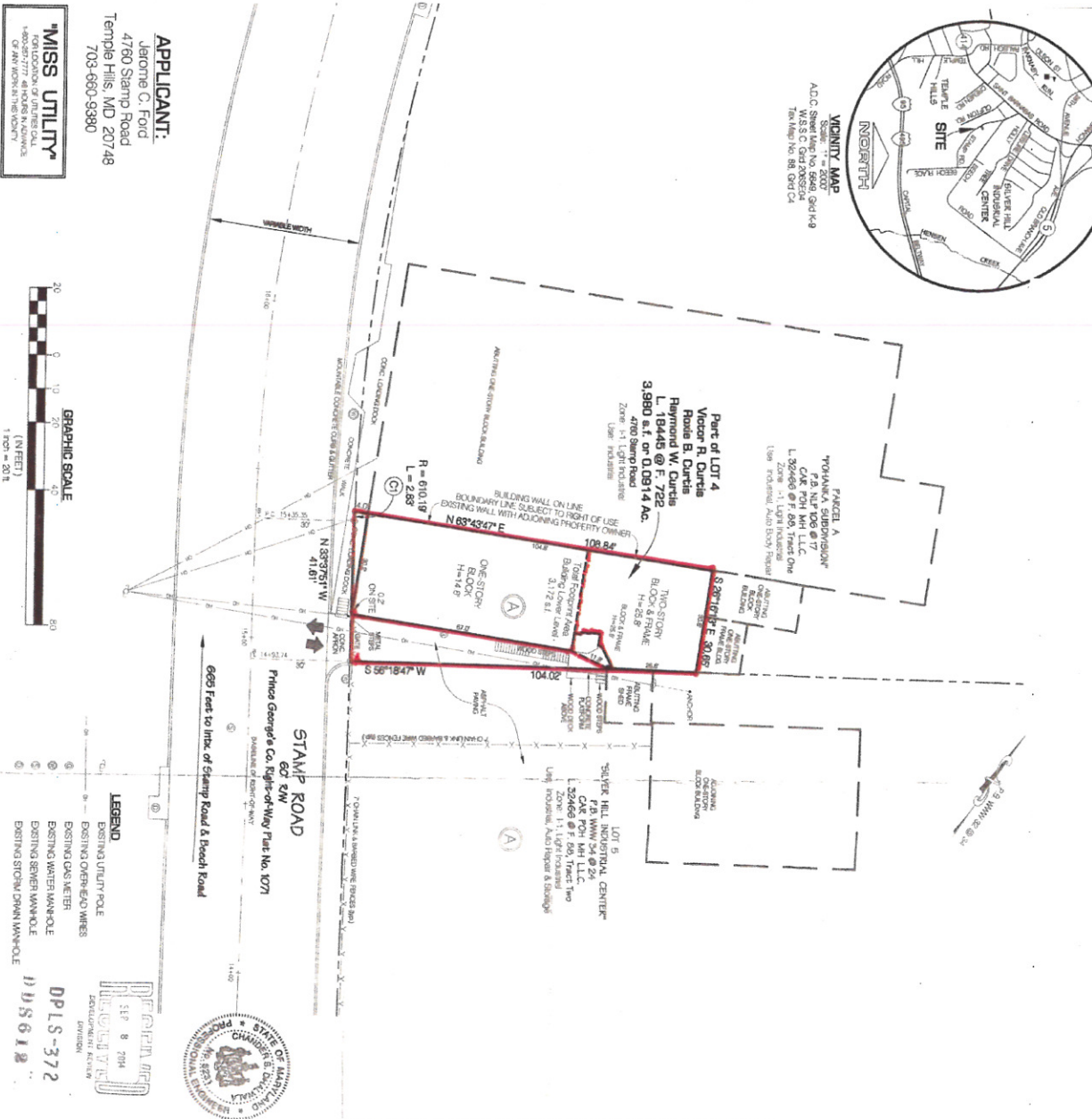
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN



MOBILITY MAP
 ZONE: W-3
 A.D.C. STREET NO. 200
 W.S.S.C. DISTRICT 24
 TRM MAP NO. 88, 04/14



- LEGEND**
- EXISTING UTILITY POLE
 - EXISTING OPEN-ENDED DIMES
 - EXISTING DRAINAGE
 - EXISTING WATER MAIN/POLE
 - EXISTING SEWER MAIN/POLE
 - EXISTING STORM DRAIN MAIN/POLE

