

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



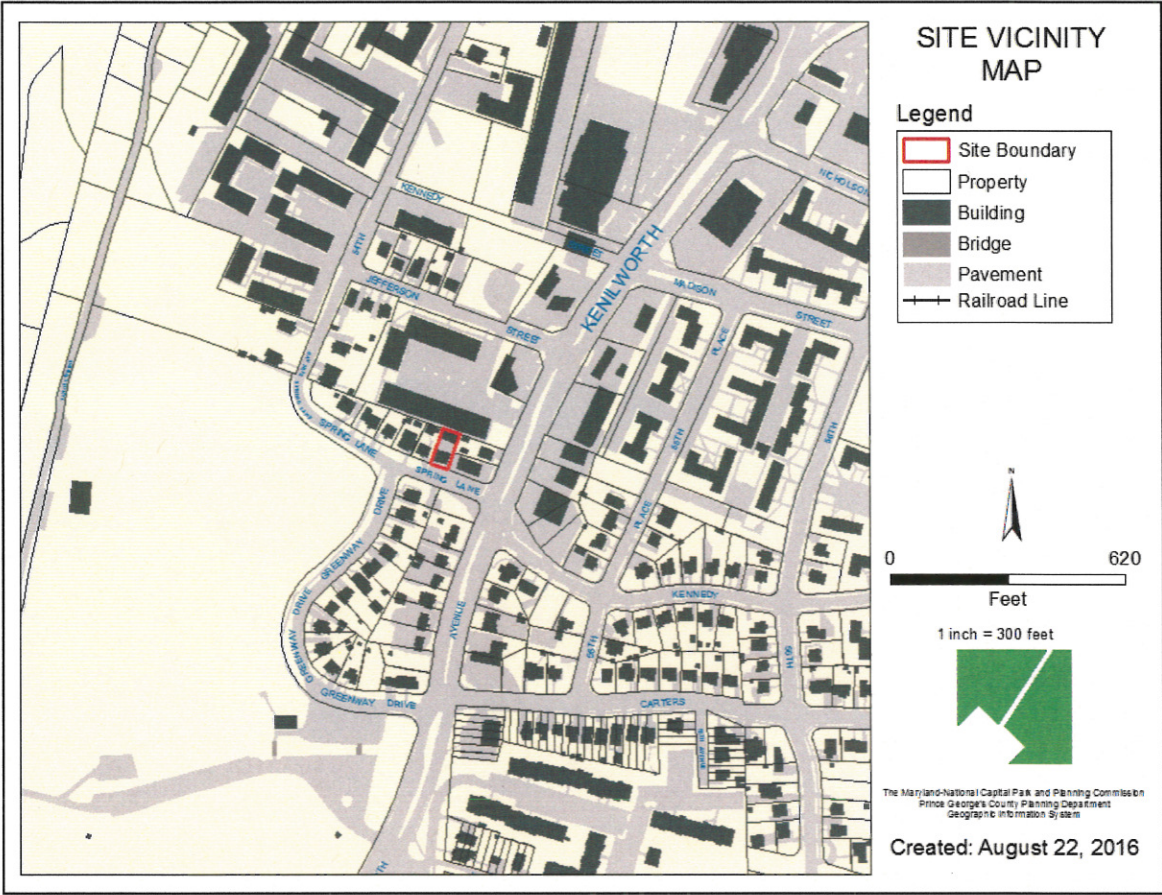
Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).

**Departure from Parking & Loading Standards**      **DPLS-433**  
**Departure from Design Standards**                      **DDS-634**

Application	General Data	
<p><b>Project Name:</b> George Kalonturas Property</p> <p><b>Location:</b> North side of Spring Lane, approximately 120 feet west of its intersection with Kenilworth Avenue (MD 201).</p> <p><b>Applicant/Address:</b> George Kalonturas 5410 Spring Lane Hyattsville MD 20781</p> <p><b>Property Owner:</b> George Kalonturas 5410 Spring Lane Hyattsville MD 20781</p>	Planning Board Hearing Date:	02/02/17
	Staff Report Date:	01/12/17
	Date Accepted:	10/20/16
	Planning Board Action Limit:	N/A
	Plan Acreage:	5,842 acres
	Zone:	R-55
	Gross Floor Area:	2,500 sq. ft.
	Lots:	1
	Parcels:	N/A
	Planning Area:	68
	Council District:	03
	Election District:	19
	Municipality:	Riverdale Park
200-Scale Base Map:	207NE05	

Purpose of Application	Notice Dates	
<p><b>DPLS</b>—A departure request of the two required parking spaces because the access to the parking is located within a right-of-way.</p> <p><b>DDS</b>—A departure from Section 4.2 Requirements for Landscape Strips Along Streets, and 4.7, Buffering Incompatible Uses, of the 2010 <i>Prince George's County Landscape Manual</i>.</p>	Informational Mailing	06/06/16
	Acceptance Mailing:	10/19/16
	Sign Posting Deadline:	01/02/17

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





THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT**

TO: The Prince George's County Planning Board

VIA: Christina Pompa, Interim Supervisor, Zoning Review Section, Development Review Division

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

SUBJECT: **Departure from Design Standards Application No. DDS-634**  
**Departure from Parking and Loading Standards Application No. DPLS-433**

REQUEST: **DDS-635: A departure from Section 4.2, Requirements for Landscape Strips Along Streets, and 4.7, Buffering Incompatible Uses, of the 2010 Prince George's County Landscape Manual.**

**DPLS-431: A departure request for the two required parking spaces.**

RECOMMENDATION: **APPROVAL with conditions**

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NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of February 2, 2017. The Planning Board also encourages all interested persons to request to become a person of record for this application.

