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THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ST. JOSEPH'S HOUSE
Special Permit, SP-200002 and Detailed Site Plan, DSP-20013

T R A N S C R I P T
O F
P R O C E E D I N G S

COUNTY ADMINISTRATION BUILDING
Upper Marlboro, Maryland

March 11, 2021

VOLUME 1 of 1

BEFORE:

- ELIZABETH M. HEWLETT, Chair
- DOROTHY F. BAILEY, Vice-Chair
- A. SHUANISE WASHINGTON, Commissioner
- MANUEL R. GERALDO, Commissioner
- WILLIAM M. DOERNER, Commissioner

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OTHERS PRESENT:

ADAM BOSSI, Staff, Transportation Section

MARK FERGUSON, RDA/Site Design, Inc.

SAMUEL JOSEPH LAHOOD, St. Joseph's House

KATE POWERS, City of Hyattsville

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1 P R O C E E D I N G S

2 MADAM CHAIR: Today which are companion cases,
3 Special Permit 20002 and Detailed Site Plan 20013, St.
4 Joseph's House. Mr. Bossi, are you on?

5 MR. BOSSI: Yes, good morning, Madam Chair.

6 MADAM CHAIR: There you are. Mr. Ferguson?

7 MR. FERGUSON: Good morning, Madam Chair.

8 MADAM CHAIR: Okay. Samuel LaHood?

9 MR. LAHOOD: Yes, good morning, Madam Chair.

10 Thank you.

11 MADAM CHAIR: Wonderful. Kate Powers? I think
12 she's muted. Ms. Powers? Are you able to unmute her? Ms.
13 Powers, you have to unmute yourself. We see you, that
14 you're on, but you have to unmute yourself. Ms. Powers?
15 Okay. We'll get back, we'll come back to her. Okay. And,
16 as a matter of fact, she's representing, we know that she's
17 representing the City of Hyattsville. We do have a letter
18 from the City of Hyattsville, which is on page 18 of the
19 Staff Report. So, I will then go ahead. Mr. Bossi, you're
20 on.

21 MR. BOSSI: Good morning, Madam Chairwoman and
22 members of the Planning Board. For the record, I am Adam
23 Bossi with the Urban Design Section. Before you this
24 morning are Items 7 and 8. These are to include a special
25 permit, SP-200002, and Detailed Site Plan - 20013, both for

1 St. Joseph's House. These applications propose a 432-square
2 foot addition to an existing single-family dwelling, and
3 also propose to add a family daycare use as an accessory use
4 to the existing residential use of the site.

5 If we can move on to slide two please? This
6 property is located in Planning Area 68, Council District 2.
7 Slide three please. Outlined in red, the 0.1 acre subject
8 property is rectangular in shape and located at the
9 northeast corner of the intersection of Oliver Street and
10 40th Avenue. This is in the City of Hyattsville.

11 Slide four please. The site and neighboring
12 properties are in the R-55, one-family detached residential
13 zone as shown here in yellow. Slide five please.
14 Identified by this hatch pattern, the entire neighborhood,
15 inclusive of our subject property, is in the traditional
16 residential neighborhood character area of the development
17 district overlay zone of the 2004 sector plan and sectional
18 map amendment for the Prince George's County gateway arts
19 district. While this property meets the criteria to be
20 exempt from some of the specific development standards of
21 the development district overlay zone, a special permit for
22 the proposed family daycare use is required. Subsequently,
23 the overlay zone then does require detailed site plan for
24 the review of uses that do require a special permit. This
25 is why Items 7 and 8 are under review today.

1 Slide six please. We see here in this aerial
2 image that the subject site and surrounding properties are
3 part of a well-established neighborhood of single-family,
4 detached homes. Slide seven please. A typographic map
5 shows the site is a modest change in grade and slopes
6 downhill from north to south. There are no wetlands or
7 other similar environmental features here on the property,
8 but it is located in an area that is mapped with unsafe
9 soils; so, essentially, the Department of Permitting
10 Inspections and Enforcement may require a soils report
11 during the building permit review process.