DPLS-372
 DEVELOPMENT REVIEW DIVISION



- SITE ANALYSIS & GENERAL NOTES**
- Subdivision Name: Silver Hill Industrial Center
 - Zone: W-3, Area: 0.9714 Acres
 - Zone Map: 1:1, 1/2" = 100'
 - Proposed Use: Manufacturing and Storage
 - Number of Lots: 1
 - Existing Building is a Commercial Building
 - Gross floor area: 4,389 s.f.
 - W.S.S.C. 200 Sheet: 200 SE 04
 - Trm Map No.: 88
 - Ord. No.: 6-1
 - Lot No.: 4
 - The site is NOT within an Adoption Policy Area
 - Existing Water and Sewer Categories: W-3 and S-3
 - Proposed Water and Sewer Categories: W-3 and S-3
 - Stormwater Management Concept: Narrative: N/A; No. of Impervious Surfaces: 37,500 s.f.; Peak 1" Storm: 11,700 s.f.
 - Paving Proposed: Over 141,150 s.f. = 5 acres
 - Parking Proposed: None
 - Loading Spaces Required: 1 space
 - Loading Station Provided: None
 - 10-foot Public Utility Easement has not been provided along the public right-of-way
 - There is no Motorist Park/Decision Requirement
 - There are no overhead or known obstructions on or contiguous to the subject property
 - There are no obstructions or known historic resources or other contiguous to the subject property
 - Next-Tier Wetlands do not exist on the subject property
 - The 100-year floodplain does not exist on the subject property
 - The subject property is not within the Chesapeake Bay Critical Area
 - Topographic information not shown. Planimetric Site Plan annotations only are applicable to the submission
 - Due to no proposed increase in Gross Floor Area, this site is exempt from the proposed height requirements per section 11-103
 - There is no wetland adjacency provided on the subject property
 - Applicant: Jerome C. Ford
 4780 Stamp Road
 Temple Hills, MD 20748
 PH - 703-660-9380

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, or that I am a duly licensed professional engineer License No. 8281.
 2/19/14
 Charles S. D'Amico, PE
 MD Registration No. 8281

M.N.C.P.P.C. APPROVALS

PROJECT NAME	Part of Lot 4, Block A, Silver Hill Industrial Center
PROJECT NUMBER	SP-
Development Review	Approved
Public Hearing	Approved
Final Approval	Approved

DEPARTURE SITE PLAN
 Liber 18445 @ Folio 722, The Property of Victor R. Curtis, et al
 Jerome C. Ford 4780 Stamp Road, Temple Hills, MD 20748
 Part of LOT 4, BLOCK A, SILVER HILL INDUSTRIAL CENTER
 SPALA, DIVISION OF ELECTION DISTRICT
 PRINCE GEORGES COUNTY, MARYLAND

REVISIONS

NO.	DATE	DESCRIPTION
01	02-24-2012	Revised plan per the submission of 02/24/12
02	02-21-2014	Revised plan per MNCPPC comments

APPROVALS

NO.	DATE	NAME	TITLE
1	02-21-2014	J.R. Ford	Client
2	02-21-2014	C.S. D'Amico	Professional Engineer

DRD ENGINEERS LAND PLANNERS AND SURVEYORS
 14605 MARBLESBORO DRIVE - UPPER MARLBOROUGH, MD 20785
 UPPER MARLBOROUGH, MD 20785
 PHONE: 410-321-1000 FAX: 410-321-1001