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

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A. **Location and Field Inspection:** The property, 5410 Spring Lane, Riverdale Park, Maryland, is located on the north side of Spring Lane, approximately 120 feet east of Kenilworth Avenue and (MD 201). The site comprises 0.125 acres of land in the One-Family Detached Residential (R-55) Zone. The property is currently improved with a two-story 2,500-square-foot single family residence, which is proposing an accessory use as a chiropractor’s office. The front and rear of the property is paved. Access to the property is via an existing 13-foot driveway located in the right-of-way along Spring Lane, which narrows into a 9-foot drive aisle to access an existing three car garage at the rear of the property.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-55	R-55
Use(s)	Single-Family Residence	Single-Family Residence
Acreage	5,842	5,842
Lot	1	1
Square Footage/GFA	2,500	2,300/200

C. **History:** The subject property, Lot 3, Block 1, was developed as part of the Springbrook Terrace (September 1936) residential subdivision. The building, constructed in 1946, is identified by the Maryland State Assessment Database as an office building. Per the Statement of Justification, the property was previously used as an insurance office. The previous commercial use was not legally validated. There are no previously approved permits for the property.

D. **Master Plan Recommendation:** This application is consistent with the 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*, which retains this property in the One-Family Detached-Residential Zone, with the land-use recommendations for single-family detached housing for the subject property. *Plan Prince George’s 2035* identifies the subject property in the Riverdale Park Station Neighborhood Center. Neighborhood Centers are “primarily residential areas that are often lower in density. These areas generally have fewer transit option[s] and offer neighborhood-serving retail and office uses.” [108]

E. **Request:** The applicant proposes to use 200 square feet of this residential property for a chiropractor’s office, which requires two parking spaces and is subject to the 2010 *Prince George’s County Landscape Manual* (Landscape Manual). The applicant requests a departure from all the required parking requirements and a departure from Sections 4.2, Requirements for Landscape Strips Along Streets, and 4.7, Buffering Incompatible Uses, of the 2010 *Prince George’s County Landscape Manual* requirements. The site does not meet the design requirements for the required 22-foot driveway entrance or site circulation. All on-site parking is only accessible via an existing driveway entrance from Spring Lane. The site is developed such that there is no ability to provide off-street parking and adequate on-site vehicular circulation. Therefore, the applicant is requesting a departure of the two required parking spaces per the Zoning Ordinance requirement because the access to the parking is located within the right-of-way. As the result of a denied Alternative Compliance application, the applicant is seeking relief from Section 4.2 Landscape Manual requirement for the requirement of a 24-foot-long and 10-foot-wide landscape strip and Section 4.7 Landscape Manual requirement for the requirement of a 20-foot-wide landscape strip along the 100-foot-long eastern boundary of the site adjacent to the commercial (legal) offices.

F. **Surrounding Uses:** The Springbrook subdivision is developed with both residential and commercial uses. The property is located on the north side of Spring Lane, approximately 120 feet west of its



intersection with Kenilworth Avenue. The area is largely developed with residential and commercial/office uses.

**North**—Multifamily Residence Zoned R-10.

**South**—R-55 zoned property, developed with single-family residences.

**East**—C-O zoned property used for legal offices and Kenilworth Avenue (MD 201).

**West**—R-55 zoned property, developed with single-family residences.

**G. Design Requirements:**

1. **Number of Required Parking and Loading Spaces:** Section 27-568(a)(6) of the Zoning Ordinance requires one parking space for every 100 square feet of gross floor area (GFA) for medical office uses. A minimum of two parking spaces are required. The subject site is fully developed and the only available parking is located within the right-of-way located at the front of the property or at the rear of the property.

Parking, whether accessed or located within the public right-of-way, is not allowed to be counted toward the required parking. The Prince George's County Zoning Ordinance did not address parking in the right-of-way prior to 1974. The house was built in 1946 and parking was permitted in the right-of-way per the pre-1974 standards. However, because of the expanded use of the building, the site must now comply with the current Zoning Ordinance standards. As such, the site plan is deficient two required parking spaces. Therefore, a departure from the parking space requirement is necessary. The applicant has requested a departure for two parking spaces.

The existing neighborhood is extensively developed. All available parking is accessible only within the right-of-way or at the rear of the property. Section 27-563 of the Zoning Ordinance requires a 22-foot-wide driveway connection to the street. Both the subject site and any available on-site parking is only accessible via an existing 30-foot-wide driveway entrance from Spring Road which is in the right-of-way and narrows into a nine-foot drive aisle to access residential parking at the rear of the property. The subject site is developed such that there is no ability to provide adequate on-site vehicular circulation or off-street parking.

2. **Prince George's County Landscape Manual:** The site is not exempt from the 2010 *Prince George's County Landscape Manual* (Landscape Manual). The applicant has requested a departure from design standards pursuant to Section 1.3 (f) of the Landscape Manual, which provides that if compliance with the Landscape Manual is not possible and there is no feasible proposal for alternative compliance, the applicant may seek relief by applying for a Departure from Design Standards in accordance with Section 27-239.01 of the Zoning Ordinance. The applicant has previously applied for Alternative Compliance (AC-15020) for relief from the requirements of Section 4.2, Requirements for Landscape Strips Along Streets, along Spring Lane and Section 4.7, Buffering Incompatible Uses, along the western and eastern property lines and the application was denied for the 4.2 strip along Spring Lane and the 4.7 strip adjacent to the single-family home to the east.
3. **Signs:** No freestanding signs are proposed for the subject use. Any sign that will be placed on the property must meet all area, height, and setback requirements.

