



The Maryland-National Capital Park and Planning Commission

**PRINCE GEORGE'S COUNTY**  
**Planning Department**

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# Special Exception Alternative Compliance 901 and 903 Cypresstree Drive

## SE-25003 AC-25002

REQUEST	STAFF RECOMMENDATION
<p><b>SE-25003:</b> For a building expansion of 2,581.33 square feet of gross floor area and other associated site improvements to an existing church or similar place of worship use.</p> <p><b>AC-25002:</b> Alternative compliance from Section 4.7 of the 2010 <i>Prince George's County Landscape Manual</i>.</p>	<p>With the conditions recommended herein:</p> <ul style="list-style-type: none"> <li>• Approval of Special Exception SE-25003</li> <li>• Approval of Alternative Compliance AC-25002</li> </ul>

<b>Location:</b> On the east side of Cypresstree Drive, at its intersection with K Street.	
Gross Acreage:	0.62
Zone:	RSF-65
Prior Zone:	R-55
Reviewed per prior Zoning Ordinance:	Section 27-1903(b)
Dwelling Units:	N/A
Gross Floor Area:	3,919 sq. ft.
Lots:	6
Parcels:	0
Planning Area:	72
Council District:	05
Municipality:	N/A
<b>Applicant/Address:</b> Primera Iglesia Adventista Ebenezer 1 1109 Dunoon Road Silver Spring, MD 20903	
<b>Staff Reviewer:</b> Evan King <b>Phone Number:</b> 301-952-3554 <b>Email:</b> Evan.King@ppd.mncppc.org	



Planning Board Date:	06/26/2025
Planning Board Action Limit:	N/A
Staff Report Date:	06/12/2025
Date Accepted:	03/31/2025
Informational Mailing:	01/30/2025
Acceptance Mailing:	03/25/2025
Sign Posting Deadline:	TBD

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section,  
Development Review Division

FROM: Evan King, Planner II, Zoning Section,  
Development Review Division

SUBJECT: Special Exception SE-25003 and Alternative Compliance AC-25002  
901 and 903 Cypressstree Drive

REQUEST: **SE-25003:** Special exception for a building expansion of 2,581.33 square feet of gross floor area and other associated site improvements to an existing church, or similar place of worship use.

**AC-25002:** Alternative compliance from Section 4.7 of the 2010 *Prince George's County Landscape Manual*.

RECOMMENDATION: **APPROVAL, with conditions**

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**NOTE:**

The Prince George's County Planning Board has scheduled this application on the consent agenda, for transmittal to the Zoning Hearing Examiner, on the agenda date of June 26, 2025.

You are encouraged to become a person of record in this application. Requests to become Persons of Record should be submitted electronically, by email to: ZHE@co.pg.md.us. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

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The Zoning staff have reviewed the subject application and present the following evaluation and findings leading to a recommendation of APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

## **I. EVALUATION CRITERIA**

**A. Prince George's County Zoning Ordinance.** This property is located within the Residential, Single-Family-65 (RSF-65) Zone. However, this application has been submitted and reviewed under the applicable provisions of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance), pursuant to Section 27-1900 *et seq.* of the current Zoning Ordinance. Under the prior Zoning Ordinance, the site was in the One-Family Detached Residential (R-55) Zone, which was effective prior to April 1, 2022. Pursuant to Section 27-1903(b) of the Zoning Ordinance, development applications of any type for properties not in the Legacy Comprehensive Design (LCD), Legacy Mixed-Use Community (LMXC), and Legacy Mixed-Use Town Center (LMUTC) Zones may utilize the prior Zoning Ordinance. The subject application qualifies for review under the prior Zoning Ordinance because the subject property is not in the LCD, LMXC, or LMUTC Zones. The applicant complied with the requirements of Section 27-1904 of the Zoning Ordinance, and this application was accepted for review on March 31, 2025, prior to the abrogation date (April 1, 2025) of Section 27-1900, for use of the prior Zoning Ordinance.

A special exception is reviewed and decided by the Prince George's County Zoning Hearing Examiner. Pursuant to Section 27-317(a) of the prior Zoning Ordinance, a special exception may only be approved upon a finding that all of the following standards are met:

- (1) The proposed use and site plan are in harmony with the purpose of this Subtitle;**
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**
- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**
- (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**
- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**
- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

(7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).**

**B. Prince George’s County Woodland and Wildlife Habitat Conservation**

**Ordinance.** Pursuant to Section 25-119(a)(2)(B) of the 2024 Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance (WCO), special exception applications shall include a Type 2 tree conservation plan or a standard letter of exemption.

**C. Prince George’s County Tree Canopy Coverage Ordinance.** The property is subject to a minimum percentage of tree canopy coverage, per requirements set forth in Section 25-128, Tree Canopy Coverage Requirements, of the Prince George’s County Code.

**II. BACKGROUND**

**A. Summary and Request:** A special exception for a building expansion of 2,581.33 square feet of gross floor area and other associated site improvements to an existing church, or similar place of worship use.

**B. Development Data Summary:**

	<b>EXISTING</b>	<b>EVALUATED</b>
Zone(s)	RSF-65 (prior R-55)	R-55
Use	Church or similar place of worship	Church or similar place of worship
Gross Acreage	0.62	0.62
100-Year Floodplain (acres)	0	0
Net Lot Acreage	0.62	0.62
Lot(s)	6	6
Parcel(s)	0	0
Dwelling Units	0	0
Gross Floor Area (square feet)	1,337.67 sq. ft.	3,919 sq. ft.

**C. Location and Site Description:** The subject property is located on the east side of Cypresstree Drive, directly across from its intersection with K Street. The 0.62-acre property consists of six lots known as Lot 814, Lot 815, Lot 816, Lot 817, Lot 818, and Lot 819. It is adjacent to single-family detached residential units and another church or similar place of worship. This application requests to expand the existing building used for a church or similar place of worship from Lots 815, 816, and 817 to Lots 814, 818, and 819.

**D. Proposed Use(s):** The subject application proposes to raze 514.34 square feet of the existing building and construct a 3,095.67-square-foot addition. This application is for the expansion of an existing building for a church or similar place of worship

use, from 1,337.67 square feet to 3,919 square feet. Lots 815, 816, and 817 are currently surrounded by a fence which the applicant proposes to raze. In accordance with Section 27-441 of the prior Zoning Ordinance, a church or similar place of worship on a lot less than one acre in size requires a special exception. As detailed below, a use and occupancy permit was issued for a church use prior to the requirement for a special exception becoming effective, which would make the church or other place of worship eligible to certify as a lawful nonconforming use. However, the church has not been certified as a nonconforming use. Accordingly, this special exception application was filed in order to comply with the requirements of Section 27-441.

**E. Neighborhood and Surrounding Uses:** The general neighborhood is bordered by Martin Luther King Jr Highway to the south, Sheriff Road to the north, Glen Willow Drive to the east, and Addison Road to the west. The neighborhood is primarily residential, consisting mostly of single-family detached housing in the RSF-65 (prior R-55) Zone. The neighborhood includes other churches in the RSF-65, Commercial, Neighborhood, and Residential, Multifamily-20 (RMF-20) (prior Multifamily Medium Density Residential) Zones distributed throughout the predominantly RSF-65-zoned area, and a community center. The neighborhood also includes a medium-density multifamily residential area zoned RMF-20 along Greig Street; a small area of townhomes zoned Residential, Single-Family-Attached (RSF-A) in its southeast corner; and an area of government offices, a school, and commercial uses in its southwest corner zoned Reserved Open Space (ROS), Commercial, General and Office (CGO) and RMF-20.

The immediate uses surrounding the subject property are as follows:

- North—** Single-family detached dwellings in the RSF-65 (previous R-55) Zone.
- West—** Cypress tree Drive, with single-family detached dwellings and a church or similar place of worship in the RSF-65 (previous R-55) Zone.
- South—** Five vacant lots, with a single-family detached dwelling beyond, in the RSF-65 (previous R-55) Zone.
- East—** Rear yards of single-family detached residential dwellings in the RSF-65 (previous R-55) Zone.

**F. History and Previous Approvals:** Prior history of this church or similar place of worship, of which this application is requesting an expansion, is detailed below:

The building is visible in aerial imagery from 1965 onward. Aerial imagery prior to 1965 is available only for 1938 and earlier. The building was constructed in 1940, according to the Maryland Department of Assessments and Taxation.

Prince George’s County Council Bill CB-23-1993 became effective on August 31, 1993, requiring special exception approval for a church or similar place of worship use in the R-55 Zone, on a lot less than one acre in size. Prior to that bill’s

effective date, a church or similar place of worship was a permitted use irrespective of the lot size.

Council Bill CB-76-1993 became effective on December 31, 1993. This bill altered the special exception requirement to apply only to a church or similar place of worship use in the R-55 Zone, on a lot less than one acre in size.

Permit No. 8376-1992-GU-00, for the use and occupancy of a church in the existing building, was approved by the Prince George's County Department of Permitting, Inspections and Enforcement in 1992, before the effective date of CB-23-1993 and CB-76-1993. The permit was mailed to the applicant after the effective date of CB-23-1993 and CB-76-1993, on November 4, 1993. Since the property's use and occupancy as a church were established through an approved permit before CB-23-1993 went into effect, a special exception was not previously required. However, the proposed expansion and site improvements now necessitate a special exception per the requirements enacted in CB-23-1993 and imposed by Section 27-442 of the prior Zoning Ordinance.

### **III. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE**

This application, for the expansion of a building for a church or similar place of worship use through a special exception, is being reviewed in accordance with the prior Zoning Ordinance. The analysis of all required findings for approval are provided below.

**Required Findings**—Section 27-317 of the prior Zoning Ordinance provides the following applicable findings:

**(a) A Special Exception may be approved if:**

**(1) The proposed use and site plan are in harmony with the purpose of this Subtitle.**

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1-15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and to ensure adequate public facilities and services.

Staff find that the proposed use is in harmony with the purposes of this subtitle, and will not negatively impact the health, safety, and welfare of the public. The proposed church or similar place of worship expansion will be adequately buffered from surrounding residential uses, in accordance with the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), which is evaluated further below. The proposed project will bring the current building and its addition into compliance with Americans with Disabilities Act, building code, and zoning requirements. It will also allow more congregants without substantial impact to public facilities. The project also promotes orderly development by

expanding the existing facility, in adherence with the regulations of the prior Zoning Ordinance, as outlined in this technical staff report.

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

As outlined within this technical staff report, this application has demonstrated conformance with the requirements and regulations of the Zoning Ordinance. Specifically, the general findings for approval of all special exceptions contained in Section 27-317(a); additional requirements for specific special exceptions contained in Section 27-341 of the prior Zoning Ordinance; and requirements of the R-55 Zone contained in Part 5, Division 1 and Sections 27-430, 27-441, and 27-442 of the prior Zoning Ordinance are evaluated further in this technical staff report and addressed with recommended conditions of approval, as appropriate.

The application has also demonstrated conformance with the Landscape Manual, the WCO, and the Prince George's County Tree Canopy Coverage Ordinance, as evaluated further in this technical staff report and addressed with recommended conditions of approval, as appropriate.

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**

The proposed addition to the church or similar place of worship will not substantially impair the integrity of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (master plan).

The master plan recommends institutional land uses on the subject property (page 380). This special exception proposes a church or similar place of worship use, which per Section 27-441(b) of the prior Zoning Ordinance, is an institutional use. This special exception conforms to the master plan's land use recommendations for the subject property. The subject property lies in Living Area B, as designated by the master plan. Expansion of a church or similar place of worship use does not impair any of the policies and strategies enumerated for Living Area B, on pages 105 and 106 of the master plan.

Historic Preservation staff noted that the master plan contains goals and policies related to historic preservation (pages 287–296). However, these are not specific to the subject site, or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of

archeological sites within the subject property is low. There are no Prince George's County historic sites or resources on or adjacent to the subject property.

Transportation Planning staff also determined that vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, and consistent with the 2009 *Approved Countywide Master Plan of Transportation*.

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

The proposed use will not have adverse effects on the health, safety, or welfare of residents. Only one additional parking space is proposed, which will provide adequate parking on-site per Section 27-568 of the prior Zoning Ordinance. The safety of vehicular circulation is improved with defined drive aisles, appropriate dimensions for perpendicular and parallel spaces, and pedestrian walks separated from vehicular circulation, in accordance with Sections 27-556, 27-558, and 27-560 of the prior Zoning Ordinance. The use will also be adequately buffered from surrounding residential uses by compliance with the standards of the Landscape Manual, by measures deemed sufficient by the Alternative Compliance Committee, as documented in the recommended Alternative Compliance AC-25002.

**(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and**

The proposed use will not be detrimental to the use of surrounding properties. As discussed above, the site will be designed with the required parking and circulation to serve the proposed use. The use will be adequately buffered from surrounding residential uses per the standards of the Landscape Manual, by measures of AC-25002.

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

This project meets the exemption criteria in Section 25-119(b)(5)(A) of the WCO because the site is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. The site received a Standard Letter of Exemption (S-013-2025) from the WCO on February 20, 2025, and it remains valid until February 20, 2030. No additional information is required regarding woodland conservation.

- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirements of Subtitle 24-130(b)(5).**

In conformance with Section 27-296(c)(1)(J) of the prior Zoning Ordinance, an approved Natural Resources Inventory (NRI-140-2024) was submitted with the application. The site contains no regulated environmental features to preserve and/or restore as defined in the prior Prince George's County Subdivision Regulations. Accordingly, this finding is met.

**Additional Requirements for Specific Special Exceptions**—Section 27-341.02 (1-5) of the prior Zoning Ordinance provides the following applicable requirements:

- (a) A church or similar place of worship may be permitted, subject to the following:**

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

The minimum setback requirement of 25 feet, per this section, is met from all lot lines. However, as discussed elsewhere, Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, prescribes more stringent (40-foot) setback requirements, which will apply to the northern, eastern, and southern property lines. Per Section 27-103(a) of the prior Zoning Ordinance, in the case of multiple applicable dimensional standards, the stricter ones must be applied. The front yard setback requirement remains 25 feet, however, in accordance with this section and Section 27-442(e) of the prior Zoning Ordinance, there is no required bufferyard on the property's front yard imposed by the requirements of Section 4.7 of the Landscape Manual. The applicant requested alternative compliance for these bufferyards, in part, to reduce the required building setback to 25 feet along the eastern and northern property lines. The Planning Director recommended approval of the requested alternative compliance, as detailed further in this technical staff report. All other requirements of the Landscape Manual are also evaluated further in this technical staff report.

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

Ingress and egress to the property is via Cypress tree Drive. There is no feasible alternative to the proposed access, as the property only fronts on Cypress tree Drive.

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

All parking is internal to the subject site and will not adversely affect the adjacent residential neighborhoods. Traffic impacts will be minimal, as parking capacity is proposed to be expanded by only one space.

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

The majority of on-site parking will be located to the side of the proposed building. There are three proposed parking spaces in front of the proposed building, as landscape bufferyards and planting islands required by Sections 4.3 and 4.7 of the Landscape Manual limit the number of spaces possible to fit in the main portion of the lot. These spaces will not negatively impact the aesthetic along Cypress Drive, as the front parking area will be screened from the street by a required landscape strip. All other parking spaces are located to the side of the building.

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

Per Section 27-442 of the prior Zoning Ordinance, the maximum allowable lot coverage for a church or similar place of worship in the R-55 Zone is 60 percent. The proposed lot coverage is 50.2 percent (13,653 square feet).

**Regulations of the R-55 Zone:** The following regulations of the R-55 Zone are applicable to the proposed project.

**Section 27-420. – Fences and walls**

The existing fence on the property will be razed and replaced with a decorative steel fence. Staff have reviewed the provisions of Section 27-420 of the prior Zoning Ordinance and found that only Section 27-420(a) and (d) apply to the applicant's proposed fence.