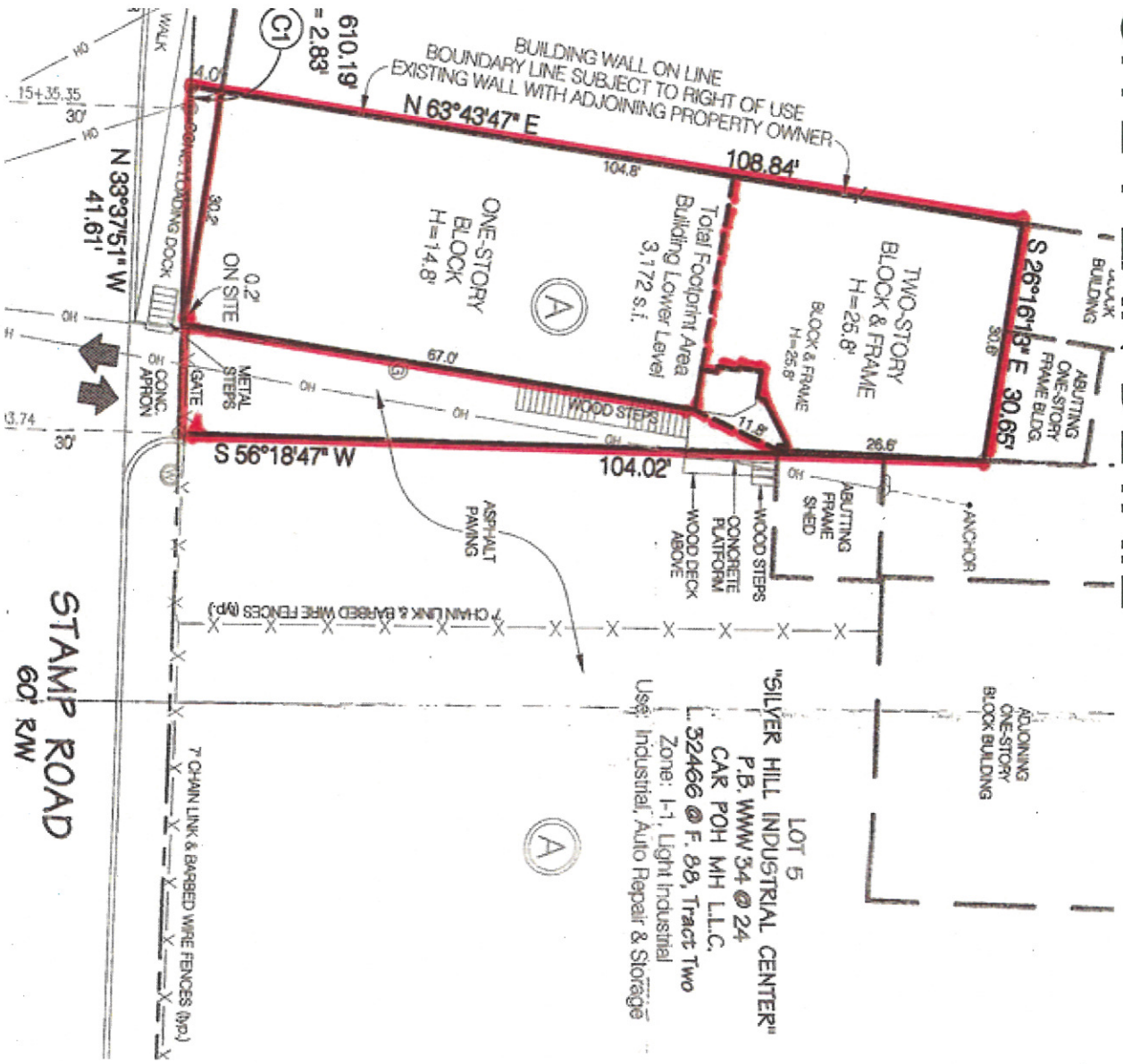
Slide 9 of 10

10/23/2014

Case # DPLS-372

SITE PLAN DETAIL

Case # DPLS-372



Slide 10 of 10

10/23/2014

STAMP ROAD
60' RW



DPLS-372

DDS612



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

LETTER OF EXEMPTION
STANDARD EXEMPTION FOR THE SITE
PRINCE GEORGE'S COUNTY WOODLAND CONSERVATION ORDINANCE

Property Identification: 206SE04 4760 Stamp Rd Temple Hills, MD 20748 BLOCK A, LOT 4	Receipt #: 5235
	Date Issued: April 21, 2014
	Expiration Date: April 21, 2016

TO: Jerome C. Ford
7419 Admiral Drive
Alexandria, VA 22307

VIA: Katina Shoulars, Supervisor, Environmental Planning Section

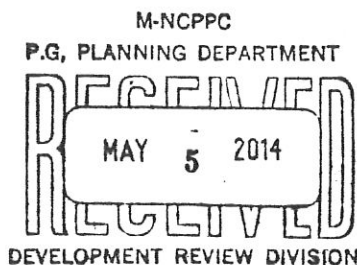
FROM: Kristen Franklin, Planning Intern, Environmental Planning Section

Your request for a standard letter of exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. The property is identified as 4760 Stamp Rd, Temple Hills, MD 20748. The property is further identified as BLOCK A, LOT 4. The property is zoned I-1 and totals 0.092 acres. There are no previously approved tree conservation plans (TCPs) associated with this property.