H. **Required Findings:**

**Departure from the number of Parking and Loading Spaces required:**

Section 27-588(b)(8) of the Zoning Ordinance provides that:

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

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

**Comment:** The purposes of Section 27-550 are as follows:

- (1) To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**
- (2) To aid in relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**
- (3) To protect the residential character of residential areas; and**
- (4) To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

**Comment:** The purposes of the parking and loading regulations will be served by the applicant's request. The applicant will operate an appointment only based medical practice. The purposes seek to ensure sufficient parking and loading areas to serve the needs of the established use and to aid in relieving traffic congestion on the streets by reducing the use of public streets for parking and loading. The applicant proposes the departure as a means of serving the current and future needs and uses of the property.

The paved front "yard" has existed since the 1970's, when the building on the adjacent property (zoned C-O) to the east was constructed. The review of aerial photos from 1977 through 2014 are consistent in the use of paved front as a parking area. The subject property is surrounded by fully-developed land. There is no room for expansion. The applicant has proposed providing landscaping in the right-of-way along Spring Lane to reestablish the residential character of the subject property. The subject property is in an area that is served by public transportation that includes the T14 and R12 Metro Bus routes and is within walking distance of the planned Purple Line. Thus, nearby properties are not likely to be affected by the proposed departure.

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

**Comment:** The departure is the minimum necessary, since only two spaces are required.



The property was subdivided in 1936 and the house built in 1946, per aerial photos it appears that the site was redeveloped in the 1970's as part of the development of the adjacent property to the east, which was done per the existing 1970 development standards and parking requirements. There is no opportunity for adequate on-site circulation because of the site's relationship/connection to the adjacent property. Approval of this departure request allows the subject site to be utilized to its maximum potential.

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

**Comment:** The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location. All the land available to provide parking for this property and the adjacent property are in the right-of-way along Spring Road. The subject property was developed as part of a residential subdivision known as Springbrook in 1936, the property was redeveloped in the 1970's with an accessory office use, which is typical of many of the uses located along Kenilworth Avenue and the surrounding area. The subject property has no room for expansion and there are no other opportunities for parking expansion. The departure is necessary to alleviate the special circumstances related to building use and the physical limitations of the subject property.

- (iv) All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

**Comment:** All methods of calculation have been fully applied to this application.

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

**Comment:** The applicant submits that the parking needs of the residential areas will not be infringed upon if this request is granted due to the nature of the business operations. Residential streets will not be impacted, because there are currently parking opportunities in the right-of-way, access to public transportation (Metro Bus T14 and R12 and the future Purple Line), and the area is pedestrian friendly. The applicant also has residential parking at the rear of the subject property. Significant spillover onto residential streets is not anticipated.

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

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

**Comment:** The area within 500 feet of the subject property is characterized by commercial and residential uses. The adjoining and nearby commercial and residential uses have their own off-street parking and loading facilities. There is no indication of a shortage in parking and loading spaces within the general vicinity of this property. The applicant is not proposing the use of on-street parking to support the proposed use.

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

**Comment:** The land use associated with this application is consistent with the land-use recommendations of the 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*. The proposed uses are consistent with the plan recommendations and will not impair the integrity of the 1994 Master Plan.

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

**Comment:** Town of Riverdale Park supports the departure.

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

**Comment:** There are no public parking facilities proposed for this area.

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

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

**Comment:** Public transportation is available. The area is serviced by the T14 and R12 Metro Bus routes. The proposed Purple Line will be less than a one-quarter mile away from the subject property.

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

**Comment:** There are no design solutions to off-street facilities for the required parking spaces. The property is fully developed and does not provide opportunities for to provide any parking spaces.

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

**Comment:** The current and expanded use of the subject property is for a chiropractor's office. The office hours of operation are 9:00 a.m.–5:00 p.m. The proposal has no effect on the nature and hours of operation of other commercial/retail uses within 500 feet of the subject property if the departure is granted. All nearby commercial retail uses are located north and east of the subject property and have adequate on-site parking.

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

**Comment:** The subject property is in R-55 Zone; therefore, the above section is not applicable.



**Departure from Section 4.2, Requirements for Landscape Strips Along Streets:** Section 4.2, Requirements for Landscape Strips Along Streets, requires one shade tree and seven shrubs in a ten-foot-wide and 20-foot-long strip along Spring Lane. The applicant originally provided no landscaping in this location. In a decision, dated March 15, 2016, the Alternative Compliance Committee stated that replacing the required strip with parking along the site's frontage on Spring Lane would require a ten-foot wide landscape strip be provided at the edge of the parking lot and, as the proposed parking is located approximately one-foot from the Spring Lane right-of-way, provision of that strip is impossible. Additionally, the committee found no alternative compliance measures offered that would be equally effective as normal compliance with Section 4.2 of the Landscape Manual along Spring Lane and therefore recommended denial of this portion of the application. The applicant is now offering to provide six shade trees (one Red Maple and five American Hollies) in an eight-foot-wide and 24-foot-long strip in front of the property, within the right-of-way of Spring Lane, owned by the City of Riverdale Park.

**Departure from Section 4.7, Buffering Incompatible Uses:** Section 4.7 requires a 20-foot setback and 10-foot landscaped yard along the 100-foot-long eastern property line where the subject site is adjacent to the existing commercial offices. The applicant has provided a nine-foot building setback for the existing building and no landscape yard for 90 feet of the 100 feet of the bufferyard containing a single-shade tree (10 plant units). In a decision, dated March 15, 2016, the Alternative Compliance Committee stated that because only 10 percent of the bufferyard containing a single tree, when 40 plant units were required, they found that the proposed compliance measures are not equally effective to normal compliance with Section 4.7 of the Landscape Manual along the eastern property line and recommended denial.

**Section 27-239.01(b)(7)(A)** of the Zoning Ordinance states that, in order for the Planning Board to grant a departure from design standards, it shall make the following findings:

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

**Comment:** Staff finds that these purposes are equally well served by the application. The use of the property for residential purposes combined with the provision of landscaping along the western property line and within the public right-of-way reestablishes both the residential use of the property and the visual residential nature of the area. Fencing along the property lines will ensure that the site maintains compatibility with adjacent residential land uses.