- (a) Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.) On lots consisting of one (1) acre or less, fences in the front yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. In the case of a corner lot consisting of one (1) acre or less, fences in the front yard or side yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. Fences constructed pursuant to a validly issued building permit prior to October 1, 2008, shall not be**

**deemed nonconforming; however, replacement of an existing fence must comply with the four (4) foot limitation.**

The proposed fence will not exceed 6 feet in height in the rear and side yards, and 4 feet in the front yard. Accordingly, the fence need not comply with the applicable setbacks for main buildings, and no variance is required.

- (d) Walls and fences more than four (4) feet high (above the finished grade, measured from the top of the fence to grade on the side of the fence where the grade is the lowest) shall be considered structures requiring building permits.**

Portions of the proposed fence exceed 4 feet in height, and therefore, will require a building permit.

**Section 27-421.01. – Frontage**

**Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code. Additional provisions are contained in Sections 27-431(d) and (e) and 27-433(e) and (f).**

The proposed project has frontage on and direct vehicular access to Cypresstree Drive.

**Section 27-442. – Regulations**

	<b>Required</b>	<b>Proposed</b>
Minimum net lot area	6,500 square feet	27,197 square feet
Maximum lot coverage	60 percent	50.2 percent
Minimum lot width at street frontage	45 feet*	149.2 feet
Minimum lot width at front building line	65 feet	170.8 feet
Minimum front yard depth	25 feet**	25 feet**
Minimum side yard depth	17'/8' (total of both/minimum of either)**	25 feet*
Minimum rear yard depth	20 feet**	25 feet**
Maximum building height	35 feet	30 feet

**Notes:** \*The minimum lot width at street frontage for all other uses in the R-55 Zone is shown as 454 feet in the prior Zoning Ordinance. A copy of the 1991 Zoning Ordinance shows this requirement to be 45 feet, followed by a footnote (Footnote 4) in superscript, with this footnote applying to other lot width standards for the R-55 Zone in the same table. For these reasons, staff

have determined that the standard of 454 feet in the most current copy of the prior Zoning Ordinance was intended to be 45 feet.

\*\*Section 4.7 of the Landscape Manual prescribes a minimum 40-foot building setback, which will apply to the northern, eastern, and southern property lines (i.e., the side and rear yards). The R-55 Zone requires side (17/8 feet (total of both/minimum of either)) and rear (20 feet) yard setbacks. These setbacks required in the R-55 Zone are less than the 40 feet required by the Landscape Manual. Per Section 27-103(a) of the prior Zoning Ordinance, in the case of multiple applicable dimensional standards, the stricter ones must be applied. Therefore, the 40-foot setback requirements apply. However, as discussed below, the applicant has requested alternative compliance from Section 4.7 of the Landscape Manual, to allow for 25-foot building setbacks, and the Planning Director recommends approval. If the alternative compliance is approved, the applicant's proposed setbacks will comply with the applicable setback requirements.

**Section 27-568 – Schedule (number) of spaces required, generally**

In accordance with the parking and loading regulations contained in Section 27-568 of the prior Zoning Ordinance, for churches or similar places of worship, there is one space required for every four seats in the main auditorium, and one space for every four seats in other rooms occupied at the same time as the main auditorium. The church currently has 48 seats, with no seating in additional rooms being occupied at the same time as the main auditorium. The total number of parking spaces required for the church would be 12, based on the current number of seats. Currently, the site contains 19 parking spaces which demonstrates conformance with the requirements of Part 11 of the prior Zoning Ordinance.

The proposed building expansion will increase the number of auditorium seats from 48 to 80, and the number of required parking spaces from 12 to 20. The proposed project will have 20 parking spaces, fulfilling the minimum parking requirements per Section 27-568. Per Section 27-566 of the prior Zoning Ordinance, parking lots with space requirements below 25 overall are required to have one space reserved for the physically handicapped. The proposed project provides one handicap parking space in front of the building. Therefore, the site will continue to comply with Part 11.

**IV. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2010 PRINCE GEORGE'S COUNTY LANDSCAPE MANUAL**

The proposed development is subject to the requirements of the Landscape Manual. Specifically, conformance is required to Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.3, Parking Lot Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. Analysis of conformance with these sections is discussed below:

**Section 4.2, Requirements for Landscape Strips Along Streets**

The proposed project is subject to requirements in Section 4.2 of the Landscape Manual, as the increase in gross floor area will be greater than 10 percent. These applicability criteria are listed in Section 1.1(d) and (f) of the Landscape Manual.

The proposed project meets the requirements of Section 4.2, as demonstrated on Sheet C301 of the submitted landscape plan, by providing above the required numbers of shade trees and shrubs given the property’s designation according to the 2014 *Plan Prince George’s 2035 Approved General Plan* and linear footage of landscape strip along the street.

**Section 4.3, Parking Lot Requirements**

The proposed project is subject to requirements in Section 4.3 of the Landscape Manual, as it involves an increase in impervious surface, an increase in parking spaces, and a total parking lot area above 7,000 square feet. These applicability criteria are listed in Section 1.1(d) and (g) of the Landscape Manual.

The proposed project meets the requirements of Section 4.3, for parking lot perimeter landscape strips, as demonstrated on Sheet C301 of the submitted landscape plan, by providing above the required numbers of plants and above the required strip width for the site’s designation, as stated in Plan 2035.

The proposed project addresses the requirements of Section 4.3, for interior planting for parking lots, as demonstrated on Sheet C301 of the submitted landscape plan, by providing the required number of shade trees, sufficient pervious surface for each shade tree, and an appropriate concentration and distribution of sufficiently-sized planting islands in the parking lot oriented appropriately to parking spaces, as required for the site’s designation, as stated in Plan 2035.

The project proposes an insufficient percentage of the total interior landscape area of the parking lot for this requirement. Alternative Compliance AC-25002 addresses this requirement, as described in the Alternative Compliance section below, and has been recommended for approval by the Alternative Compliance Committee and the Planning Director.

**Section 4.7, Buffering Incompatible Uses**

The proposed project is subject to requirements in Section 4.7 of the Landscape Manual, as church or similar places of worship uses are considered incompatible with residential uses by this section. These applicability criteria are listed in Section 1.1(d) and (i) of the Landscape Manual. The proposed project addresses compliance with this section in three separate areas of the subject property, listed below as Bufferyards A, B, and C.

Section 27-103(a) states that in the case of multiple standards applicable to the same aspect of a proposed project, the strictest standard shall apply. At 40 feet each, all 3 bufferyards required by this section of the Landscape Manual are required to be wider than setback requirements imposed by Section 27-341.02(a) of the prior Zoning Ordinance (requirements for church or similar place of worship), and Section 27-442(e) (requirements of the R-55 Zone). Therefore, the requirements for bufferyard width imposed by the Landscape Manual are the applicable setback requirements for the northern, eastern, and southern borders of the property.

Bufferyard A, required by this section to buffer the residential use bordering the property along the southern property boundary, falls short of setback and width requirements. AC-25002 addresses this requirement, as described in the Alternative Compliance section below, and has been recommended for approval by the Alternative Compliance Committee and the Planning Director.

Bufferyard B, required by this section to buffer the residential uses bordering the property along the eastern property boundary, falls short of setback and width requirements. AC-25002 addresses this requirement, as described in the Alternative Compliance section below, and has been recommended for approval by the Alternative Compliance Committee and the Planning Director.

Bufferyard C, required by this section to buffer the residential use bordering the property along the northern property boundary, falls short of setback and width requirements. AC-25002 addresses this requirement, as described in the Alternative Compliance section below, and has been recommended for approval by the Alternative Compliance Committee and the Planning Director.

**Section 4.9, Sustainable Landscaping Requirements**

The proposed project is subject to the requirements of Section 4.9 of the Landscape Manual, as it does not meet exemption requirements specified in Section 1.1(d) of the Landscape Manual. The proposed project meets the requirements of Section 4.9, as demonstrated on Sheet C301 of the submitted landscape plan, by proposing plants in excess of minimum count requirements for each required category, by proposing no invasive species, and by proposing no planting on slopes greater than 3:1.

**V. ALTERNATIVE COMPLIANCE**

**Section 4.3, Parking Lot Requirements**

The applicant requests alternative compliance from the requirements of Section 4.3, Parking Lot Requirements, of the Landscape Manual, specifically from the interior parking lot planting requirements. Table 4.3-1, Parking Lot Interior Planting Requirements, requires eight percent of interior planting area for parking lots between 7,000–49,999 square feet in size. The subject property has 8,265 square feet of parking area, and as such, is required to provide 8 percent, or 662 square feet of interior planting area. The applicant proposes 7.6 percent, or 632 square feet of internal planting area.

**REQUIRED: Section 4.3, Interior Planting for Parking Lots 7,000 Square Feet or Larger**

Parking lot area	8,265 square feet
Interior planting area required	8 percent/662 square feet
Minimum number of shade trees	3

**PROVIDED: Section 4.3, Interior Planting for Parking Lots 7,000 Square Feet or Larger**

Parking lot area	8,265 square feet
Interior planting area provided	7.6 percent/632 square feet
Shade trees provided	4

**Justification of Recommendation**

The proposed plans show 30 square feet less interior planting area than required, for a reduction of 0.4 percent. As an alternative, the applicant has provided an additional shade tree within the provided interior planting area. The parking lot is separated into two areas and the planting areas are distributed throughout both and include shrub and groundcover plantings in addition to the three shade trees required with AC-25002. Both portions of the parking lot are also surrounded by additional tree and shrub plantings, creating an enhanced appearance and visual relief within the parking lot.

The Planning Director finds that given the minor reduction in planting area, provision of the additional shade tree, and additional shrub and groundcover plantings, the applicant’s proposal is equally effective as normal compliance, with respect to Section 4.3 of the Landscape Manual.

**Section 4.7, Buffering Incompatible Uses**

The applicant requests alternative compliance from the requirements of Section 4.7, Buffering Incompatible Uses, along the north, east, and south property lines adjacent to single-family detached residential uses. To the south, the property is adjacent to vacant land zoned RSF-65, prior R-55 Zone. Table 4.7-2, Minimum Bufferyard Requirements, requires a Type C bufferyard for a place of worship, which is medium impact, adjoining single-family detached dwellings. Table 4.7-3, Bufferyard Types, requires a minimum building setback of 40 feet, a minimum landscape yard width of 30 feet, and 120 plant units per 100 linear feet of property line for a Type C bufferyard. The applicant proposes an alternative design from these requirements, as follows: along all three bufferyards, the applicant proposes to reduce the required landscape yard from 30 feet to 15 feet; and along northern and eastern bufferyards, reduce the required building setback from 40 feet to 25 feet. The southern bufferyard does not require a decrease in building setback, as the building is set back 75 feet. However, the applicant still proposes to reduce the landscaped yard to 15 feet.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, southern property line, adjacent to a vacant single-family detached residential property (Lots 820-823)**

Length of bufferyard	194 linear feet
Minimum building setback	40 feet
Minimum landscape yard	30 feet
Existing trees	0 percent
Fence or wall	0 linear feet
Plant units (120 per 100 linear feet)	233

**PROVIDED: Section 4.7, Buffering Incompatible Uses, southern property line, adjacent to a vacant single family detached residential property (Lots 820-823)**

Length of bufferyard	194 linear feet
Minimum building setback	75 feet
Minimum landscape yard	15 feet
Existing trees	0 percent
Fence or wall	194 linear feet
Plant units	277

**Justification of Recommendation**

The proposed place of worship is 75 feet from the southern property line, and the proposed landscape yard is 15 feet wide. To render the proposed bufferyard equally as compliant as the required bufferyard, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 277 plant units, which is 44 more than required. The Planning Director finds that, given the provision of the ornamental fence and additional plant units as well as the configuration of proposed improvements, the applicant’s proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the southern property line.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, eastern property line, adjacent to single-family detached dwellings on Lots 7–10**

Length of bufferyard	151 linear feet
Minimum building setback	40 feet
Minimum landscape yard	30 feet
Existing trees	0 percent
Fence or wall	N/A
Plant units (120 per 100 linear feet)	182

**PROVIDED: Section 4.7, Buffering Incompatible Uses, eastern property line, adjacent to single-family detached dwellings on Lots 7–10**

Length of bufferyard	151 linear feet
Minimum building setback	25 feet
Minimum landscape yard	15 feet
Existing trees	0 percent
Fence or wall	151 linear feet
Plant units	223

**Justification of Recommendation**

The proposed place of worship is 25 feet from the eastern property line, and the proposed landscape yard is 15 feet wide. To render the proposed bufferyard equally as compliant as the required bufferyard, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 223 plant units, which is 41 more than required.

The Planning Director finds that given the provision of the fence and additional plant units, as well as the configuration of proposed improvements, the applicant’s proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the eastern property line.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, northern property line, adjacent to a single-family detached dwelling on Lots 812 and 813**

Length of bufferyard	171 linear feet
Minimum building setback	40 feet
Minimum landscape yard	30 feet
Existing trees	0 percent
Fence or wall	N/A
Plant units (120 per 100 linear feet)	206

**PROVIDED: Section 4.7, Buffering Incompatible Uses, adjacent to a single-family detached residential use on Lots 812 and 813**

Length of bufferyard	171 linear feet
Minimum building setback	25 feet
Minimum landscape yard	15 feet
Existing trees	0 percent
Fence or wall	171 linear feet
Plant units	256

**Justification of Recommendation**

The proposed place of worship is 25 feet from the northern property line, and the proposed landscape yard is 15 feet wide. To render the proposed bufferyard equally as compliant as the required bufferyard, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 256 plant units, which is 50 more than required.

The Planning Director finds that given the provision of the fence and additional plant units, as well as the configuration of proposed improvements, the applicant’s proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the northern property line.

**Recommendation**

The Planning Director recommends APPROVAL of Alternative Compliance AC-25002, for 901 and 903 Cypressstree Drive, from the requirements of Section 4.3, Interior Planting Requirements, and Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the northern, eastern, and southern property lines.

**VI. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE 2024 PRINCE GEORGE’S COUNTY WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE**

This project meets the exemption criteria in Section 25-119(b) of the WCO because the site is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. The site received a Standard Letter of Exemption (S-013-2025) from the WCO on February 20, 2025, and it remains valid until February 20, 2030. No additional information is required regarding woodland conservation.

There is one specimen tree on the subject property, near the southeast corner. The specimen tree is proposed to be removed to allow for construction of the parking lot. The site is exempt from and is not subject to the specimen tree conservation requirements contained in the WCO.

**VII. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE PRINCE GEORGE’S COUNTY TREE CANOPY COVERAGE ORDINANCE**

Prince George’s County Council Bill CB-21-2024, for the Tree Canopy Coverage Ordinance, became effective July 1, 2024. Subsequently, Subtitle 25, Division 3, Tree Canopy Coverage Ordinance, of the Prince George’s County Code, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than

2,500 square feet of gross floor area, or disturbance, and requires a grading permit. The subject site is located within the RSF-65 Zone. The Tree Canopy Coverage Ordinance is not subject to the current Zoning Ordinance grandfathering provisions and does not contain any grandfathering provisions for using the prior zoning, except for specified legacy zones or developments that had a previously approved landscape plan demonstrating conformance to tree canopy coverage (TCC) requirements. Therefore, this application is being reviewed for conformance with the TCC requirements for the current property zone, which is RSF-65.

Staff find that the proposed project is in conformance with the applicable provisions of the Tree Canopy Coverage Ordinance for the RSF-65 Zone, which is subject to a minimum TCC of 20 percent, per the requirements set forth in Section 25-128 of the Tree Canopy Coverage Ordinance. The subject site is 0.62 acre in size, requiring 0.12 acre, or 5,439 square feet of TCC. The project proposes 15,175 square feet of TCC on the site, exceeding and satisfying the requirement.