This Letter of Exemption is issued because the property is less than 40,000 square feet in size and has no previous TCP approvals. The information was obtained from a 2011 aerial photography and the PGAtlas.com environmental layer. The proposed development is for a warehouse. This Letter of Exemption is issued solely for that purpose.

A copy of this letter must be submitted at time of development activity or permit application.

KNF:ks



Thompson, Ivy

From: Schneider, Alwin
Sent: Thursday, September 11, 2014 10:50 AM
To: Thompson, Ivy
Subject: DPLS-372/DDS-612 4760 Stamp Road

Ivy,

On September 10, 2014 the Environmental Planning Section (EPS) has reviewed the above referenced application; there is one issue or comment for the proposed improvements. The application is for a 0.09 acre parcel, which is zoned I and wants a departure for 8 parking spaces and 2 loading spaces for the proposed new building. No tree or woodland disturbance impacts are proposed.

Woodlands: The site is exempt from the Prince George's County Woodland Conservation Ordinance, because the site has less than 10,000 square feet of woodland and no previously approved tree conservation plans. The site is required to apply for a WCO Exemption Letter and a NRI Equivalence Letter.

Specimen Trees: No Specimen Trees located on-site

Wetlands/Streams: Not found on-site

100 Year Floodplain: Not found on-site

PMA Impacts: No PMA on-site and no PMA impacts

Chesapeake Bay Critical Area: No CBCA on-site

Green Infrastructure Plan: No areas shown on the subject property.

Noise: Stamp Road are not identified as a an arterial roadway or greater roadway - no residential use proposed- no noise contours on-site –

Scenic/Historic Roadway: No Historic or Scenic Roads adjacent to the site

Marlboro Clay Soils: Not found on-site

TDOZ – No Issue – not within a TDOZ

DDOZ - No Issue - not within a DDOZ

Issue/Condition: The site is required to apply for a WCO Exemption Letter and a NRI Equivalence Letter.

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

9400 Peppercorn Place, Suite 230

Largo, MD 20774

301-883-3240-p

alwin.schneider@ppd.mncppc.org

September 17, 2014

MEMORANDUM

TO: Ivy Thompson, Zoning Section

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

SUBJECT: Referral Comments for 4760 Stamp Road (DPLS-372 & DDS-612)

1. The width of the existing driveway access should be demonstrated on the site plan.
2. DPLS-372 & DDS-612 should be noted in the General Notes on the site plan.
3. The parking and loading calculations should be corrected in the Justification Statement.
4. It appears that the concrete loading dock and metal steps adjacent to Stamp Road and wood deck, steps and concrete platform are over the property line.
5. The proposed sales use must be clarified to determine if additional parking is required.
6. All fences over 6-feet must meet main building setbacks per Section 27-474(b). This must be demonstrated on the site plan.
7. These referral comments do not include any sign regulation review.



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Michelle Hughes 23633-2009-U
Telephone Number: (301) 952-5409 August 18, 2009
Fax Number: (301) 952-4141
Permit Status: www.mncppc.org

The following comments were generated from permit review. Any questions or concerns regarding the following comments should be directed to the reviewer. For permit status, please direct your call to the appropriate phone number provided above.

Further review and comments may be generated when the appropriate or additional information has been submitted. Revised plans and required information must be submitted to the Permit Review Section.

1. This permit application is for a warehouse in the I-1 Zone. Prior permit 679381U was approved to operate sales repair, marine propellers and allied marine parts in 1971 but a site plan was not found for this permit to determine if the entire property on Parcel A was used or just the subject structure. On May 8, 1980 Parcel A was subdivided and the subject structure was a part of Lot 4. The structure on this property was previously approved as a machine shop which was a part of Pohanka per prior approved permit 7240-85-CGU/01. The survey submitted is inadequate for review. A site plan, drawn to scale, must be submitted in accordance with Section 27-254 of the Prince George's County Zoning Ordinance. **6/21/11 – Comment still outstanding.**

I contacted Judy Hart at 703-765-3500 and we discussed the permit comments per a message from Dave Spiers.