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

**Comment:** The departure is the minimum necessary. The landscape improvements being made to the property allow for the property to be used to its maximum potential. There are no additional impacts on the surrounding residential or commercial uses.

- (iii) **The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the county developed prior to November 29, 1949.**

**Comment:** The subject property was developed as part of a residential subdivision known as Springbrook in 1936, however, sometime in the 1970's the property was redeveloped for use as a commercial office use. Staff finds that the departure is necessary to alleviate circumstances that are unique to the site because the property is zoned residential, and residentially-zoned developed land surrounds the property to the west, but visually shares the aesthetic of the adjacent commercial office

use to the east. The property is unique in that it bridges the residential and commercial office uses that surround the site. This departure is necessary for the proposed accessory use as a chiropractor's office and the location.

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

**Comment:** The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood. The applicant is visually enhancing the neighborhood by reestablishing a residential use for the property and providing a residential aesthetic through the provision and maintenance of landscaping at the western property line and within the public right-of-way along Spring Lane. The existing adjacent residential areas will not be infringed upon.

**I. Referral Comments:**

1. **Transportation**—Spring Lane is approximately 24 feet wide. Aerial photographs taken in 2016 show parked vehicles on it. Nearby residences have their own driveways to park vehicles. Granting the departure for minimal amount of parking required for the use should not impact surrounding residential properties or the character of the neighborhood. Motorists already expect parked vehicles on Spring Lane. There are several bus routes on Kenilworth Avenue providing public transit to the site. The granting of the departure will allow the owner to obtain a Use and Occupancy permit for the residence with an accessory use as a chiropractor's office. Staff does not oppose granting the departure. Transportation staff offers no comments on the departure from design standards for landscaping. Based on these facts and circumstances, the Transportation Planning Section offers no other comments on the parking space departure.
2. **Urban Design Section**—This application is not subject to the Tree Canopy Coverage Ordinance (TCC) per Section 25-127(b)(1)(B) because it does not propose any gross floor area (GFA) or ground disturbance beyond what was previously permitted on the site. The Urban Design Section recommends approval of the application.
3. **Permits**—The Parking schedule should clearly indicate the request for the departure from parking of (2) required parking spaces. If shown on the site plan the two (2) 10 x 20 parking spaces in the rear of the property should be marked for owner use only. The 4.2 Landscape Schedule should indicate Alternative Compliance AC-15020 denied; pending DDS-634 approval.
4. **Community Planning Division**—The proposal is consistent with the 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*. The 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68* recommends single-family detached housing for the subject property. There are no planning issues with this application.
5. **Subdivision**—The property is known as Lot 3, Block 1 in the Springbrook Terrace Subdivision recorded in Plat Book SDH 4 at Plat No. 56 in 1936. The property is zoned R-55 and is 5,842 square feet in size. The record plat incorrectly identifies the size of the lot as 6,030 square feet. The record plat shows a 25-foot building restriction line (BRL), which is not shown on the site plan and should be added. The property is improved with a single-family dwelling with a proposed chiropractic office. No new buildings are being proposed. Pursuant to Section 24-111(c)(3) of the Subdivision Regulations, the site is exempt from the



requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970 and the application does not propose any additional gross floor area. Prior to certificate of approval, the plan should be revised to add the plat reference (SDH 4-56) to the site information and to add the building restriction line as depicted on the plat. The plan is in substantial conformance with the record plat, if the above comments have been addressed. The site plan correctly reflects the bearings and distances on the plat; however, the acreage on the plat is incorrect but is identified correctly on the plan. There are no other subdivision issues.

6. **Town of Riverdale Park**—On December 5, 2016, the Riverdale Park Mayor and Council met in a regular legislative session to discuss the application of the Kalonturas Property at 5410 Spring Lane, DPLS-443 and DDS-634. The Council unanimously approved a motion to support.

## CONCLUSION

The requested departures are necessary to bring the existing conditions of the subject property into conformance with the requirements of the Zoning Ordinance. The building was constructed on the subject property in 1946 and has since been used for both residential and (the not legally established) commercial office uses. Under the current ownership, the subject property visually bridges the former uses to provide a transition from the commercial use along Kenilworth Avenue to the residential neighborhood. The proposed use is permitted by-right and will not alter the relationship between the subject property and the surrounding neighborhood.

## RECOMMENDATION

Given the analysis of the subject property by Planning Department staff, the request for departures from the parking and loading standards and the design standards of the landscape manual meets the requirements of the Prince George's County Zoning Ordinance and will not adversely affect the subject property or the surrounding neighborhood. Therefore, based on the preceding analysis and findings, it is recommended that the Planning Board APPROVE Departure from Parking and Loading Standards DPLS-433, a request for the departure of two parking spaces from the requirement of two parking spaces and Departure from Design Standards Application No. DDS-634, a departure from Section 4.2 and 4.7 of the Landscape Manual with the following conditions:

1. Prior to certification of the site plan, the applicant shall make the following changes to the site plan:
  - a. Correct General Note 5 [5,842], General Note 19 [No] and remove General Note 23.
  - b. Add the plat reference (SDH 4-56) to the site plan information and correct the building restriction line as depicted on the plat.
  - c. Mark the parking area in the rear of the property "For owner use only."
  - d. Correct the 4.2 Landscape Schedule to indicate "AC-15020 denied; pending DDS-634 approval."