The submitted landscape plan reflects conformance of the site with former TCC requirements for the prior R-55 Zone, which are the same as current requirements for the RSF-65 Zone. The applicant will need to reference the current RSF-65 Zone on the landscape plan, rather than the former R-55 Zone, as the Tree Canopy Coverage Ordinance is separate from the Zoning Ordinance. A condition requiring reference to the RSF-65 Zone in the TCC schedule on the landscape plan has been included in the Recommendation section of this technical staff report.

The submitted landscape plan has a discrepancy between the TCC and planting schedules, with the TCC schedule showing 12 ornamental trees and 89 evergreen trees, and the planting schedule showing 10 ornamental trees and 75 evergreen trees. With the planting schedule's lower counts of trees, the plan still meets TCC requirements, but the applicant will need to clarify which counts are correct and apply them to the TCC calculations. A condition requiring this clarification has been included in the Recommendation section of this technical staff report.

## **VIII. SIGNAGE**

The following regulations, in Part 12 of the prior Zoning Ordinance, are applicable to the sign proposed with this project. One sign is proposed and will be attached to the front façade of the building.

### **Section 27-617. - Institutional – Other than Temporary**

**(a) In any zone (except Comprehensive Design and Mixed Use Zones) where a church; library; school; hospital; fire station; community center; day care center for children; service, fraternal, or civic organizations; or other similar institution is allowed, a sign may be erected. Institutional signs shall meet the following design standards:**

**(1) Maximum area for each sign - 48 square feet.**

The area of the proposed sign is 34.7 square feet, which meets this requirement. Since the sign is attached to the building's front façade, the area of the sign is determined by reducing that of its entire face by

50 percent, to eliminate the spaces between letters, in accordance with Section 27-591(a) of the prior Zoning Ordinance.

**(2) Maximum height - 8 feet above finished grade at base of sign.**

The sign's height is 5 feet and 1 inch, which is less than the maximum of 8 feet above finished grade at base of sign.

**(3) Minimum setback - 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone).**

The proposed sign will be set back 25 feet, as it will be attached to the front façade of the building.

**(4) Type allowed - freestanding or attached to a building.**

The proposed sign will be attached to a building.

**(5) Maximum number - 1 per street the property fronts on (must face street frontage).**

The applicant proposes a single sign.

**IX. REFERRAL COMMENTS**

The subject application was referred to the concerned agencies and divisions. The referral comments are incorporated herein by reference, and are summarized as follows:

- A. **Subdivision Section**—In a memorandum dated May 30, 2025 (Gupta to King), the Subdivision Section identified no prior preliminary plan of subdivision (PPS) applicable to the property and stated that the proposed project is exempt from filing a PPS and new final plat. The Subdivision Section also stated that in accordance with Section 24-4503(a)(1) and (3) of the Prince George's County Subdivision Regulations, the property does not have a certificate of adequacy.
- B. **Transportation Planning**—In a memorandum dated May 23, 2025 (Udeh to King), the Transportation Planning Section determined that vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, and consistent with the master plan and the 2009 *Approved Countywide Master Plan of Transportation*.
- C. **Environmental Planning**—In a memorandum dated May 23, 2025 (Rea to King), the Environmental Planning Section provided an analysis of the special exception and noted that there are no regulated environmental features on the subject property, and that the proposed project is exempt from the WCO.
- D. **Historic Preservation**—In a memorandum dated April 24, 2025 (Stabler, Chisholm, and Smith to King), Historic Preservation staff noted that the master plan contains goals and policies related to historic preservation (pages 287–296). However, these are not specific to the subject site, or applicable to the proposed

development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. There are no Prince George's County historic sites or resources on or adjacent to the subject property.

- E. **Community Planning**—In a memorandum dated May 21, 2025 (Nair to King), the Community Planning Division found that pursuant to Section 27-317(a)(3) of the prior Zoning Ordinance, this special exception application will not impair the integrity of the master plan.
  
- F. **Permit Review**—In a memorandum dated May 23, 2025 (Jacobs to King), the Permit Review Section provided an analysis of the application and provided the following conditions which have been included in the Recommendation section of this technical staff report:
  - 1. The dimensions of the final building footprint need to be added to Sheet C200 of the special exception site plan.
  - 2. The method of erecting the channel letters of the building sign should be added to the signage sheet.

## **X. COMMUNITY FEEDBACK**

As of the writing of this technical staff report, no correspondence has been received from the surrounding community.

## **XI. RECOMMENDATION**

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in the prior Prince George's County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval, and that the application will be in conformance with the prior Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SE-25003 and Alternative Compliance AC-25002, for 901 and 903 Cypressstree Drive, subject to the following condition:

- 1. Prior to certification of the special exception site plan, the following revisions shall be made:
  - a. Label the tree canopy coverage schedule with requirements for the current Residential, Single-Family-65 (RSF-65) Zone, rather than the prior One-Family Detached Residential (R-55) Zone on the landscape plan.
  - b. Determine the correct tree counts by type, to clarify the discrepancies between those in the tree canopy coverage (TCC) and planting schedules on the landscape plan. Apply the correct counts to TCC calculations.

# 901 & 903 CYPRESSTREE DRIVE

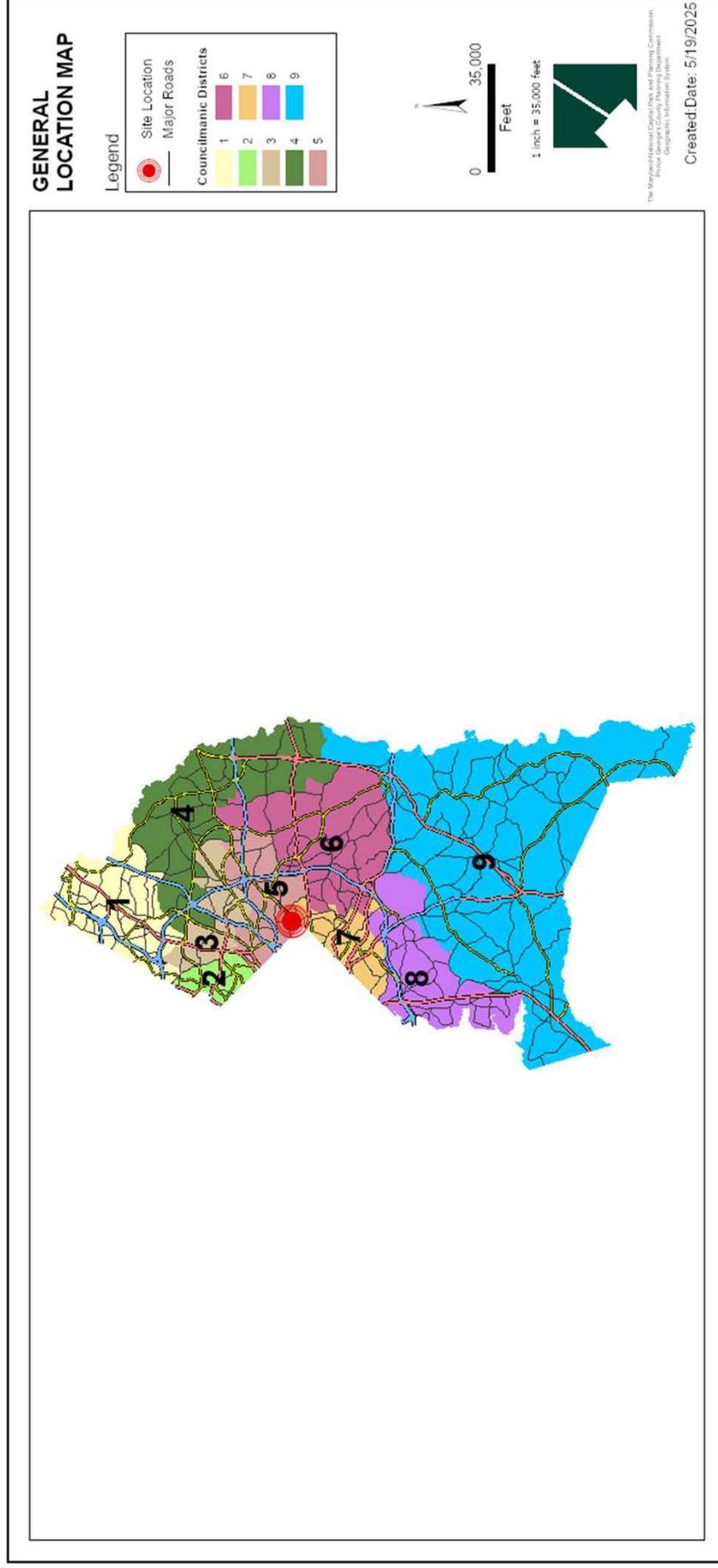
Special Exception SE-25003  
Alternative Compliance AC-25002