8/19/09 – Emailed prior permit site plan 7240-85-CGU/01.

8/19/09 - Per my discussion with Mary Hampton and owner, Mr. Curtis the site plan for 7240-85-CGU/01 along with a copy of the plat can be used for this U&O permit. The current owner does not have a cross easement agreement therefore off-site parking per Sec. 27-573 recorded in land records is still required.

8/24/09 – I spoke with Mr. Ford and discussed the permit comments in reference to the parking.

8/28/09 – Per my discussion with Mary I sent an email to the owner Ray Curtis indicating: Do you have something in your deed for the usage of the area you want to obtain a perpetual easement? Are you the owner of the adjacent parking lot? I have done some research on the adjacent property and the aerial photo from the fall of 69 does show parking. So, I would still need a site plan for your property per Sec. 27-584 and for the entire adjacent property per Sec. 27-584. No landscaping would be required. The parking can be shown at 10 x 20. The easement must be recorded in land records.

8/28/09 - Debbie Gallagher and I met with Mr. Ray Curtis in reference to the subject property. If the owner decides to apply for a Departure for Parking and Loading Spaces due to this site does not have



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

adequate parking and driveway aisle to meet the parking requirements the applicant must be approved by the Prince George's County Planning Board and possibly the District Council and submit a certified approved site plan to me so I can approve the use & occupancy.

The owner also has the option of widening the driveway isle to meet the 18-ft 2-way drive aisle requirement then he could obtain his perpetual easement agreement with the adjacent property owner. But he must come in with an overall site plan that has been approved by park and planning meeting all the site plan requirements for the adjacent property to obtain an approved application and site plan from MNCPPC for this subject permit.

The owner can also come in with the approved building permit site plan 7240-85-CGU showing both properties and obtain an off-site agreement with this property owner and have it recorded in land records. The agreement should only be for 3 of the required 4 parking spaces to obtain an approved application and site plan from MNCPPC for this subject property.

10/6/09 – Meeting with Ed Gibbs and Ray Curtis on Monday October 12, 2009 at 10 am in Board Room.

11/23/09 – I spoke with Ray Curtis and discussed the widening of the driveway.

12/16/09 – Debbie and I met with Ray Curtis and his wife to discuss this site. We suggested to apply for a departure or off-site parking. He is checking to see when each building was constructed to determine if there is grandfathered parking. This area was adopted into zoning in 1949.

1/20/10 – Debbie and I met with Arie and discussed permit comments.

1/20/2010 I was called down to see Betty Horton Hodge who was meeting with Ray Curtis and Ed Gibbs. At the end of the meeting Mr. Curtis was advised to file for a DDS and also a Departure from Parking and Loading. Arie stated that staff would handle the request as quickly as possible.

1/20/11 - I emailed the permit comments to Ray Ford at itemsvalue@yahoo.com.

1/24/11 – I referred Mr. Jerry Ford to Edward Holley.

4/4/11 – Jerry ford called to get mailing address to send updated site plan to me.

4/25/11 – I reviewed submitted perpetual easement and survey demonstrating easement area:

1. Mr. Ford submitted the perpetual easement and survey demonstrating the easement area. The perpetual easement does not demonstrate that it has been recorded in Land Records of Prince George's County nor has this agreement been signed by the perspective owners. **6/21/11 – Comment still outstanding. 9/18/12 – Site plan does not appear to need easement. Site plan appears to be for the subject property only. General note #14 indicates Departure from parking and loading is required.**



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

2. An overall site plan for your property **and** the adjacent property per Sec. 27-584 (18-ft 2-way drive aisle requirement, 10 x 20 parking spaces) must be submitted that has been approved by park and planning meeting all the site plan requirements for the adjacent property must be submitted to obtain an approved application and site plan from MNCPPC for this subject permit. **6/21/11 – Comment still outstanding. 9/18/12 – Site plan appears to be for the subject property only. Parking and loading per Part 11 has not been demonstrated on plan. General note #14 indicates Departure from parking and loading is required.**

3. The access to the property does not appear to meet the 18-ft 2-way requirement therefore must be widened. A building permit is required for this modification. **6/21/11 – Comment still outstanding. 9/18/12 – Comment still outstanding.**

I called and left a message to discuss this with Mr. Ford. Permit comments emailed to itemsofvalue@yahoo.com.

4/28/11 – Faxed comments to Mr. Ford.