12 Slide eight please. As shown, subject site is a
13 few blocks east of Queens Chapel Road, which is shown here
14 in red and is classified as an arterial roadway. Slide nine
15 please. Here we have a view of the site from the south with
16 Oliver Street in the foreground, and 40th Avenue to the left
17 of the property. Just keep in mind with these bird's eye
18 view images, the property outline is approximate and here it
19 is skewed to the east a little bit. As we'll see in a
20 moment, the applicant is proposing, again, a small addition
21 to the south side of the home that is part of it facing us
22 in this image. The existing dwelling here was constructed
23 around 1938, so it does pre-date the current zoning
24 ordinance.

25 Slide 10 please. We see here in the Proposed Site

1 Plan it does show the existing home, the northern portion of
2 the site, and the proposed 432 square addition on its south
3 side. As part of the addition project, an existing walkway
4 from the south side of the house to Oliver Street will be
5 removed and existing access on the west side of the house
6 will be improved. Here, given the development of the
7 existing or, excuse me, here, given the development of the
8 existing home pre-dated the zoning ordinance, it does not
9 need to conform with the current requirements, but the
10 proposed addition does. Staff did find through the Detailed
11 Site Plan that the proposed addition does conform with the
12 applicable requirements of the R-55 zone, which we have
13 detailed in finding eight of the Staff Report.

14 Also, in finding eight, you'll find Staff has
15 recommended that the proposed family daycare as an accessory
16 use is compatible with both surrounding neighborhood and,
17 further, in their letter dated February 17, 2021, the
18 Hyattsville City Council did unanimously vote to support
19 approval of the Detailed Site Plan and special permit. As
20 Madam Chair mentioned, that letter is included as the last
21 page in your back-up material.

22 Slide 11 please. On this last series of slides, I
23 will take a look at some of the architectural elevations
24 showing the existing home and the proposed addition. Here,
25 we see a view of the right side, or the south face of the

1 building, with an addition in the foreground. As you'll see
2 in the upcoming slides, the proposed addition is designed to
3 be in character with the existing home. Slide 12 please.
4 So, this is a view of the existing house, again, with the
5 proposed addition labeled; and this is the view from the
6 west as if you were looking at it from 40th Avenue.

7 Slide 13 please. And just another view, this time
8 from the east, and Slide 14 please. And, you know, this is
9 the last architectural drawing, again, looking at that south
10 face of the house with its general floor plan. This is of
11 the addition above it.

12 Slide 15 please. Just to provide a little bit
13 more perspective, the applicant did include a couple photos
14 of the existing site conditions where the addition is
15 proposed. Again, this is essentially an extension of that
16 one-story section of the house that we see here in the
17 image. Also, in this image we see the concrete walkway that
18 is proposed for removal.

19 Could we have the last slide please? And we just
20 see one more view of the existing one-story section of the
21 house where the addition is proposed to come off that front
22 face of it.

23 Madam Chair, members of the Planning Board, as I
24 conclude our Staff presentation, I do just want to take a
25 minute to thank Mr. Ferguson, as well as Staff in our Permit

1 Section. They all had to do some extra homework in this
2 case, sorting through some of the technical issues given the
3 age of the property. So, I do want to thank them for, for
4 that extra, extra help.

5 Regarding Item 7, the Special Permit Application,
6 Staff is pleased to recommend the Planning Board approves
7 Special Permit SP-200002. Regarding Item 8, which is the
8 Detailed Site Plan, DSP-20013, Staff is pleased to recommend
9 to the Board to approve that Detailed Site Plan subject to
10 the conditions included in the Technical Staff Report. It
11 is our understanding the Applicant does agree with the
12 findings and conditions of the Staff Report. That does
13 conclude our presentation and I'm certainly available to
14 answer any questions. Thank you.