Staff Recommendation: APPROVAL with conditions

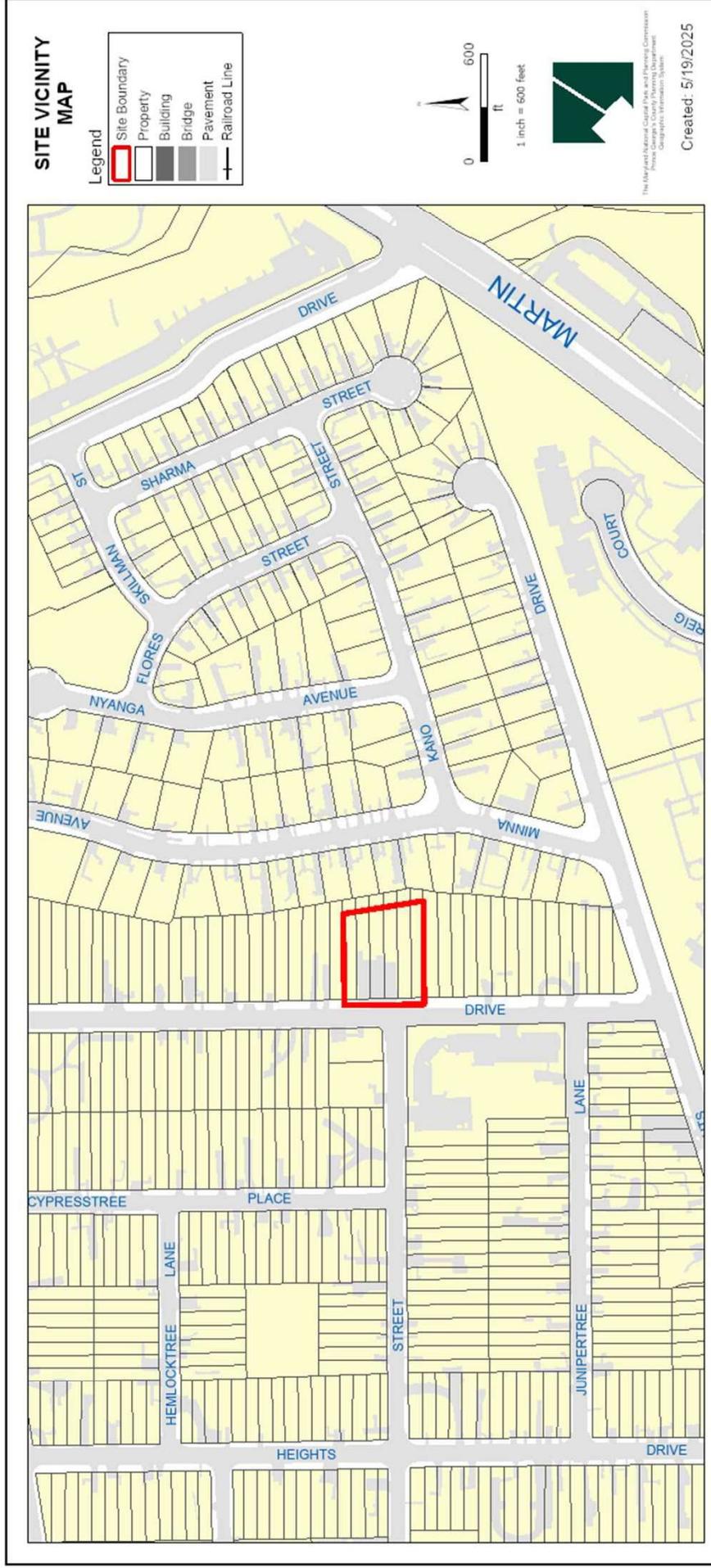


# GENERAL LOCATION MAP

Council District: 05  
Planning Area: 072

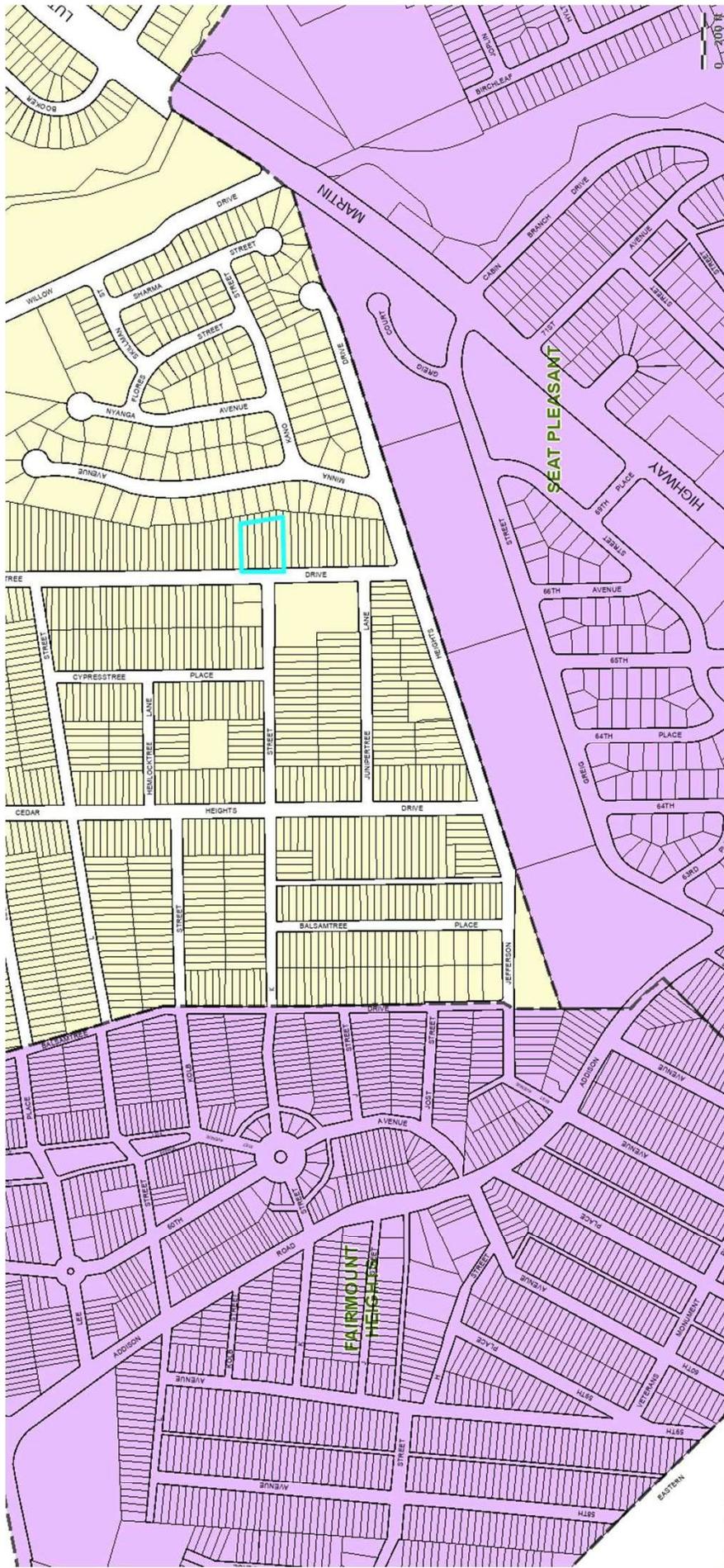


# SITE VICINITY MAP

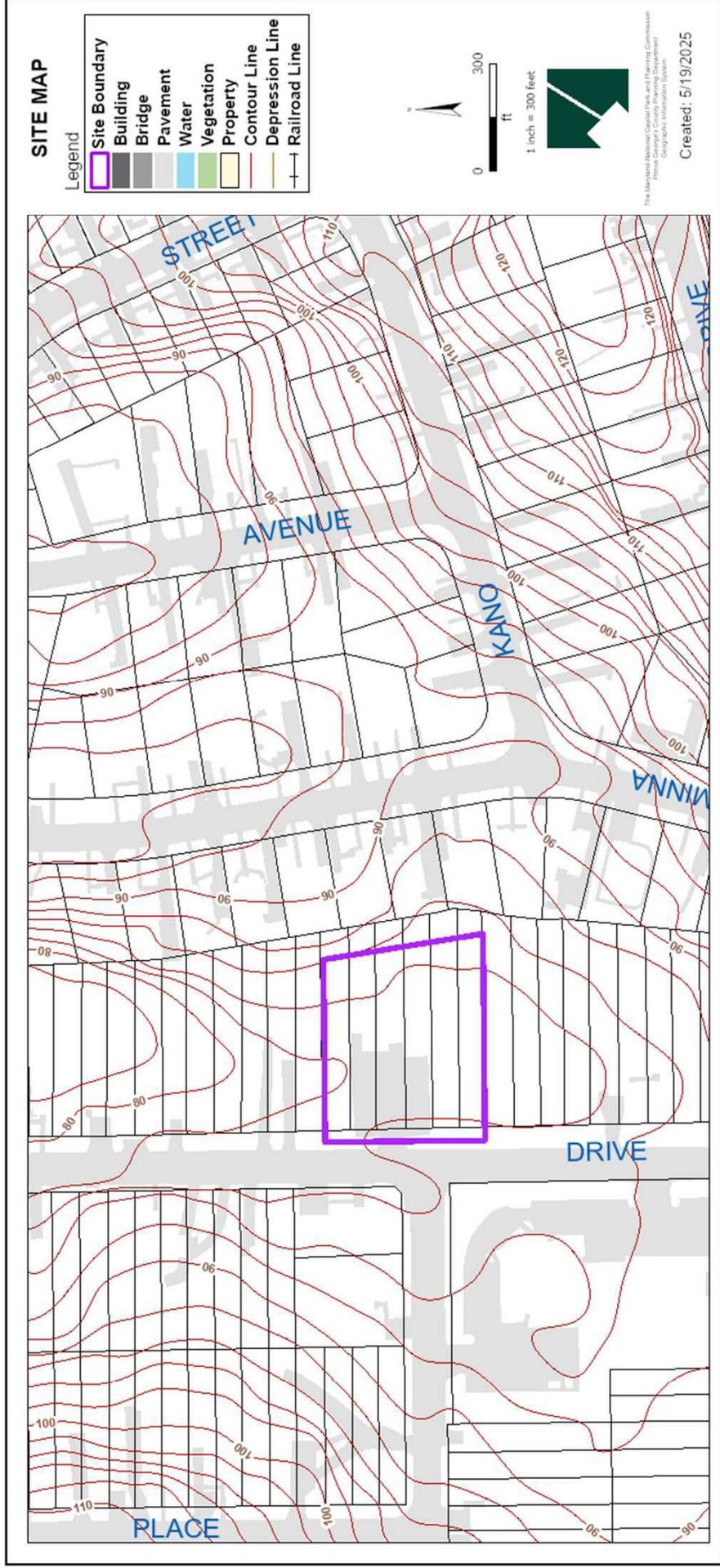




# MUNICIPAL BOUNDARY



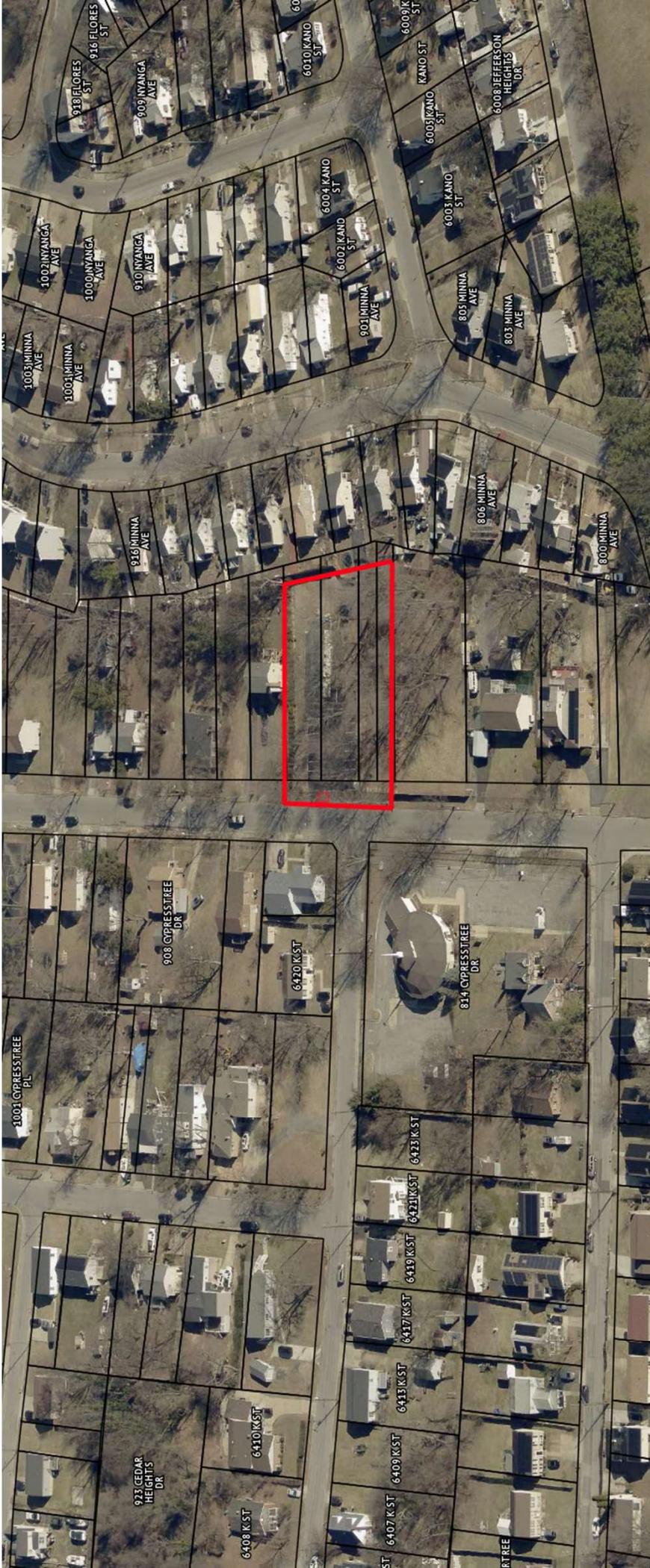
# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED







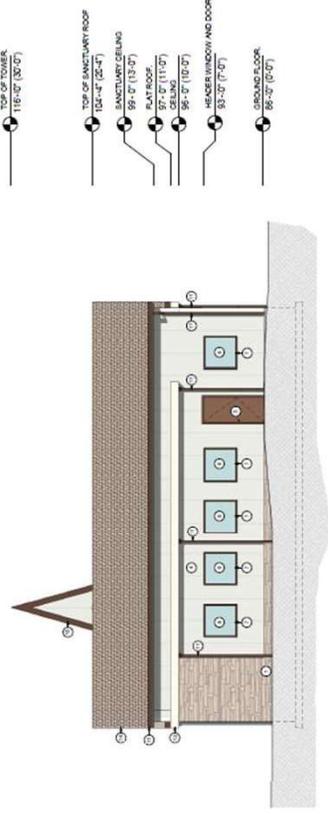
# LANDSCAPE PLAN



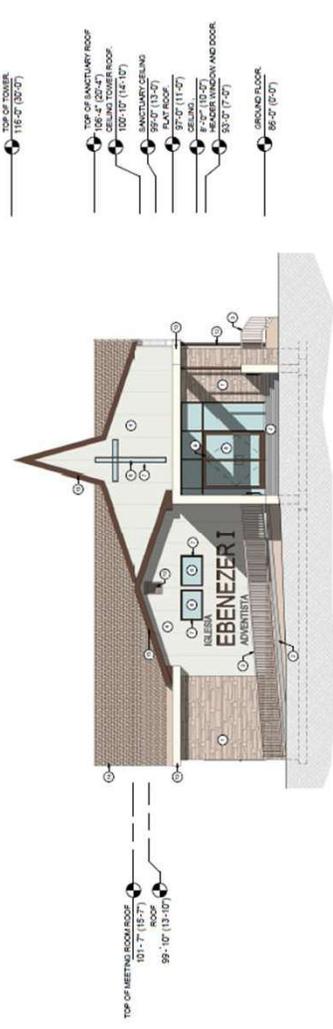
# ELEVATIONS

**MATERIAL LEGEND:**

①	SLATE PANEL (W/REAR WALL) - LIGHT BROWN (RUB 235-234-189)
②	CONCRETE STAIRS AND RAMP - GRAY (RUB 182-182-182)
③	PAVING - DARK BROWN (RUB 100-07-060)
④	WALKING PLANK (SLOPE) - ALUMINUM (RUB 232-232-231)
⑤	SINGLE DOOR - DARK BROWN (RUB 191-191-043)
⑥	WINDOVS (GLASS) - LIGHT BLUE (RUB 191-222-223)
⑦	WINDOVS (FRAMES) - DARK BROWN (RUB 100-07-060)
⑧	STOREFRONT (GLASS) - LIGHT BLUE (RUB 191-222-223)
⑨	STOREFRONT (FRAMES) - DARK BROWN (RUB 100-07-060)
⑩	LOWER - DARK BROWN (RUB 100-07-060)
⑪	ALUMINUM CLUTTER - DARK BROWN (RUB 100-07-060)
⑫	DOWNPOUT - DARK BROWN (RUB 100-07-060)
⑬	FOUR FLAT ROOF - LIGHT COLOR (RUB 234-234-231)
⑭	ASPHALT SHINGLES ROOF - LIGHT BROWN (RUB 235-234-189)
⑮	ROOF EDGE - DARK BROWN (RUB 100-07-060)



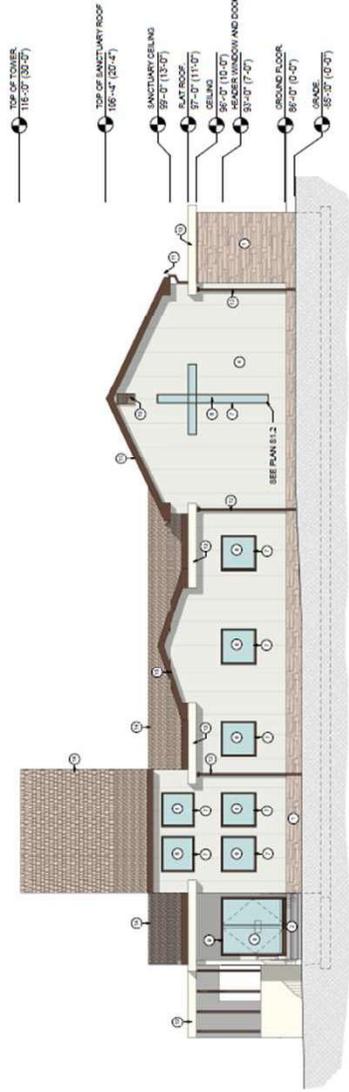
② EAST ELEVATION -  
 SCALE 3/16" = 1'-0"



① WEST ELEVATION -  
 SCALE 3/16" = 1'-0"

# ELEVATIONS

MATERIAL LEGEND:	
①	SLATE PANEL / VENEER WALL - LIGHT BROWN (R/S 25-204-189)
②	CONCRETE STAIR AND PAMP - GRAY (R/S 18-182-182)
③	PAVING - DARK BROWN (R/S 10007-060)
④	WIDE PLANK SONG - ALUMINUM (R/S 237-237-231)
⑤	TRIPLE DOOR - DARK BROWN (R/S 19-100-1)
⑥	WINDOWS (GLASS) - LIGHT BLUE (R/S 19-232-232)
⑦	WINDOWS (FRAME) - DARK BROWN (R/S 10007-060)
⑧	STOREFRONT (GLASS) - LIGHT BLUE (R/S 19-232-232)
⑨	STOREFRONT (FRAME) - DARK BROWN (R/S 10007-060)
⑩	LOWER - DARK BROWN (R/S 10007-060)
⑪	ALUMINUM CLUTTER - DARK BROWN (R/S 10007-060)
⑫	DOWNPOUT - DARK BROWN (R/S 10007-060)
⑬	FRONT PLANT ROOM - HORTY COLOR (R/S 24-242-239)
⑭	IMPACT SHIELDS ROOF - LIGHT BROWN (R/S 235-234-189)
⑮	ROOF EDGE - DARK BROWN (R/S 10007-060)



② SOUTH ELEVATION -  
 SCALE: 3/16" = 1'-0"



① NORTH ELEVATION -  
 SCALE: 3/16" = 1'-0"

## STAFF RECOMMENDATION

### APPROVAL with conditions

- Label the tree canopy coverage schedule with requirements for the current Residential, Single-Family-65 (RSF-65) Zone, rather than the prior One Family Detached Residential (R-55) Zone on the landscape plan.
- Determine the correct tree counts by type, to clarify the discrepancies between those in the tree canopy coverage (TCC) and planting schedules on the landscape plan. Apply the correct counts to TCC calculations.

### Major Issues:

- N/A

### Applicant Required Mailings:

- Informational Mailing: 01/30/2025
- Acceptance Mailing: 03/25/2025



**VIA ELECTRONIC MAIL**

Ms. Angele L. Bynum  
Urban Design Section  
Prince George's County Planning Department  
Development Review Division  
1616 McCormick Drive  
Largo, MD 20774

**Case Name, Application (Case) Number:**

901 & 903 Cypress tree Drive  
Special Exception: SE-25003  
Alternative Compliance: AC-25002

**RE: STATEMENT OF JUSTIFICATION  
- ALTERNATIVE COMPLIANCE**

Dear Ms. Bynum:

On behalf of our client, Primera Iglesia Adventista Ebenezer 1 (the "Applicant"), David Lee and Colliers Engineering and Design submits this letter in support of Alternative Compliance, AC-25002 and Special Exception, SE-25003. The existing church, or similar place of worship is located at 813, 815, 901, and 903 Cypresstree Drive, Capitol Heights, MD 20743 (the "Property"). The Property is situated on the east side of Cypresstree Drive at its intersection with K Street and encompasses approximately 0.62 acres within the RSF-65 (Residential, Single-Family 65) Zone. It consists of Lots 814 through 819 within the Cedar Heights Subdivision, which was recorded in Land Records as BDS 1-29.

As previously stated, the Property is currently located in the RSF-65 (Residential, Single-Family 65) Zone. Notwithstanding, the Applicant elects to process this Special Exception by utilizing the applicable provisions of the prior Zoning Ordinance and the Property's prior R-55, (One-Family Detached Residential), Zoning pursuant to Section 27-1903 and Section 27-1904 of the New Zoning Ordinance. Due to the site constraints associated with the Property, the full requirements of Section 4.7 of the Landscape Manual are unable to be met. As a result, the Applicant further requests that a companion Alternative Compliance application for the project can be processed with the requested Special Exception application.