6/21/11 – I received a hand drawn plan that demonstrates the subject property and adjacent property (not in its entirety). All comments above have not been addressed. A site plan must be submitted that meets Section 27-254 of the Prince George's County Zoning Ordinance. This comment has been emailed to Mr. Ford at itemsofvalue@yahoo.com.

7/20/11 4:29pm – Received a message from Jerry Ford requesting the procedure for parking waiver.
7/21/11 8:18am I called and referred him to Edward Holley. I will forward the permit comments to Edward.

8/31/12 – I emailed the permit comments to Stephenie Clevenger from RDA Engineers at sclevenger@rdaengineers.com.

9/18/12 – Received updated site plan drawn by RDA Engineering.

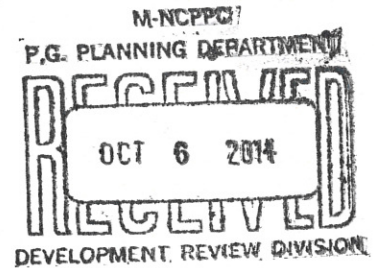
MIN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3972

October 6, 2014



MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section
VIA: Steve Kaii-Ziegler, Planning Supervisor, *Stamp* Community Planning
FROM: Melissa Lindsjo, Principal Planning Technician, Community Planning
SUBJECT: **4760 STAMP ROAD (DPLS-372 & DDS-612)**

DETERMINATIONS

General Plan:

The application is consistent with the Plan Prince George's 2035 Approved General Plan.

Master Plan:

The application is consistent with the 2000 Approved Master Plan and SMA for the Heights and Vicinity.

Sector Plan:

The application is consistent with the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan.

BACKGROUND

Location: Located approximately 665 feet south of the intersection of Stamp Road and Beech Road
Size: 0.09 acres
Existing Uses: Manufacture repairs and sales of boat propellers.
Proposal: Departure request from parking & loading standards for 8 parking spaces and 2 loading docks.

GENERAL PLAN, MASTER PLAN, AND SMA

This application requires conformance with the applicable General or Master Plan. NO

General Plan: The Plan Prince George's 2035 Approved General Plan makes no relevant recommendations influencing a departure from parking and loading standards application on this property.

Master/Sector Plan: The 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan recommends retaining the industrial use on the property. The subject property is within the plan identified Beech Road Focus Area. The sector plan examines the Beech Road focus area to address conflicts between residential, commercial, and industrial land uses. The plan envisions this area as a community-scaled commercial area that supports the residential neighborhoods by providing locally serving retail, offices, and public uses closely integrated with residential development.

Planning Area/

Community:

Planning Area 76A/ The Heights

Land Use:

Industrial

Environmental:

See Environmental Planning Section referral for comments concerning Green Infrastructure elements. Regulated Areas, Evaluation Areas, and Network Gaps are not identified on the subject property.

Historic Resources:

There are no identified historic resources on or adjacent to the subject property.

Transportation:

See Transportation Planning Section referral for comments concerning transportation matters. A bike lane is planned for Beech Road.

Public Facilities:

There are no identified public facilities conditions or requirements on or adjacent to the subject property. The property is currently served by public water and sewer.

Parks & Trails:

There are no existing or proposed parks or trails on or adjacent to the subject property.

Aviation/ILUC:

This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F. This property is outside of the 65 dBA noise contours.

SMA/Zoning:

2013 Central Branch Avenue Corridor Revitalization Sector Plan retained the property in the I-1 zone.

PLANNING ISSUES

There are no planning issues.

cc: Ivy A. Lewis, Chief, Community Planning Division




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

October 8, 2014

MEMORANDUM

TO:  Ivy Thompson, Zoning Section, Development Review Division
FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division
SUBJECT: DPLS-372 & DDS-612, 4760 Stamp Road.

The Transportation Planning Section has reviewed the departure noted above. The subject site consists of 0.09 acres of land in the I-1 Zone. The site is located south of the intersection of Stamp Road and Beech Road. The applicant is seeking a departure of two loading spaces and six parking spaces plus a departure from an access width requirement of 18 feet.

Review Comments, Departure from Parking and Loading Standards

The applicant is seeking a use and occupancy permit for warehouse space and sales. The requested departures are required for the use and occupancy permit.