**ITEM:**

**CASE: DPLS-433 & DDS-634**

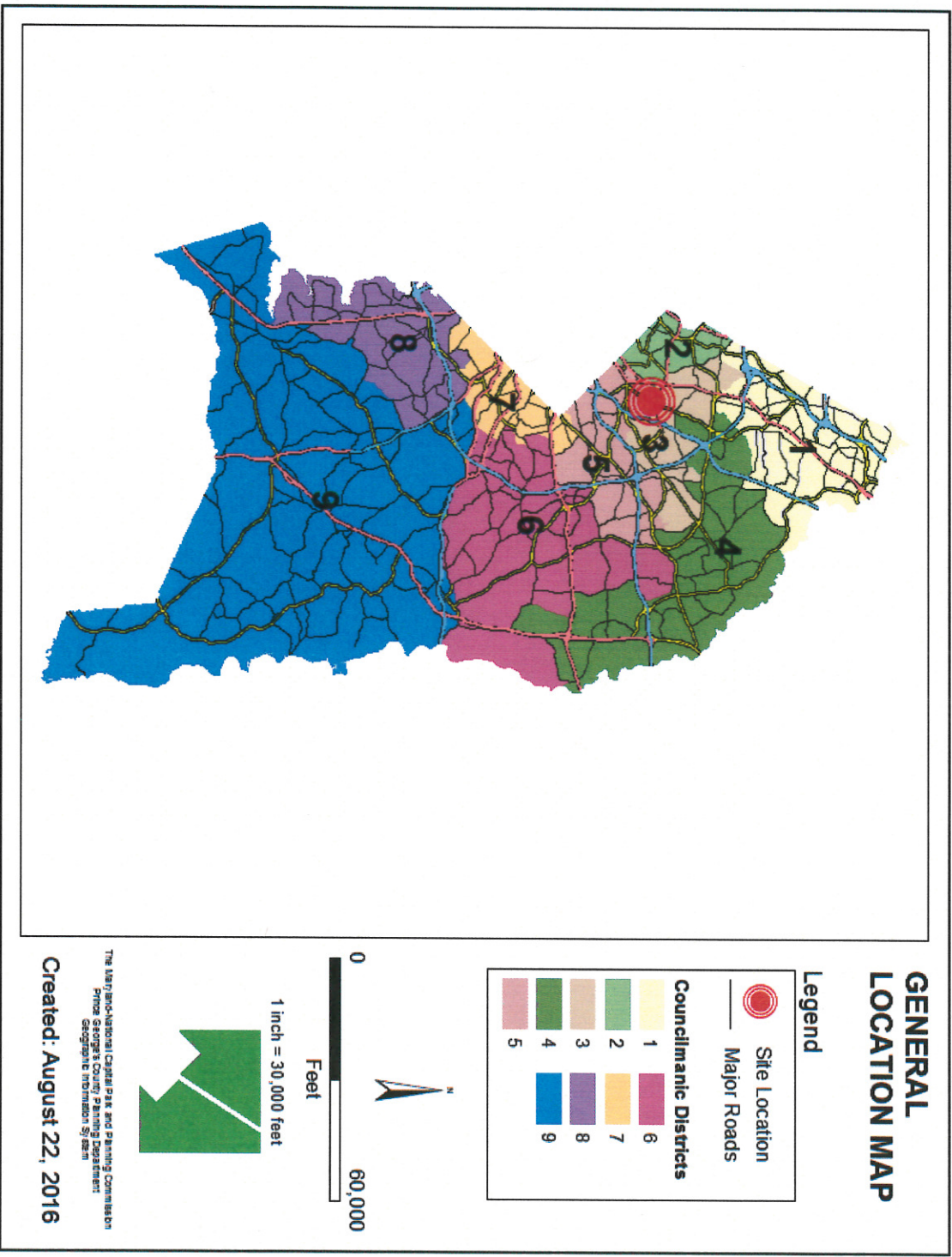
**GEORGE KALONTURAS PROPERTY**

**THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT**



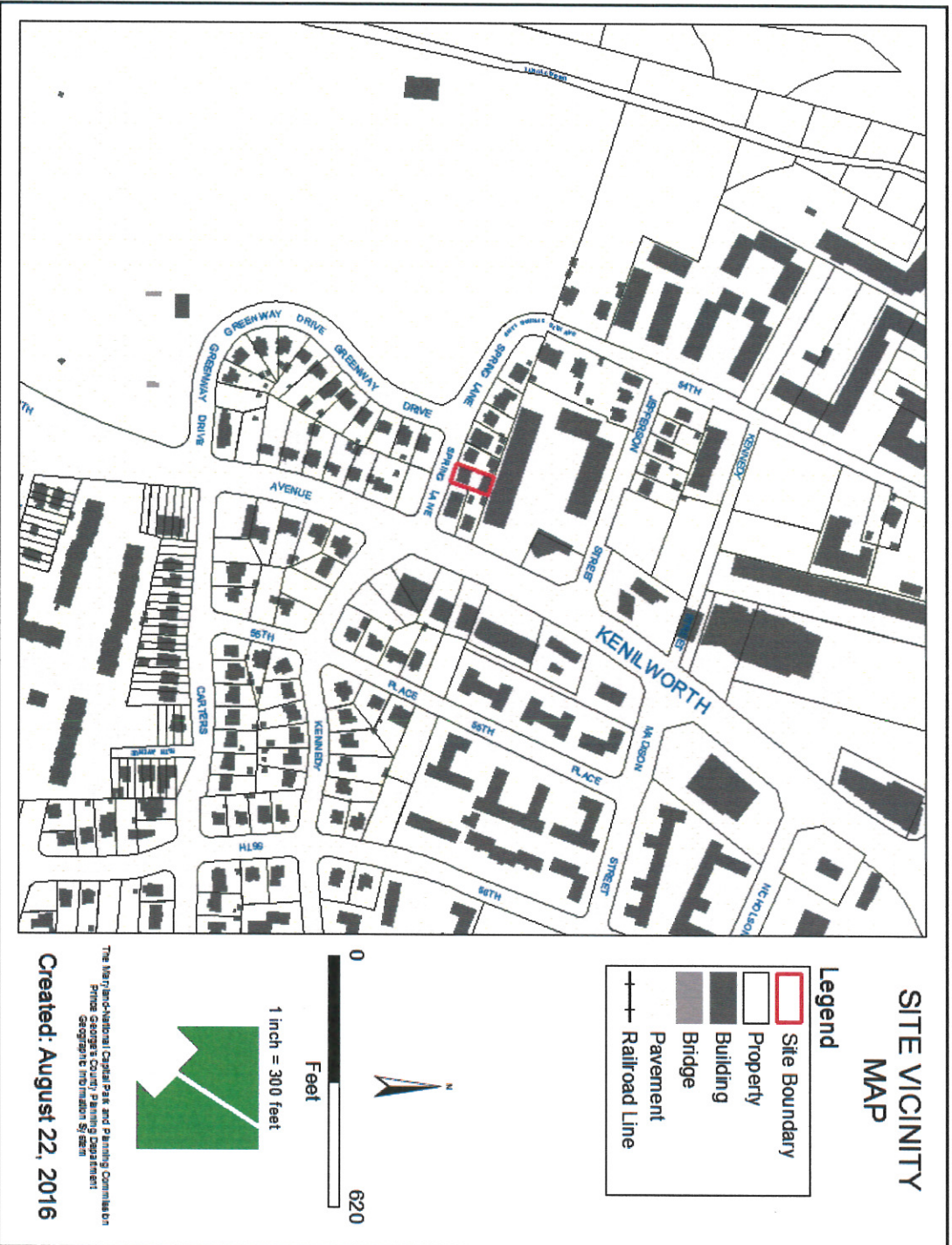


# GENERAL LOCATION MAP



# SITE VICINITY

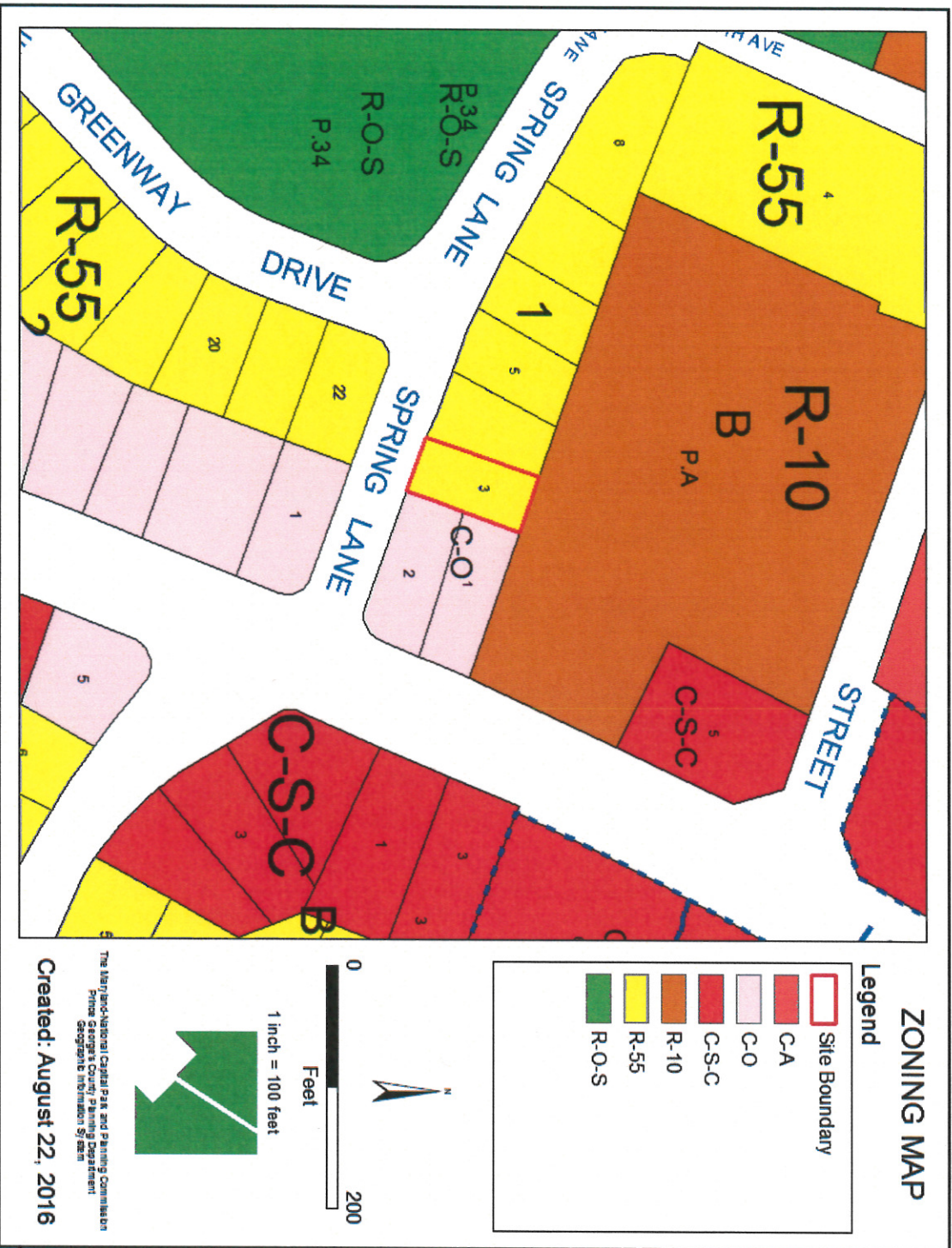