**Description of proposed use/request:**

The Property is currently improved with a 1,337.67 square-foot church and its associated parking compound. Information derived from the Maryland Department of Assessments & Taxation indicate that the existing building was constructed in approximately 1940. As part of the requested Special Exception application, approximately 514.34 square feet of the existing church building will

be razed and a new building addition consisting of approximately 3,095.67 square feet is proposed that would result in a total gross floor area of 3,919 square feet. The existing parking compound will be expanded to comply with the parking and driveway aisle width requirements in Part 11 of the Zoning Ordinance. The required parking for the physically handicapped will also be provided in accordance with ADA requirements.

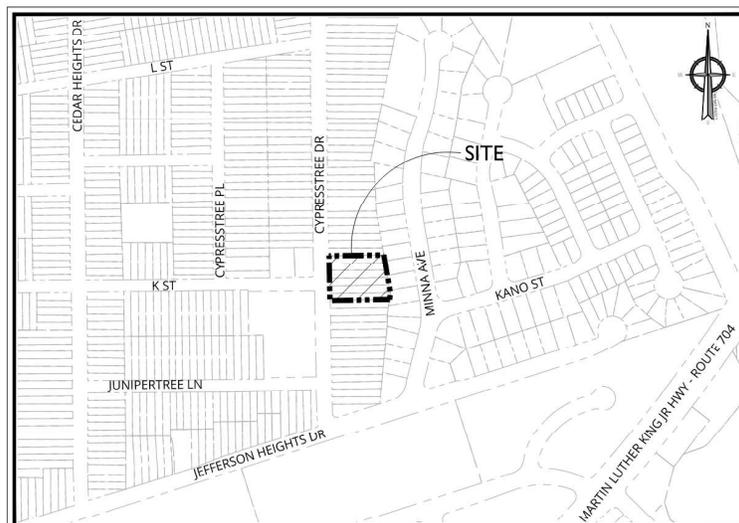
It should be noted that Permit No. 8376-1992-GU was previously issued for the Property by DPIE for a church with 48 seats. However, due to the proposed building addition, a Special Exception application is now required for a church, or similar place of worship under one acre in size in the prior R-55 Zone, in accordance with the use tables provided in Section 27-441(b) of the prior Zoning Ordinance. The subject application will also be required to meet the specific Special Exception requirements contained in Section 27-341.02 for a church, or similar place of worship.

The square footages of the existing and proposed building are as follows:

Total GFA of existing building:	1,337.67 sf
Portion of existing building to be razed:	- 514.34 sf
Portion of existing building to remain:	823.33 sf
Proposed new building addition:	3,095.67 sf
Total proposed GFA (823.33 + 3,095.67):	3,919 sf

**Description and location of the subject property:**

The property, located at 813, 815, 901, and 903 Cypresstree Drive, Capitol Heights, MD 20743, is situated on the east side of Cypresstree Drive at its intersection with K Street. It encompasses approximately 0.62 acres within the RSF-65 (Residential, Single-Family 65) Zone. The property consists of Lots 814 through 819 within the Cedar Heights Subdivision, which is recorded in Land Records as BDS 1-29.



**Relationship to Requirements in the 2010 Landscape Manual and Variance Request:**

**Section 4.7.(c)(4)** – Consult Table 4.7-3, Bufferyard Types, to determine minimum building setback, minimum landscaped yard, and plant requirements for each bufferyard type.

**Table 4.7-3  
Bufferyard Types**

Type	Minimum Building Setback	Minimum Landscaped Yard	Number of Plant Units Required per 100 Linear Feet of Property Line
A	20 feet	10 feet	40
B	30 feet	20 feet	80
C	40 feet	30 feet	120
D	50 feet	40 feet	160
E	60 feet	50 feet	180

**RESPONSE:**

We respectfully request a reduction in the required Type C Bufferyards for the north, east, and south property boundaries, decreasing the landscape buffer width from 30 feet to 20 feet and the building setback from 40 feet to 25 feet, in accordance with the 2010 Landscape Manual, Section 4.7(c)(4). This request is based on the constraints of the existing infill lot, the need for functional site access, the incorporation of best practices in accessibility, stormwater management, and aesthetic enhancements. While the proposed modifications deviate from the standard requirements, the site design implements alternative measures to ensure compliance with the intent of the regulations while maintaining functionality, safety, and environmental responsibility.

The site is an existing infill lot, meaning it is surrounded by developed properties, limiting the available space for new construction and requiring a design that carefully balances regulatory requirements with functional needs. Due to the site's size constraints, strict adherence to the standard 30-foot landscape buffer and 40-foot building setback would significantly reduce the buildable area, making it difficult to accommodate essential site features while maintaining compliance with accessibility and safety standards. To ensure efficient use of the site, all vehicular and pedestrian access has been designed to fit within the available space without compromising functionality. All parking spaces are strategically placed in front of the proposed building, which allows for better site circulation and maximizes the available area for landscaping and stormwater management. Additionally, the design incorporates an ADA-accessible parking space and an ADA ramp to facilitate access to the building for individuals with mobility impairments. This ensures compliance with the Americans with Disabilities Act (ADA) and provides an inclusive environment for all users of the site.

Recognizing the importance of maintaining the intent of the landscape buffer, the proposed design includes landscaping enhancements that exceed the minimum requirements. The landscape buffer will incorporate approximately 120% of the required planting units, ensuring that the reduced width does not compromise the visual screening and environmental benefits intended by the regulation. The buffer yards will primarily feature a mix of evergreen trees, complemented by some deciduous trees as well as a combination of deciduous and evergreen shrubs. Furthermore, the site will integrate stormwater management (SWM) micro-bioretenion facilities within the landscape buffer to effectively control runoff, reduce impervious surface impacts, and enhance water quality. These facilities will help mitigate any potential stormwater issues caused by the site's constraints while providing additional environmental benefits such as pollutant filtration and groundwater recharge. By including these measures, the proposed design maintains the function and aesthetic quality of the landscape buffer despite the reduced width, ensuring compliance with the intent of the 2010 Landscape Manual.

To further enhance the site's security and visual appeal, a 4-foot-high decorative steel fence and gate will be installed in the front yard, while a 6-foot-high decorative steel fence will be provided along the remaining property boundary. This 6-foot-tall fence will be installed to enhance security for both the property and its neighbors. These enhancements not only contribute to the site's visual appeal and security but also serve as a functional alternative to the full-width buffer, helping to delineate the site while maintaining compliance with local development standards.

**Summary/conclusion of request:**

The proposed reductions in the landscape buffer width and building setback are necessary due to the constraints of the existing infill lot and the need to accommodate essential site functions such as vehicular circulation, pedestrian access, and ADA compliance. Despite these reductions, the site design includes enhanced landscaping, increased planting density, integrated stormwater management facilities, and decorative fencing to ensure that the development remains visually appealing, environmentally responsible, and functionally efficient.

Given these considerations, we respectfully request approval of the proposed modifications, as they align with the intent of the 2010 Landscape Manual while ensuring a well-designed, accessible, and sustainable development.

If there are any questions regarding these responses, please contact us at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Lee".

**David Lee**

Assistant Project Manager | Civil/Site

[david.lee@collierseng.com](mailto:david.lee@collierseng.com)

Direct: 443 316 6005 | Main: 877 627 3772

7001 Columbia Gateway Suite 200 | Columbia, Maryland 21046



















# SITE DEVELOPMENT CONCEPT PLAN

## TAX MAP 66, PLAT A18-42, LOTS 814-817 901, 903, 813 & 815 CYPRESSTREE DRIVE DISTRICT HEIGHTS MD 20743 PRINCE GEORGE'S COUNTY, MD CONCEPT #SIT-00649-2024-00

**NARRATIVE**  
**I. EXISTING SITE**  
 EXISTING SITE IS LOCATED AT 901 & 903 CYPRESSTREE DRIVE, CARROLL HEIGHTS DISTRICT, PRINCE GEORGE'S COUNTY, MD. EXISTING SITE IS TAX MAP 66, PLAT A18-42, LOTS 814, 815, 816, 817, 818 & 819. THE SITE CONTAINS 100% 'D' SOIL.

**II. PROPOSED SITE**  
 THE SITE IS LOCATED AT 901 & 903 CYPRESSTREE DRIVE, CARROLL HEIGHTS, MD 20743, WITHIN PRINCE GEORGE'S COUNTY'S NORTH DISTRICT (DPV) ZONING DISTRICT. THE PROPOSED SITE IS TAX MAP 66, PLAT A18-42, LOTS 814, 815, 816, 817, 818 & 819 AND IS CURRENTLY IMPROVED WITH A CHURCH, A PARKING LOT, A STORM DRAIN WITH A STORM DRAIN EASEMENT, AND OTHER MINOR SITE ELEMENTS.

THE PROJECT SEeks TO REDEFINE THE PROPERTY'S USE UNDER THE ZONING ORDINANCE BY APPLYING FOR A SPECIAL EXCEPTION (SE) THROUGH MANPC. THE PROPOSED USE AS A PLACE OF WORSHIP (POW) IS A PERMITTED USE UNDER THE ZONING ORDINANCE. THE PROJECT SEeks TO GAIN THE APPROVAL OF A SITE DEVELOPMENT CONCEPT PLAN (SDCP) FROM DPW. THIS PLAN MUST ALSO BE APPROVED. THE SE APPLICATION MUST BE ACCEPTED NO LATER THAN MARCH 31, 2025.

EXISTING RIGHT-OF-WAY IMPROVEMENTS INCLUDE PAVEMENT, CURB AND GUTTER, STREET TREES, STREET LIGHTS, AND DRIVEWAY ACCESS. THE PROPOSED IMPROVEMENTS INCLUDE PAVEMENT, CURB AND GUTTER, STREET TREES, STREET LIGHTS, AND DRIVEWAY ACCESS. THE PROJECT PROPOSES A 32-FOOT-WIDE ENTRANCE TO THE PROJECT DRIVEWAYS.

**III. DESIGN CONSIDERATIONS**  
 THE TARGET ENVIRONMENTAL SITE DESIGN VOLUME (ESDV) WILL BE CALCULATED BASED UPON THE PROPOSED LIMIT OF DISTURBANCE (LOD). THE PROPOSED PROJECT WILL HAVE ONE LOD.

**IV. GRADING, EROSION AND SEDIMENT CONTROL**  
 EROSION AND SEDIMENT CONTROLS FOR THE SITE WILL ADHERE TO THE 2013 FGCS'S SOIL EROSION & SEDIMENT CONTROL-POND SAFETY REFERENCE MANUAL. THE SITE HAS A DISTURBED AREA OF 10,000 SQ FT. THE SITE WILL BE AVAILABLE THROUGH EXISTING SITE ENTRANCES AND ACCESSED FROM CYPRESSTREE DRIVE.

THE FINAL TRIVOCAL AREA SHALL BE LIMITED TO 817 AS THE FINAL TRIVOCAL AREA MEANS OF ACCESSION. THE PROJECT WILL FACILITIES TO TREAT RUNOFF OF IMPERVIOUS AREAS, ONE GRADED FACILITY TO THE NORTH AND ONE PLANTER BOX FACILITY TO THE SOUTH.

THERE ARE NO HIGHLY ERODIBLE SOILS (HE) PRESENT IN THE SITE. SILT FENCE WILL BE USED AS PERIMETER CONTROL. THE SITE DOES NOT CONTAIN WETLANDS.

EROSION AND SEDIMENT CONTROL PRACTICES PER FGCS STANDARDS FOLLOWING WATERSHED OR ENVIRONMENTAL PROTECTED AREAS. THE FOLLOWING TECHNIQUES HAVE BEEN UTILIZED FOR THIS PURPOSE:  
 a. SILT FENCE TO BE ESTABLISHED AS PERIMETER CONTROL.  
 b. PLANTING 3 DAYS SEDIMENT CONTROL FOR ALL SLOPES STEEPER THAN 7:1.  
 c. PROVIDING 7 DAYS SEDIMENT CONTROL FOR ALL OTHER DISTURBED OR GRADED AREAS.

THE SITE DOES NOT LIE WITHIN TIER 11 WATERSHED AND CHEESAPEAKE BAY CRITICAL AREA.  
 BASED ON THE AFORESAID METHODS WE PROPOSE THAT WE HAVE PROVIDED FULL INTEGRATION OF EROSION AND SEDIMENT CONTROL WITH THE COUNTY'S ESD TO THE MEP.

**WETLAND NOTICE**  
 IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN ANY STATE PERMITS IF REQUIRED. FOR ANY STATE PERMITS, THE APPLICANT MUST OBTAIN THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT M&E ENGINEERS FOR THE STATE REGULATED WETLAND. WHETHER REQUIRED BY THE STATE OR INITIATED BY THE APPLICANT, CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICH EVER IS LESS. CONTACT THE ENGINEER AND UTILITY COMPANY BEFORE PROCEEDING WITH ANY EXCAVATION. CLEARANCES LESS THAN NOTED THAT REQUIRE PERMITS TO THE PLAN.

**MISS UTILITY NOTE**  
 INFORMATION CONCERNING EXISTING GROUND UTILITIES WAS OBTAINED FROM THE PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS. THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT M&E ENGINEERS FOR THE STATE REGULATED WETLAND. WHETHER REQUIRED BY THE STATE OR INITIATED BY THE APPLICANT, CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICH EVER IS LESS. CONTACT THE ENGINEER AND UTILITY COMPANY BEFORE PROCEEDING WITH ANY EXCAVATION. CLEARANCES LESS THAN NOTED THAT REQUIRE PERMITS TO THE PLAN.

**DPW SITE DEVELOPMENT CONCEPT PLAN**  
 FILE NO. SIT-00649-2024-00

CALL "MISS UTILITY" AT  
 1-800-257-7777  
 48 Hours Before Start of Construction

DEPARTMENT PERMIT NUMBER	PARCEL AND/OR LOT AND BLOCK IDENTIFIERS
SIT-00649-2024-00	PARCEL A

PERMIT TABLE	
POI	NAME
1	M&E ENGINEERS
2	DPW

Product Name: 901 & 903 Cypressstree Drive  
 Concept No.: TED  
 Permit No.:  
 MC NORTH  
 133350  
 MC EAST  
 425510

CONSTRUCTION PERMITS	REVISIONS	DATE	BY
0	0		

CONSTRUCTION PERMITS	REVISIONS	DATE	BY
0	0		

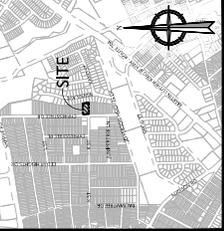
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CONSTRUCTION PERMITS	REVISIONS	DATE	BY
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CONSTRUCTION PERMITS	REVISIONS	DATE	BY
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- GENERAL NOTES**
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. 0066 WITH THE FOLLOWING TAX ACCOUNT NOS.  
 903 CYPRESSTREE - 18-2093993  
 901 CYPRESSTREE - 18-2093880  
 815 CYPRESSTREE - 18-2092271
  - THE PROPOSED AND REVISIONS SHOWN ON THE PLAN WAS PREPARED BY UNDES SURVEYING & CONSTRUCTION ON SEPTEMBER 2024.
  - THE HORIZONTAL DATUM IS BASED ON NAD 83 AND THE VERTICAL DATUM IS NAVD 83. BASED ON GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD 83. BASED ON GPS OBSERVATIONS.
  - THE SUBJECT PROPERTY IS LOCATED IN ZONE "7" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 240380044E, FOR PRINCE GEORGE'S COUNTY, MARYLAND, DATED SEPTEMBER 16, 2016.
  - THE SUBJECT PROPERTY WAS ACQUIRED BY FRANKEMA (GLENA ADVENTRA BENEFIZER) BY DEED DATED JANUARY 31, 2023 AND RECORDED IN BOOK 4867 AT PAGE 190.
  - THE SITE ADDRESS PER THE TAX ASSESSMENT RECORDS IS 901 AND 903 CYPRESSTREE DRIVE, CARROLL HEIGHTS, MD 20743.
  - TREE SIZES SHOWN HEREON WERE FIELD MEASURED BY THE UNDER SURVEYING & CONSTRUCTION, COMP.
  - NO TREE REPORT SUBMITTED TO AS OF MAY 2, 2023.
  - THE SUBJECT PROPERTY IS ZONED RESIDENTIAL SINGLE-FAMILY-65 (RS-65) AS SHOWN ON THE PRINCE GEORGE'S COUNTY ZONING MAP, DATED 4/17/2022.
  - IT IS POSSIBLE TO EXISTING OR UNKNOWN OWNERSHIP. UNABLE TO LOCATE RECORDED DEED OR PLAT.