15 MADAM CHAIR: So smooth, Mr. Bossi. Thank you.
16 Okay. Let's see if there are any questions of you. Madam
17 Vice Chair?

18 MADAM VICE CHAIR: No questions, thank you.

19 MADAM CHAIR: Commissioner Washington?

20 COMMISSIONER WASHINGTON: No questions. Thank
21 you, Mr. Bossi, and thank you for being so diligent in
22 acknowledging your colleagues. That was very thoughtful.

23 MADAM CHAIR: And Commissioner Doerner?

24 COMMISSIONER DOERNER: No, no questions. Thank
25 you.

1 MADAM CHAIR: Okay. Commissioner Geraldo?

2 COMMISSIONER GERALDO: I have no questions and
3 thank you, Mr. Bossi, for a great presentation.

4 MADAM CHAIR: Okay. Always a smooth landing.
5 Okay, Mr. Ferguson?

6 MR. FERGUSON: Thank you, Madam Chair. I'm really
7 only here to answer any questions and I want to thank Mr.
8 Bossi. He's really stealing my line because I believe he's
9 the one that deserves credit for really, really seamlessly
10 working through the hiccups that inevitably attend an old
11 lot and an old building that, that's been around since
12 before a zoning ordinance. So, really, it's your Staff, him
13 and your Permit Staff that deserve the credit, not me.
14 Thanks.

15 MADAM CHAIR: Okay. So, I'm going to turn, Mr.
16 LaHood, any comments?

17 MR. LAHOOD: I just wanted to thank you all for
18 your time and I, you know, I, I agree with the Staff's
19 presentation, and the recommended conditions, and we're,
20 we're happy to answer any, I'm happy to answer any questions
21 that you guys have. So, thank you very much. I really
22 appreciate it.

23 MADAM CHAIR: Thank you so much. Ms. Powers, were
24 you able to unmute?

25 MS. POWERS: Yes.

1 MADAM CHAIR: Okay.

2 MS. POWERS: Good morning, Chair Hewlett, and
3 members of the Planning Board. I don't really have that
4 much more to add. As Mr. Bossi had mentioned on Tuesday,
5 February 16th, the Hyattsville City Council voted
6 unanimously in support of this DSP, as well as the issuance
7 of the special permit. The City doesn't anticipate any
8 major construction or operational concerns and, you know, we
9 feel that the addition of this childcare facility will be
10 very valuable to the community. Thank you.

11 MADAM CHAIR: Okay. Thank you. So, that
12 concludes the sign-up list. We have your letter. Thank
13 you, Ms. Powers. If the Board has no questions of anyone at
14 this time, is there a motion?

15 COMMISSIONER WASHINGTON: Madam Chair, I move that
16 we adopt the findings of Staff and approve SP-200002 and
17 DSP-20013 subject to the conditions as outlined in Staff's
18 Report.

19 MADAM VICE CHAIR: Second.

20 MADAM CHAIR: We have a motion by Commissioner
21 Washington, seconded by Vice Chair Bailey. Madam Vice
22 Chair?

23 MADAM VICE CHAIR: Vote aye.

24 MADAM CHAIR: Commissioner Washington?

25 COMMISSIONER WASHINGTON: Vote aye.

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MADAM CHAIR: Commissioner Doerner?

COMMISSIONER DOERNER: Aye.

MADAM CHAIR: Commissioner Geraldo?

COMMISSIONER GERALDO: Vote aye, Madam, vote aye,
Madam Chair.

MADAM CHAIR: The ayes have it, 5-0. Thank you
very much. The next item we have is Item 6.

(Whereupon, the proceedings were concluded.)

DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

St. Joseph's House

Special Permit, SP-200002 and Detailed Site Plan, DSP-20013

By: 

Date: March 11, 2021

Tracy Hahn, Transcriber