Case #DPLS-433 & DDS-634





# ZONING MAP

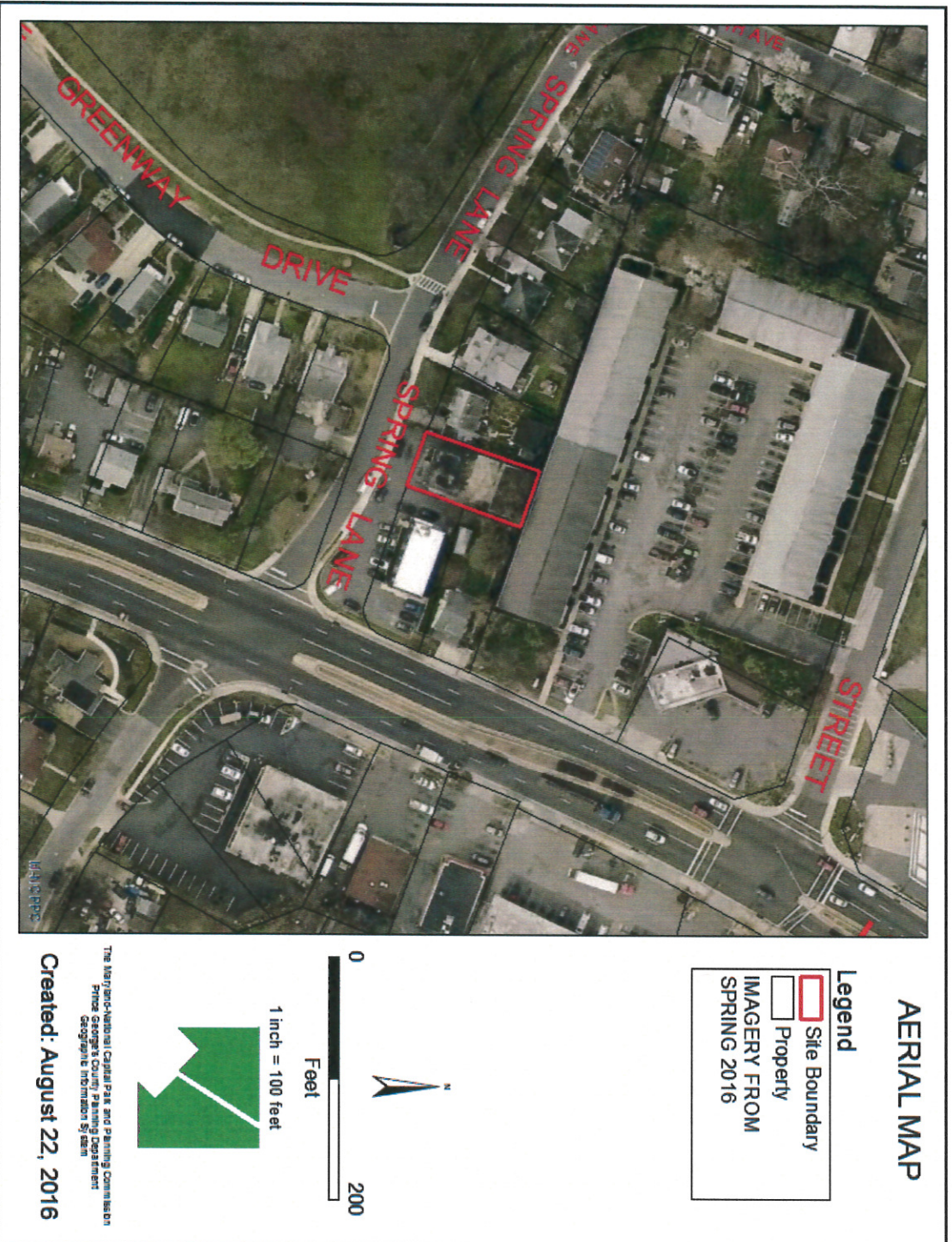
Case #DPLS-433 & DDS-634





# AERIAL MAP

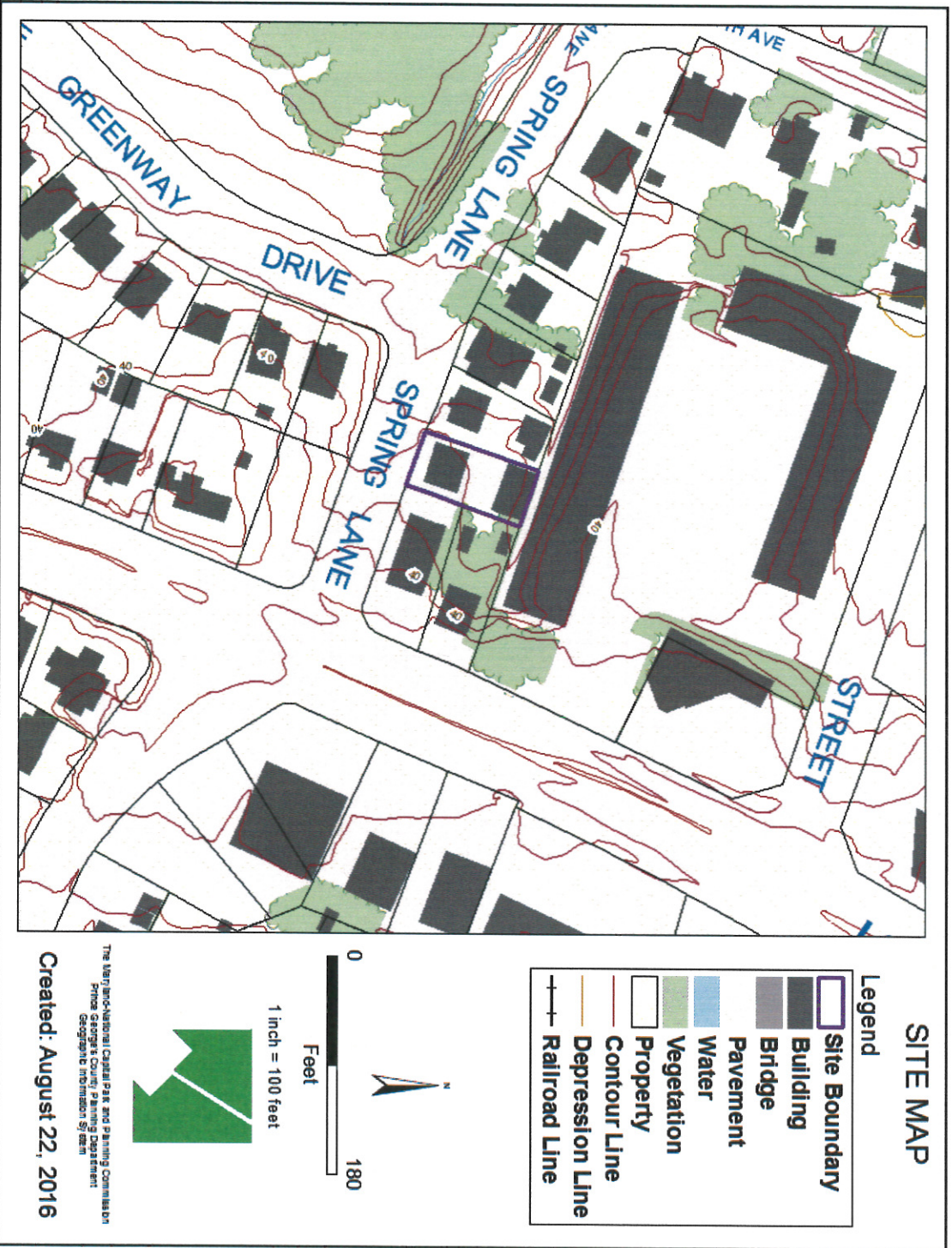