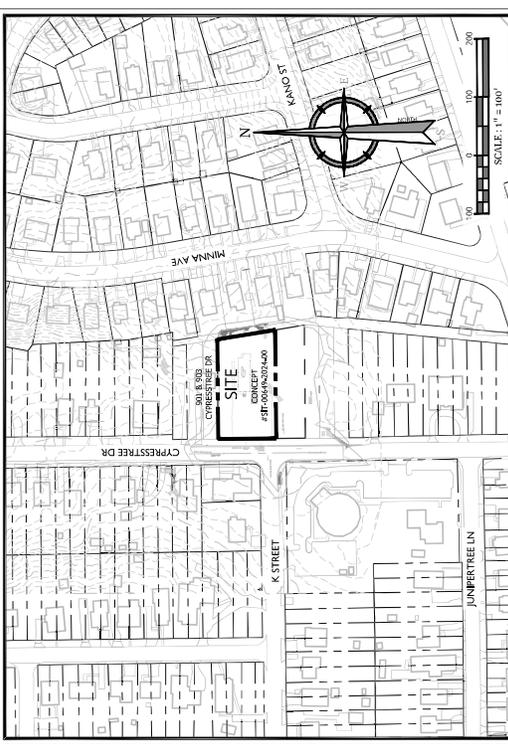
NO.	DATE	BY	DESCRIPTION
1	09/16/2024	UNDES	ISSUED
2	09/16/2024	UNDES	ISSUED
3	09/16/2024	UNDES	ISSUED
4	09/16/2024	UNDES	ISSUED
5	09/16/2024	UNDES	ISSUED
6	09/16/2024	UNDES	ISSUED
7	09/16/2024	UNDES	ISSUED
8	09/16/2024	UNDES	ISSUED
9	09/16/2024	UNDES	ISSUED
10	09/16/2024	UNDES	ISSUED

**OWNER/DEVELOPER:**  
 COLLIERS ENGINEERING & DESIGN  
 COLLIERS ENGINEERING & DESIGN  
 3100 JUNCTION ROAD  
 FARMERS BRANCH, MD 21051  
 PHONE: 243.316.6605

**APPLICANT:**  
 OWNER/DEVELOPER:  
 PRINCE ADVENTRA BENEFIZER, ATTN: MR. JAVIER PORTILLO, PASTOR  
 1100 JUNCTION ROAD  
 FARMERS BRANCH, MD 21051  
 PHONE: 243.316.6605

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS AND DEMOLITION PLAN	
3	SITE DEVELOPMENT CONCEPT PLAN	
4	STORMWATER MANAGEMENT CONTROL DETAILS	
5	EXISTING DRAINAGE AREA MAP	
6	PROPOSED DRAINAGE AREA MAP	

### LOCATION MAP



CONSTRUCTION PERMITS	REVISIONS	DATE	BY
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CONSTRUCTION PERMITS	REVISIONS	DATE	BY
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CONSTRUCTION PERMITS	REVISIONS	DATE	BY
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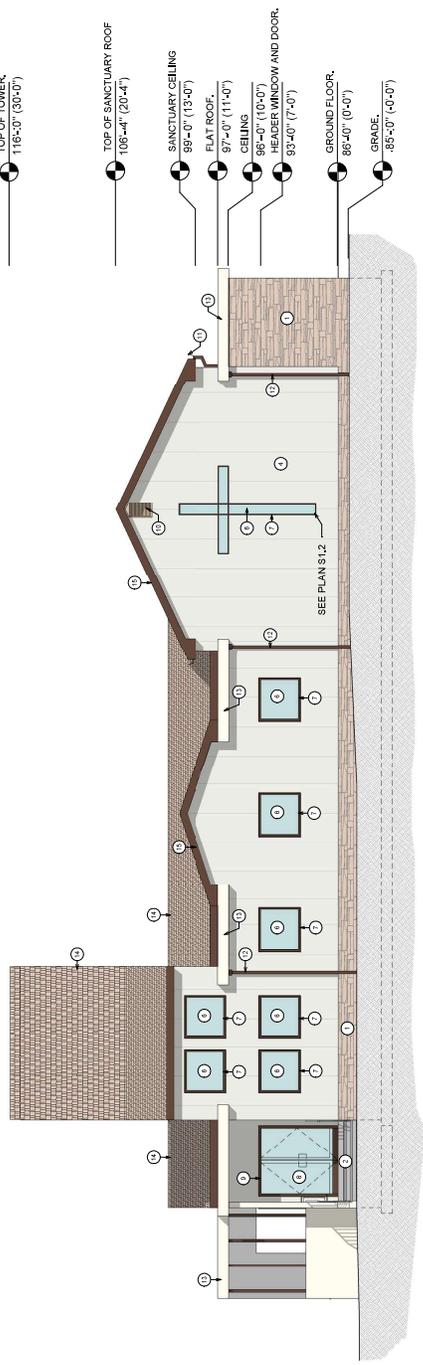




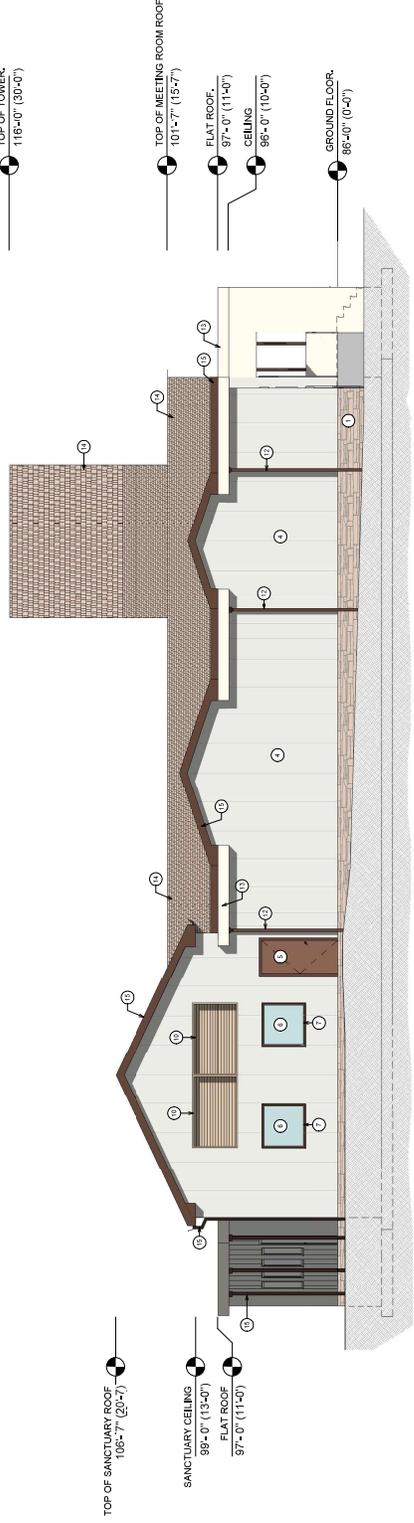




- MATERIAL LEGEND:**
- ① SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-188)
  - ② CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
  - ③ RAILING - DARK BROWN (RGB 100-072-060)
  - ④ HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
  - ⑤ SINGLE DOOR - DARK BROWN (RGB 138-106-83)
  - ⑥ WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
  - ⑦ WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
  - ⑧ STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
  - ⑨ LOUVER - DARK BROWN (RGB 100-072-060)
  - ⑩ ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
  - ⑪ DOWNSPOUT - DARK BROWN (RGB 100-072-060)
  - ⑫ EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
  - ⑬ ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-188)
  - ⑭ ROOF EDGE - DARK BROWN (RGB 100-072-060)

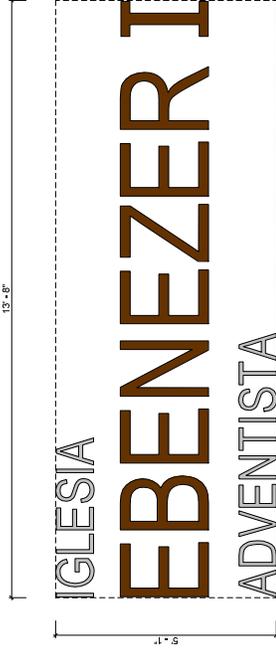


② SOUTH ELEVATION -  
SCALE: 3/16" = 1'-0"



① NORTH ELEVATION -  
SCALE: 3/16" = 1'-0"

BUILD & DESIGN INC. 5828 HUBBARD DRIVE ROCKVILLE, MD 20852 OFFICE: 240-669-4897 CELL: 240-602-0599 FAX: 240-394-1750 build@bdiinc.com	 <p><b>RENEWAL DATE</b> 11-29-2026</p> <p><small>I CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT IN THE STATE OF MARYLAND.</small></p> <p>LICENSE NO.: 17146 EXPIRATION DATE: 11-29-2026</p>	<p><b>EBENEZER 1</b>          903 CYPRESS TREE DR.          CAPITOL HEIGHTS, MD 20743          OWNER: EBENEZER 1</p>	REMARK    REVISION DATE  ISSUED: 02/07/25 3:44:18 PM SCALE: AS NOTED DRAWN BY: L.J.N.    CHECKED BY: J.G.C. PROJECT NO.: 24-1008 JC ELEVATIONS RENDER: (M & S) SHEET: <b>A7.1</b>
---	---	--	--



1 WALL MOUNTED  
SCALE: 3/4" = 1'-0"

EXTERIOR SIGN ANALYSIS			
MARK	QUANTITY	TYPE	AREA
A	1	WALL MOUNTED	69.5 SF
SECTION 27-517 MAXIMUM AREA FOR EACH SIGN 46 SF			
SECTION 27-551 (b) 25% AREA REDUCTION TOTAL CALCULATED WALL MOUNTED SIGN AREA			
TOTAL PROPOSED BUILDING SIGNAGE - WALL MOUNTED 69.5 SF/2 = 34.7 SF			
MAXIMUM AREA ALLOWED FOR EACH SIGN 46 SF			

NOTE: SECTION 27-561 (a) ALLOWS A 5% REDUCTION FOR LETTERS, FIGURES AND DESIGNS THAT ARE MOUNTED DIRECTLY ON THE ARCHITECTURAL FACE OF A BUILDING WITH NO OTHER DECORATIVE WALL WORK

**EBENEZER 1**  
**(CHURCH EXPANSION)**  
903 CYPRESSFREE DR.  
CAPITOL HEIGHTS, MD 20743  
OWNER: EBENEZER 1

REMARK REVISION DATE  
ISSUED: 02/02/23 3:25:54 PM  
SCALE AS NOTED  
DRAWN BY: L/N CHECKED BY: J.C.  
PROJECT NO. 24-1008 JC  
SIGNAGE PLAN  
SHEET: **A8.0.**

BUILD & DESIGN  
CONSTRUCTION INC.  
5824 HUBBARD DRIVE  
ROCKVILLE MD 20852  
OFFICE: 240-402-4897  
CELL: 240-402-0599  
FA: 240-334-1750  
bulldesigninc@gmail.com

I CERTIFY THAT THESE  
DRAWINGS WERE PREPARED  
OR APPROVED BY ME AND THAT I  
AM A FULLY LICENSED ARCHITECT  
IN THE STATE OF MARYLAND.  
LICENSE No. \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_



# Application for Woodland Conservation Letter of Exemption (WCO-Ex)

Email to [PPD-EnvPlanning@ppd.mnccppc.org](mailto:PPD-EnvPlanning@ppd.mnccppc.org)

**Helpful Online Resources:** [www.PGAtlas.com](http://www.PGAtlas.com), [Environmental Planning webpage](#),

<b>Property Owner Name(s), Address, Phone Number, &amp; E-mail:</b> <small>Primera Iglesia Adventista Eben-ezer LLC, Attn: Pastor uver Portillo 1109 Dunoon Road Silver Spring, MD 20903 240-398-0365 / PortilloJuver@yahoo.com</small>		<b>Agent/Contact Person, Address, Phone, and E-mail:</b> David Lee Colliers Engineering & Design 7001 Columbia Gateway Drive, Suite 220 Columbia, MD 21046 443-316-6005 / david.lee@collierseng.com	
<b>Applicant Name(s), Address, Phone, &amp; E-mail:</b> <small>Primera Iglesia Adventista Eben-ezer 1, Attn: Pastor Juver Portillo 1109 Dunoon Road Silver Spring, MD 20903 240-398-0365 / PortilloJuver@yahoo.com</small>			
<b>PROJECT NAME:</b> 901 & 903 Cypresstree Drive			
<b>Geographic Location (related to or near major intersection):</b> east of the intersection of K Street and Cypresstree Drive			
<b>Street Address (if available):</b> 901, 903, 813 and 815 Cypresstree Drive, Capitol Heights, MD 20743			
<b>Companion Case(s):</b> (TCP1, TCP2, Preliminary Plan, Site Plan, or Special Exception)		SE-25003 & NRI-140-2024	
<b>Total Area (acres):</b> 0.62 ac.	<b>Total Area Outside CBCA (acres):</b> N/A	<b>Proposed Woodland Clearing (ft<sup>2</sup>):</b> 0	
<b>Total Number of Lots</b> 6 <b>and/or Parcels</b> 0	<b>Lot/Block/Parcel(s):</b> 814, 815, 816, 817, 818 & 819	<b>Tax Account #:</b> 2039063, 2100501, 2035830 & 2062271	
<b>Council District:</b> 5	<b>Election District:</b> 18	<b>Planning Area #:</b> 72	<b>Police Division #:</b> III -Landover
<b>General Plan Tier (2002, Archived):</b> Developed	<b>WSSC Grid:</b> 202NE05	<b>Tax Map/Grid:</b> 66-B2	
<b>Is this site in a Priority Funding Area (PFA)?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>General Plan Growth Policy:</b> Established Communities	<b>Municipality(ies):</b> N/A	
<b>Zone(s):</b> R-55	<b>Overlay Zone(s):</b> N/A	<b>Aviation Policy Area:</b> N/A	
<b>Environmental Strategy Area (ESA) (Plan 2035):</b> <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	<b>Watershed Name:</b> Lower Beaverdam Creek <b>Watershed 8 Digit Code #:</b> 02140205	<b>Basin:</b> <input checked="" type="checkbox"/> Anacostia <input type="checkbox"/> Potomac <input type="checkbox"/> Patuxent	
<b>Is there a historic site or resource on the subject property?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>Historic Site ID:</b> N/A	
<b>Has a Historic Area Work Permit (HAWP) application been filed with the Historic Preservation Commission?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Proposed Use, Activity, Revision, and/or Request:</b> construction of a new building addition and an expanded parking compound for a church			

**Site Plan:** Preparer's Qualifications: Engineer Date: 01/15/2025  
 Prepared by: Seonwoo Ted Jeong ID#: 60582 Firm: Colliers Engineering & Design

Site Plan in accordance with Section 4.9(c)(7) of the Landscape Manual (**Only for projects subject to the current Zoning and/or Subdivision Regulations effective April 1, 2022**) N/A, Applying under the Prior Zoning Ordinance

Certified Arborist: \_\_\_\_\_ Prepared by: \_\_\_\_\_

Registered Landscape Architect: \_\_\_\_\_ ID#: \_\_\_\_\_ Firm: \_\_\_\_\_

**Application fee: \$50.00. Payment by check, money order, or cashier's check only**, made payable to M-NCPPC.  
*Fee waived for government projects. Please indicate the name of project, address, or other identifying information on payment.*

Check Name: Primera Iglesia Adventista Eben-Ezer Check Number: 563

Agent/Contact Signature: David Lee  Date: 01/10/2025

## Office Use Only

Numbered Exemption  Standard Exemption Exemption Number: S-013-2025

Staff Reviewer: WRC Receipt Number: 8772 Filing Fee: \$50.00

## Approval (To Be Completed by EPS Staff)

Your request for a **Standard Letter of Exemption** from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Standard Letter of Exemption is issued because the property has no previous TCP approvals and:

Is less than 40,000 square feet in size; and/or

The project is subject to the Maryland Forest Conservation Act and will be reviewed by Department of Natural Resources; and/or

Other:

Your request for a **Numbered Letter of Exemption** from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. This Letter of Exemption is issued because the site is over 40,000 square feet in size; however, the project has no previous TCP approvals and:

Results in the cumulative clearing of less than 5,000 square feet of woodland over a five-year period. Proposed clearing is \_\_\_\_\_ ft<sup>2</sup>. If application is for a revision, cumulative clearing to date (not including currently proposed) is \_\_\_\_\_ ft<sup>2</sup>; or

The project is a government or linear project that results in the clearing of less than 20,000 square feet of woodland. Proposed clearing is \_\_\_\_\_ ft<sup>2</sup>. Revisions: cumulative clearing to date (not including currently proposed) is \_\_\_\_\_ ft<sup>2</sup>; or

The proposed activity is for a forest harvest and has a Forest Stewardship Management Plan prepared by a licensed professional.