The application requests a waiver of the parking standards in the Zoning Ordinance to allow a reduction in the number of the parking spaces. The Zoning Ordinance provides minimum standards for on-site parking and loading on the subject property for two primary reasons. The standards protect the patrons of the subject property from the problems caused by not having adequate and available parking at hand. The parking standards also protect neighboring property owners from the problems caused by persons residing on or visiting the subject property and using parking spaces on adjacent land or streets during that time.

The applicant is seeking a departure from design standards, Section 27-230.01, of 4'6" from the required width 18 feet for an entry access to a loading area. In addition, a departure of two loading and six parking spaces from Section 27-588 of the Zoning Ordinance is requested.

The existing commercial entrance is adjacent to the existing building; there is no room for expansion. There are no marked parking spaces on Stamp Road, although vehicles parallel park on the east side of the roadway. The small triangular area of the property is wide enough to accommodate only two on-site parking spaces.

The proposed use of the site is primarily for storage plus occasional sales on weekends according to the applicant. The applicant should explain what is meant by occasional sales.

In light of the fact that the area is commercially developed with some off-site parking available on Stamp Road and the existing physical limitations of the site, the Transportation Planning Section does not oppose the departure requests. Given these facts and circumstances, the Transportation Planning Section offers no other comments on the parking and loading space departures.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


**Prince George's County Planning Department
Countywide Planning Division**


**(301) 952-3680
www.mncppc.org**

September 11, 2014

MEMORANDUM

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

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

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

SUBJECT: DPLS-372 & DDS-612; 4760 Stamp Road

The 4760 Stamp Road property is located approximately 665 feet south of the intersection of Stamp Road and Beech Road. Special Projects Section, Countywide Planning Division has reviewed the following:

(a) Proposed Departure from Design Standards (DDS) application for public facility adequacy. The request DDS for the access width for a loading area being less than the required 18 feet will have no impact on existing public facilities.

(b) Proposed Departure from Parking and Loading Spaces (DPLS) application for public facility adequacy. The request DPLS of 8 parking spaces and 2 loading spaces will have no impact on existing public facilities.



**** REFERRAL REQUEST ****

Date: 9/10/2014
 To: PRANOY CHOUDHARY, MD. STATE HIGHWAY ADMINISTRATION
 From: IVY THOMPSON, SENIOR PLANNER, ZONING SECTION
 Subject: 4760 STAMP ROAD (DPLS-372 & DDS-612)

IDENTIFICATION OF MAJOR ISSUES DUE DATE*: 9/25/2014

***Note:** E-mail any major issues/problems to the reviewer by the above date.

S D R C DATE:

REFERRAL DUE DATE: 10/10/2014

- | | |
|---|---|
| <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:

SHA offers no comments since Access is via County Road. Parking requirements are subject to county/MNCPCC requirements.

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



**** REFERRAL REQUEST ****

Date: 9/10/2014 *1st Referral*
 To: JOE DEHUARTE, URBAN DESIGN *Meika Fields*
 From: IVY THOMPSON, SENIOR PLANNER, ZONING SECTION
 Subject: 4760 STAMP ROAD (DPLS-372 & DDS-612)

IDENTIFICATION OF MAJOR ISSUES DUE DATE*: 9/25/2014
 *Note: E-mail any major issues/problems to the reviewer by the above date.

S D R C DATE:

REFERRAL DUE DATE: 10/10/2014

<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.mnccppc.org

Related Cases: _____

REFERRAL REPLY COMMENTS:

The Urban Design Section has no comments. While the statement of justification implies otherwise, a departure from the requirements of the Landscape Manual is not requested.
MRF 9/18

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

DPLS-372

DDS612

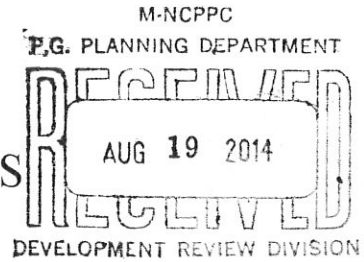
DEPARTURE FROM DESIGN STANDARDS
SEC.27-239.01

and

DEPARTURE FROM THE NUMBER OF PARKING
AND LOADING SPACES REQUIRED
SEC. 27-588

at

4760 STAMP ROAD; TEMPLE HILLS, MD 20748



STATEMENT OF JUSTIFICATION

I. INTRODUCTION

Jerome C. Ford, a private individual, is applying for a Use & Occupancy (U&O) permit for the property located at the address provided in the title above. This request is for approval of a departure from (a) design standards [SEC.27-239.01] regarding the access width from the street to the loading area adjacent to the building on the property; and (b) number of parking and loading spaces required [SEC.27-588].