This letter is valid for five years from approval or until such time as the cumulative woodland disturbance exceeds the minimum specified above during the validity period. If a development review application (preliminary plan, detailed site plan, etc. is required, the Numbered Exemption may be considered invalid in accordance with Section 25-119(b)(6)(A). A copy of this letter must be submitted at the time of development activity or permit application.

Contee, Wendy Digitally signed by Contee, Wendy  
Date: 2025.02.20 12:43:42 -05'00'

\_\_\_\_\_  
Planning Director or Designee:

02/20/2025

\_\_\_\_\_  
Approval:

02/20/2030

\_\_\_\_\_  
Expiration:

### Office Use Only

Numbered Exemption

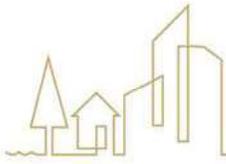
Standard Exemption

Exemption Number: S-013-2025

Staff Reviewer: WRC Receipt Number: 8772 Filing Fee: \$50.00

LOT AREA DATA

<b>ACCT#</b>	<b>ADDRESS</b>	<b>LOT#</b>	<b>LOT AREA IN ACRES</b>
18-2039063	903 CYPRESS DRIVE	814-815	0.19734
18-2100501	901 CYPRESS DRIVE	816-817	0.20911
18-2035830	813 CYPRESS DRIVE	818	0.10785
18-2062271	815 CYPRESS DRIVE	819	0.11006
<b>TOTAL</b>			<b>0.62436</b>



May 30, 2025

## MEMORANDUM

**TO:** Evan King, Planner II, Zoning Section

**FROM:** Mridula Gupta, Acting Supervisor, Subdivision Division *MG*

**SUBJECT:** SE-25003; 901 & 903 Cypress tree Drive

The property subject to this special exception SE-25003 is known as Lots 814 through 819, recorded in the Prince George's County Land Records in Plat Book BDS 1, plat 29. Lots 814-817 are also described in a deed recorded in the aforementioned Land Records in Book 48621 page 190. Lots 818 and 819 are also described in a deed recorded in Book 50502 page 253. This special exception application proposes to expand an existing institutional use on the property. The application was accepted for review on March 31, 2025. Comments were provided to the applicant during the SDRC meeting on April 25, 2025. This memo is based upon revised submittal received on May 9, 2025.

The subject property lies within the Residential, Single-Family - 65 (RSF-65) Zone. However, this application has been submitted for review in accordance with the prior Prince George's County Zoning Ordinance and prior Subdivision Regulations, and the property's prior One-Family Detached Residential (R-55) zoning.

There is no prior preliminary plan of subdivision (PPS) applicable to the property. The property is currently developed with one single-family detached dwelling unit, which is approximately 1,338 square feet in gross floor area (GFA). The existing structure was constructed in or around 1940 and is currently used as a church. A portion of the existing building, approximately 514 square feet, is proposed to be razed, and a 3,096-square-foot addition is proposed for construction, with the total proposed gross floor area on the property to be 3,919 square feet.

The property is subject to a final plat of subdivision approved prior to October 27, 1970. The total development proposed for the property does not exceed 5,000 square feet of gross floor area. The development on the subject property (Lots 814-819) is exempt from filing a PPS and a new final plat pursuant to Section 24-111(c)(2) of the prior Subdivision Regulations. Any future development on the property may be subject to the requirement of filing a PPS and final plat.

### Additional Comments:

1. In accordance with Section 24-4503(a)(1) and (3) of the current Subdivision Regulations, the property does not have a certificate of adequacy (ADQ).

**Recommended Conditions:**

1. None.

This referral is provided for the purpose of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. This SE site plan must be in conformance with the approved final plat. All bearings and distances must be clearly shown on the site plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected.



May 23, 2025

**MEMORANDUM**

TO: Evan King, Development Review Division

FROM: *Chidera Udeh* Chidera Udeh, Transportation Planning Section, Countywide Planning Division

VIA: *NS* Noelle Smith, AICP, Transportation Planning Section, Countywide Planning Division  
Crystal Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: **SE-25003 901 & 903 Cypressstree Drive**

**Prior Conditions of Approval**

There are no prior approvals applicable to this site.

**Master Plan Compliance**

This site is subject to the 2009 *Countywide Master Plan of Transportation (MPOT)* and the 2010 *Approved Subregion 4 Sector Plan and Sectional Map Amendment*.

**Master Plan Right of Way (ROW)**

The property fronts Cypressstree Drive and is not impacted by master planned roadways. However, the plan sheets identify Cypressstree Drive as a 50-foot public right-of-way.

**Master Plan Pedestrian and Bike Facilities**

There are no master planned bicycle or pedestrian facilities that impact the site.

**Recommendations, Policies and Goals**

MPOT Complete Streets Policies (p. 10):

**Policy 2: All road frontage improvements and road capital improvement projects, within the Developed and Developing Tiers, shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

**Comment:** The site plan includes a five-foot-wide sidewalk, crosswalk and ADA curb ramp crossing the vehicle access point along the frontage of Cypressstree Drive to meet the intent of the policy.

The 2010 *Approved Subregion 4 Sector Plan and Sectional Map Amendment* provides guidance for multi-modal circulation through the planning area (p. 16):

**Improve walkability and pedestrian facilities, including sidewalks, crosswalks, pedestrian lighting, and special pavement**

**Comment:** To meet the policy's intent, the site plan includes a five-foot-wide sidewalk, crosswalk, and ADA curb ramp crossing the vehicle access point along the frontage of Cypress Tree Drive.

**Transportation Planning Review**

**Zoning Ordinance Compliance**

Section 27-317 of the Prince George's County Zoning Ordinance (Ordinance) details the required findings for a special exception. For the purposes of transportation review, Section 27-317 (a) (3) is copied and analyzed below:

**(a) A special exception may be permitted if:**

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan.**

**Comment:** There are no master planned facilities that impact the site to which the development would impair the integrity. The site plan includes a five-foot-wide sidewalk, crosswalk, and ADA curb ramp crossing the vehicle access point along the frontage of Cypress Tree Drive. The access driveway is proposed as 30 feet wide, exceeding the minimum requirement. The plan sheets also include designated space for two inverted U-style bicycle racks. Staff find the plans to be sufficient.

**Conclusion**

Based on the findings presented above, staff conclude that the vehicular, pedestrian, and bicycle access and circulation for this plan are acceptable, consistent with the site design guidelines pursuant to Section 27, and meet the findings for pedestrian and bicycle transportation.



Countywide Planning Division  
Prince George's County Planning Department

301-952-3650

May 23, 2025

**MEMORANDUM**

**TO:** Evan King, Planner II, Zoning Section, DRD  
**VIA:** Tom Burke, Supervisor, Environmental Planning Section, CWPD *TB*  
**FROM:** Mary Rea, Planner II, Environmental Planning Section, CWPD *MR*  
**SUBJECT: 901 and 903 Cypress Tree Drive: SE-25003**

The Environmental Planning Section (EPS) has reviewed the above-referenced special exception (SE) application, accepted on March 31, 2025. Comments were provided in a Subdivision and Development Review Committee (SDRC) meeting on April 25, 2025. Revised plans were received on May 9, 2025. The EPS finds the application in conformance with Sections 27-317(a)(3), 27-317(a)(7), 27-296(c)(1)(J), 27-296(c)(1)(K), and 24-131 of the prior County Code and recommends approval of SE-25003 based on the findings listed at the end of this memorandum.

**BACKGROUND**

The EPS has reviewed this site previously with the review of the following applications:

<b>Development Review Case</b>	<b>Associated TCP(s)</b>	<b>Authority</b>	<b>Status</b>	<b>Action Date</b>	<b>Resolution Number</b>
NRI-140-2024	N/A	Staff	Approved	01/7/2025	N/A
N/A	S-013-2025	Staff	Approved	2/20/2025	N/A
SE-25003	S-013-2025	Planning Board	Pending	Pending	Pending

**PROPOSED ACTIVITY**

The current application is an SE for the enlargement of a place of worship and expansion of the parking lot, including associated site improvements.

**APPLICABLE ENVIRONMENTAL REGULATIONS**

The project is subject to 2024 Woodland and Wildlife Habitat Conservation Ordinance (2024 WCO) and the environmental regulations contained in Subtitle 25 and prior Subtitles 24, and 27 because this is an expansion in use, that incorporates new land area into the development. This application is also subject to meeting the requirements of the 2018 Environmental Technical Manual.

**SITE DESCRIPTION**

The current zoning for the site is Residential, Single-Family-65 (RSF-65); however, the applicant has opted to apply the zoning standards to this application that were in effect prior to April 1, 2022, for the One-Family Detached Residential (R-55) Zone.

This 0.62-acre site is located on the east side of Cypresstree Drive at its intersection with K Street. A review of the available information indicates that no regulated environmental features (REF) are present on-site. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program and provided on PGAtlas, there are no rare, threatened, or endangered (RTE) species found to occur on or near this property.

#### **REVIEW OF PREVIOUSLY APPROVED CONDITIONS**

There are no prior development review applications for this site.

#### **MASTER PLAN CONFORMANCE**

In conformance with Section 27-317(a)(3) of the prior zoning regulations, the SE shall not substantially impair the integrity of any applicable master plans.

#### ***PLAN PRINCE GEORGE'S 2035 APPROVED GENERAL PLAN (2014)***

The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan (Plan 2035)*, and within the Established Communities of the General Plan Growth Policy of Plan 2035. This project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

#### **APPROVED SUBREGION 4 MASTER PLAN AND SECTIONAL MAP AMENDMENT (2010)**

In the *Subregion 4 Master Plan and Sectional Map Amendment*, the Environmental Infrastructure Section contains goals, policies, and strategies. The text in **BOLD** is the text from the master plan, and the plain text provides comments on the plan's conformance.

#### **Green Infrastructure Section:**

##### **Policy 1: Protect, preserve and enhance the green infrastructure network in Subregion 4. (page 200)**

According to the approved Natural Resource Inventory (NRI-140-2024), there are no REF within or adjacent to the subject property. Regulated and Evaluation Areas as part of the green infrastructure network are not present on-site.

##### **Policy 2: Minimize the impacts of development on the green infrastructure network and SCA's. (page 200)**

This site is not within a special conservation area (SCA) and does not feature any Regulated or Evaluation Areas as defined in the green infrastructure network.

#### **Water Quality and Stormwater Management:**

##### **Policy 1: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded. (page 205)**

An unapproved site development concept plan was submitted with this application. Environmental site design practices are proposed to treat stormwater. This includes micro-bioretenion facilities and an underground storage system for 100-year control.

**Policy 3: Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment projects. (page 205)**

The unapproved site development concept plan shows micro-bioretenion facilities and an underground storage system to meet the environmental site design to the maximum extent practicable (ESD to the MEP) goals.

**Policy 4: Assure that adequate stream buffers are maintained and enhanced and utilize design measures to protect water quality. (page 205)**

The approved NRI shows that no streams are present on or near the site.

### **Green Buildings/Sustainability**

**Policy 1: Implement environmental sensitive building techniques that reduce overall energy consumption. (page 208)**

The development applications for the subject property should incorporate the use of environmentally sensitive building techniques to reduce overall energy consumption. The use of green building techniques and energy conservation techniques should be encouraged and implemented to the greatest extent possible. Building techniques and materials will be evaluated with development applications.

### **CONFORMANCE WITH THE GREEN INFRASTRUCTURE PLAN**

The 2017 Countywide Green Infrastructure Plan (GI Plan) was approved with the adoption of the Resource Conservation Plan: A Countywide Functional Master Plan (CR-11-2017) on March 7, 2017. According to the GI Plan, the site is not within the Green Infrastructure Network as no Regulated or Evaluation Areas exist on-site; therefore, the proposed development is in conformance with the GI Plan.

### **ENVIRONMENTAL REVIEW**

#### **Natural Resources Inventory**

In conformance with Section 24-120(a)(22) of the prior Subdivision Regulations, an approved Natural Resource Inventory (NRI-140-2024) was submitted with the application. The site has no woodlands and contains no regulated environmental features as defined in the prior Subdivision Regulations. No additional information is required for conformance to the NRI.

### **Woodland Conservation**

This project meets the exemption criteria in Section 25-119 (b) of the 2024 WCO, because the site is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. The site received a letter of exemption from the 2024 WCO (S-013-2025) on February 20, 2025, and it remains valid until February 20, 2030. No additional information is required with regard to woodland conservation.

### **Specimen Trees**

This project is exempt from Division 2 of Subtitle 25, which includes an exemption from the specimen tree criteria described in 25-122(b)(1)(G).

### **Soils**

In accordance with Section 24-131 of the prior Subdivision Regulations, this application was reviewed for unsafe land restrictions. Section 24-131(a) states “The Planning Board shall restrict or prohibit the subdivision of land found to be unsafe for development. The restriction or prohibition may be due to natural conditions, such as, but not confined to, flooding, erosive stream action, high water table, unstable soils, or severe slopes, or to man-made conditions on the property, such as, but not confined to, unstable fills or slopes.”

According to the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service Web Soil Survey, soils present include Russett-Christina-Urban land complex soils. There are no geotechnical concerns with this application.

### **Stormwater Management**

In accordance with Section 27-317(a)(5) and (7) of the prior County Code, an unapproved Concept Plan (SIT-00649-2024) was submitted with this application, identifying environmental site design (ESD) to the maximum extent practical (MEP) practices proposed to treat stormwater. This includes two micro-bioretention facilities and an underground storage system for 100-year control. The Site Development Concept Plan No. SIT-00649-2024 will be evaluated and approved by the Department of Permitting, Inspections, and Enforcement (DPIE).

### **Erosion and Sediment Control**

Development shall comply with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George’s County Code. The County requires the approval of an Erosion and Sediment Control Plan prior to approving a permit.

## **SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS**

The EPS has completed the review of SE-25003, and recommends approval, subject to the following findings:

### **Recommended Findings**

1. There are no regulated environmental features (REF) on the subject property.
2. The site is exempt from Subtitle 25 and is not subject to the specimen tree conservation requirements contained in Section 25-122(b)(1)(G).



Countywide Planning Division  
Historic Preservation Section

301-952-3680

April 24, 2025

**MEMORANDUM**

**TO:** Evan King, Zoning Section, Development Review Division

**VIA:** Thomas Gross, Planning Supervisor, Historic Preservation Section, Countywide Planning Division *TWG*

**FROM:** Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*  
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*  
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division *AGC*

**SUBJECT: SE-25003 + AC-25002 901 and 903 Cypressstree Drive**

The subject property comprises 0.62 acres and is located on the east side of the intersection of K Street and Cypressstree Drive, in Capitol Heights. The subject property was zoned One-Family Detached Residential (R-55), per the prior Zoning Ordinance, and is located in the 2010 *Approved Subregion 4 Master Plan* area. The subject application proposes the enlargement of a place of worship from 2,337 square feet to 3,919 square feet, in the R-55 zone. The subject Alternative Compliance (AC) application requests a reduction of the landscape yard width required by Section 4.7(c)(4) of the 2010 *Prince George's County Landscape Manual* from 30 feet to 20 feet, and a reduction of the building setback from 40 feet to 25 feet on the north, east, and south property boundaries.

The 2010 *Approved Subregion 4 Master Plan* area contains goals and policies related to historic preservation (pp. 287-296). However, these are not specific to the subject site or applicable to the proposed development. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. There are no Prince George's County Historic Sites or resources on or adjacent to the subject property.

Historic Preservation staff recommends approval of SE-25003 and AC-25002, 901 and 903 Cypressstree Drive, with no conditions.



May 21, 2025

## MEMORANDUM

**TO:** Evan King, Planner II, Zoning Section, Development Review Division

**VIA:** N. Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division *NAB*

**VIA:** Fred Stachura, Supervisor, Neighborhood Revitalization Section, Community Planning Division *KM* (for FCS)

**FROM:** Anusree Nair, Planner II, Neighborhood Revitalization Section, Community Planning Division *AN*

**SUBJECT: SE-25003 (AC-25002) - 901 & 903 Cypresstree Drive**

## FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3) of the prior zoning ordinance, this application to raze 514 square feet of the existing church building and add an approximately 3,095 square foot addition to the building with an expansion of the existing parking lot will not substantially impair the integrity of the 2010 Approved Subregion 4 Master Plan (Master Plan).

## BACKGROUND

**Application Type:** Special Exception

**Planning Area:** 72

**Community:** Landover & Vicinity

**Applicable Zoning Ordinance:** Prior Zoning Ordinance

**Location:** East side of Cypresstree Drive at its intersection with K Street.

**Size:** 0.62 acres

**Existing Uses:** 1,337 Square foot church and its associated parking.

**Future Land Use:** Institutional

**Proposal:** To raze approximately 514 square feet of the existing church building, construct a 3,095 square feet addition to the existing building and expand the parking lot.

**Zoning:** Residential, Single-Family – 65 (RSF-65) Zone

**Prior Zoning:** One-Family Detached Residential (R-55) Zone

## **GENERAL PLAN, MASTER PLAN**

**General Plan:** The 2014 *Plan Pince Georges 2035 Approved General Plan* (Plan 2035) places this application in the Established Communities. Plan 2035 states that, “Established communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.” (p. 20)

*Analysis: The proposed church and parking lot expansion is consistent with the recommendations of the General Plan for Established Communities. The development is a context-sensitive infill and promotes maintaining and enhancing existing public services and infrastructure in the area thereby meeting the needs of existing residents.*

**Master Plan:** The 2010 *Approved Subregion 4 Master Plan* (Master Plan) recommends **institutional land use** on the subject property. The proposed addition to the existing church conforms with the recommended land use.

Pursuant to 27-317(a), Required Findings, of the prior Zoning Ordinance, the requested Special Exception must not substantially impair the integrity of any validly approved Mater Plan or Functional Master Plan, or, in absence of a master Plan, the General Plan. Community Planning staff finds that approval of the Special Exception to raze 514 square feet of the existing church building, construct an approximately 3,095 square foot addition to the existing building, and expand existing parking lot will not substantially impair the integrity of the Master Plan.

To support the approval of the Special Exception, the applicant must demonstrate conformance with the following master plan recommended policies and strategies that are relevant to the application:

One of the Master Plan goals for institutional land use is to “direct public and private institutional uses to designated institutional areas to limit the impact on the existing tax base” (page 63).

**Policy 3:** Encourage institutional uses to locate in appropriate neighborhood areas.

- **Strategy:** Encourage religious institutions to locate to residential or institutional land use areas, rather than commercial or industrial sites, to preserve the subregion’s tax base (page 65).

*Analysis: The Master Plan recommends institutional land use for the subject property. There is an existing church on the proposed property, and the application is to raze a portion of the existing building, expand the church building and reconfigure the existing parking lot to accommodate the additional parking spaces needed due to the increase in the building capacity. The site is a designated institutional land use and is located in a residential neighborhood that has single family detached dwellings in the RSF-65 Zone and is consistent with the Master Plan recommendation. The continued use of the property as a church would not negatively impact the health, safety, and welfare of the public, or have a negative impact on the existing character of the neighborhood.*

## **Environment**

### **Green Infrastructure:**

**Policy 1** Protect, preserve and enhance the green infrastructure network in Subregion 4.

*Analysis: As per the approved Natural Resources Inventory (NRI-140-2024), the subject property does not have any sensitive or regulated environmental areas such as wetlands, stream, 100-year flood plain and steep slopes or highly erodible soils. The property is also not located in or near Chesapeake Bay Critical Area (CBCA).*

### **Water Quality and Stormwater Management**

**Policy 3:** Require on-site management of stormwater through the use of environmentally sensitive stormwater management techniques (i.e., fully implement the requirements of ESD) for all development and redevelopment activities (page 205).

- **Strategy:** Require the use of shared environmentally sensitive stormwater management facilities where appropriate (page 205).

*Analysis: As evident in the Site Development Concept Plan No. SIT-00649-2024-00, Environmental Site Design (ESD) practices are proposed to treat storm water. This includes two micro-bio retention facilities and an underground storage system for 100-year control. The Site Development Concept Plan No. SIT-00649-2024-00 will be evaluated and approved by the Department of Permitting Inspections and Enforcement (DPIE).*

### **Green Buildings/ Sustainability**

- **Policy 1:** Implement environmentally sensitive building techniques that reduce overall energy consumption (page 208).

#### **Strategies:**

- Require the use of the latest environmental technologies in building and site designs.
- Encourage the reuse and redesign of existing buildings when redevelopment occurs to incorporate energy and building material efficiencies
- **Policy 2:** Implement land use policies that encourage infill and support TOD and walkable neighborhoods (page 208).

- **Strategy:** Direct development and infill to existing areas rather than “greenfields.”

*Analysis: This application is an expansion of an existing church in a residential neighborhood and can be considered an infill development thereby being consistent with the Master Plan recommendation to “direct development and infill to existing areas rather than greenfields”. The application also incorporates Environmental Site Design (ESD) practices to treat storm water. With the expansion of the existing building, the application will have the opportunity to improve the energy efficiency of an otherwise aged building. Staff recommend that the application consider using green building techniques for energy and building material efficiencies.*

### **Tree Canopy and Green Space**

- **Policy 1:** Preserve, restore, and enhance the existing tree canopy.
  - **Strategies**
- **Policy 2:** Improve the county’s capacity to support increases in the tree canopy.

#### **Strategies:**

- Support community- and site-based strategies to increase the tree canopy.
- Increase landscape buffers in common areas and along curbs and sidewalks.

*Analysis: The proposed site is not subject to Woodland and Wildlife Habitat Conservation Ordinance (WCO) as the site is less than 40,000 square feet in size and has an approved Woodland Conservation Letter of Exemption (S-013-2025). However, as evident from LSLP-AC-25002, the site design proposes evergreen trees and deciduous trees on site along landscape buffers. Due to the spatial constraints of the property, this application cannot meet the requirements of the landscape manual and will require alternative compliance. This request has been submitted and is under review.*

**Aviation/MIOZ:** This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

**SMA/Zoning:** The 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment retained the subject property in the One-Family Detached Residential (R-55) Zone.

On November 29, 2021, the District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified the subject property from the One-Family Detached Residential (R-55) Zone to the Residential, Single-Family – 65 (RSF-65) Zone, effective April 1, 2022.

### **MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES**

None

SE-25003 (AC-25002) - 901 & 903 Cypresstree Drive  
page 5

Cc: Long-Range Agenda Notebook



May 23, 2025

**MEMORANDUM**

TO: Evan King, Planner II, Urban Design Section

FROM: Alice Jacobs, Planning Technician III, Permit Review Section 

SUBJECT: SE-25003 (AC-25002) – 901 & 903 Cypresstree Drive

1. The dimensions of the final building footprint need to be added to Sheet C200 of the special exception plan.
2. The method of erecting the channel letters of the building sign should be added to the signage sheet.
3. The Permit Review Section offers no further comments at this time on this development application with Alternative Compliance AC-25002.



Alternative Compliance: AC-25002  
 Name of Project: 901 & 903 Cypressstree Drive  
 Companion Case: Special Exception SE-25003  
 Date: May 27, 2025

Alternative compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) for Section 4.3, Parking Lot Requirements, and Section 4.7, Buffering Incompatible Uses.

This alternative compliance request is a companion to Special Exception SE-25003, for 901 & 903 Cypressstree Drive, which proposes to expand a place of worship from 1,337 square feet to 3,919 square feet in the One-Family Detached Residential (R-55) Zone under the prior Prince George's County Zoning Ordinance.

**Location**

The subject property is located on the east side of Cypressstree Drive, at the terminus of K Street. It is within Planning Area 72 and Council District 5. The application consists of approximately 0.62 acres and six parcels within the Residential, Single-Family-65 (RSF-65) Zone.

The property is also located within the geography previously designated as the Developed Tier of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see Prince George's County Council Resolution CR-26-2014, Revision No. 31).

**Section 4.3, Parking Lot Requirements**

The applicant requests alternative compliance from the requirements of Section 4.3, Parking Lot Requirements, specifically from the interior parking lot planting requirements. Table 4.3-1 Parking Lot Interior Planting Requirements requires eight percent of interior planting area for parking lots between 7,000—49,999 square feet in size. The subject property has 8,265 square feet of parking area, and as such, is required to provide eight percent, or 662 square feet of interior planting area.

**REQUIRED: Section 4.3. Interior Planting for Parking Lots 7,000 Square Feet or Larger**

Parking Lot Area	8,265 square feet
Interior planting area required	8 percent/662 square feet
Minimum number of shade trees	3

**PROVIDED: Section 4.3. Interior Planting for Parking Lots 7,000 Square Feet or Larger**

Parking Lot Area	8,265 square feet
Interior landscape area provided	7.6 percent/632 square feet
Shade trees provided	4

**Justification of Recommendation**

The proposed plans show 30 square feet less interior planting area than required, for a reduction of 0.4 percent. As an alternative, the applicant has provided an additional shade tree within the provided interior planting area. The parking lot is separated into two areas and the planting areas are distributed throughout both and include shrub and groundcover plantings in addition to the

required shade trees. Both portions of the parking lot are also surrounded by additional tree and shrub plantings, creating an enhanced appearance and visual relief within the parking lot.

The Alternative Compliance Committee finds that given the minor reduction in planting area, provision of the additional shade tree, and additional shrub and groundcover plantings, the applicant’s proposal is equally effective as normal compliance, with respect to Section 4.3 of the Landscape Manual.

**Section 4.7, Buffering Incompatible Uses**

The applicant requests alternative compliance from the requirements of Section 4.7, Buffering Incompatible Uses, along the north, east, and south property lines adjacent to single-family detached residential uses. To the south, the property is adjacent to vacant land zoned RSF-65, prior R-55 Zone. Table 4.7-2, Minimum Bufferyard Requirements, requires a Type C bufferyard for a place of worship, which is medium impact, adjoining single-family detached dwellings. Table 4.7-3, Bufferyard Types, requires a minimum building setback of 40 feet, a minimum landscape yard width of 30 feet, and 120 plant units per 100 linear feet of property line for a Type C bufferyard. The applicant seeks relief from these requirements, as follows: along all three bufferyards, reduce the required landscape yard from 30 feet to 15 feet; and along northern and eastern bufferyards, reduce the required building setback from 40 feet to 25 feet.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, southern property line, adjacent to a vacant single-family detached residential property (Lots 820-823)**

Length of bufferyard	194 linear feet
Minimum building setback	40 feet
Minimum landscape yard	30 feet
Existing trees	0 percent
Fence or wall	Yes, for 121 linear feet
Plant units (120 per 100 linear feet)	233

**PROVIDED: Section 4.7, Buffering Incompatible Uses, southern property line, adjacent to a vacant single family detached residential property (Lots 820-823)**

Length of bufferyard	194 linear feet
Minimum building setback	75 feet
Minimum landscape yard	15 feet
Existing trees	0 percent
Fence or wall	Yes, for 121 linear feet
Plant units	277

**Justification of Recommendation**

The proposed place of worship is 75 feet from the southern property line and the proposed landscape yard is 15 feet wide. As an alternative to this reduction in bufferyard width, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 277 plant units, which is 44 more than required.

The Alternative Compliance Committee finds that, given the provision of the ornamental fence and additional plant units as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the southern property line.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, eastern property line, adjacent to single-family detached dwellings on Lots 7-10**

Length of bufferyard	151 linear feet
Minimum building setback	40 feet
Minimum landscape yard	30 feet
Existing trees	0 percent
Fence or wall	Yes, for 151 linear feet
Plant units (120 per 100 linear feet)	182

**PROVIDED: Section 4.7, Buffering Incompatible Uses, eastern property line, adjacent to single-family detached dwellings on Lots 7-10**

Length of bufferyard	151 linear feet
Minimum building setback	25 feet
Minimum landscape yard	15 feet
Existing trees	0 percent
Fence or wall	Yes, for 151 linear feet
Plant units	223

**Justification of Recommendation**

The proposed place of worship is 25 feet from the eastern property line and the proposed landscape yard is 15 feet wide. As an alternative to this reduction in bufferyard width, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 223 plant units, which is 41 more than required.

The Alternative Compliance Committee finds that given the provision of the fence and additional plant units, as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the eastern property line.

**REQUIRED: Section 4.7, Buffering Incompatible Uses, northern property line, adjacent to a single-family detached dwelling on Lots 812 and 813**

Length of bufferyard	171 linear feet
Minimum building setback	40 feet
Minimum landscape yard	30 feet
Existing trees	0 percent
Fence or wall	Yes, for 98 linear feet
Plant units (120 per 100 linear feet)	206

**PROVIDED: Section 4.7, Buffering Incompatible Uses, adjacent to a single-family detached residential use on Lots 812 and 813**

Length of bufferyard	171 linear feet
Minimum building setback	25 feet
Minimum landscape yard	15 feet
Existing trees	0 percent
Fence or wall	Yes, for 98 linear feet
Plant units	256

**Justification of Recommendation**

The proposed place of worship is 25 feet from the northern property line and the proposed landscape yard is 15 feet wide. As an alternative to this reduction in bufferyard width, the applicant has proposed a 6-foot-high, ornamental steel fence along the property line, and a total of 256 plant units, which is 50 more than required.

The Alternative Compliance Committee finds that given the provision of the fence and additional plant units, as well as the configuration of proposed improvements, the applicant's proposal is equally effective as normal compliance, with respect to Section 4.7 of the Landscape Manual for the northern property line.

**Recommendation**

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-25002, for 901 and 903 Cypress Drive, from the requirements of Section 4.3, Interior Planting Requirements, and Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual*, along the northern, eastern, and southern property lines.