II. DESCRIPTION OF PROPERTY

1. Location: East side of Stamp Road, 665 feet from intersection of Stamp Road and Beech Road

2. Premise Address: 4760 Stamp Road; Temple Hills, MD 20748
3. Municipality: Not Applicable
4. Frontage: 30.2' (building) plus 13.5' paved area on Stamp Road
5. Zoning: I-1 (Light Industrial)
6. Area: 4,386 sqft gross floor area; 0.0914 acres
7. Rights-of-Way: Stamp Road
8. Zoning Map: Planning Area 76A; WSSC Grid 206SE04
9. Tax Map: 088-C4
10. Subdivision: Not Applicable
11. History: The existing 2-story structure was built with a common wall adjoining the structure on the northwest side and a paved area on the southeast side of the property for loading and parking. A business known as Curtiss Propeller operated there priorly. It is reported that they did both manufacture repairs and sales of boat propellers on the premises. At some time during their operations there, Prince George's County took ownership of a triangular section of the existing raised cement access walkway in front of the building adjacent to the paved roadway of Stamp Road. This raised walkway and metal staircase extend to the very southeast corner of

DPLS-372

DDS612

the building. All of this is reflected on the site plan created by Chander S. Dhalwala of RDA Engineering Company and is recorded in county land records.

12. Master Plan: Not Applicable

13. Council District: 8

III. APPLICANT'S REQUEST

Applicant requests two departures: (a) Departure from the requirement for an 18' width entry access to the loading area located on the southeast side of the building. The distance from that corner of the building to the property line is only 13.5'. The applicant, therefore, requests a departure of 4.5'. (b) Departure from parking and loading spaces required. The only parking possible on site is within the triangular paved area to the southeast of the building, which may provide 2 parking spaces or alternately access to loading dock and parking for one truck. Applicant therefore requests a departure of **1** loading spaces plus **4** parking spaces.

sf 10-6-14

IV. REQUIRED FINDINGS

A. In order for the Planning Board to grant the departures, it shall make the following findings:

- i. The purposes of this Subtitle will be equally well or better served by the applicant's proposal;

RESPONSE:

The present access width to the parking/loading area is adequate to allow entry of a 24' truck. The present parking area is adequate to allow parking for 2 cars or alternatively one 24' truck.

- ii. The departures are the minimum necessary, given the specific circumstances of the request;

RESPONSE:

The access width to the loading area extends to the full width of the property line on Stamp Road. There is no more real estate associated with this property. The loading/parking area is contained solely within the triangular paved area to the southeast of the building.

- iii. The departures are necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

DPLS-372

RESPONSE:

DD5612

The paved loading area adjacent to the building is the only off-street loading area associated with the building. It can be accessed from the street only through the existing aperture, which is 13.5'. This is adequate to allow entry of a 24' truck. Alternatively, it is adequate for parking 2 cars.

- iv. The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

RESPONSE:

The surrounding buildings are all commercial buildings.

- B. For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (9) (A), above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.

RESPONSE:

There is no feasible alternative, given the property lines.


There is no adjacent area/location for shared off-street parking. However, it is possible to park on a diagonal on the street in front of the building. This has been done for years and is currently done by tenants of other properties on the same street during weekdays. This does not impede traffic circulation. Further, temporary parking on a diagonal on the street by a commercial truck for the purpose of loading/unloading does not impede traffic flow. The width of the street is more than two lanes, one lane in each driving direction.

The proposed use for the subject property is primarily for storage plus occasional sales. Sales will be occur only on weekend days. During these days, the street is virtually devoid of parked vehicles. There is no intent to be open for business on any fixed schedule. It should be known that Curtis Propeller, the prior owner, was open at fixed hours, with parking afforded on the street in front of the building. Their hours of operation are still posted on the front door.

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DDS612

CONCLUSION

The proposed Departure from Design Standards meets the requirements to allow the Planning Board to make its required findings. The proposed Departure from Number of Parking and loading Spaces Required meets the requirements to allow the Planning Board to make its required findings. For the foregoing reasons, the Applicant requests that both departures be granted.


Jerome C. Ford 08/14/14