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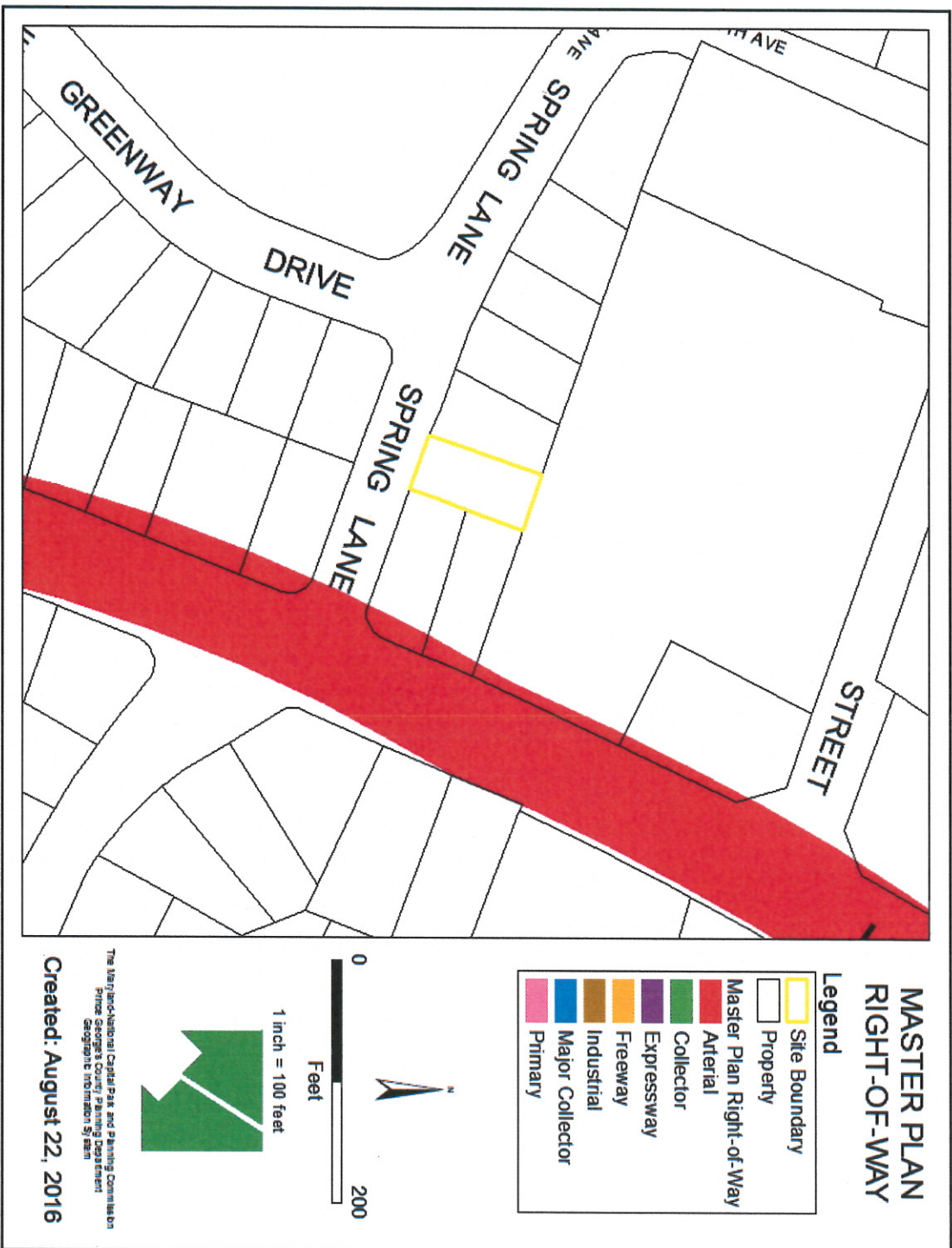


# SITE MAP

Case #DPLS-433 & DDS-634



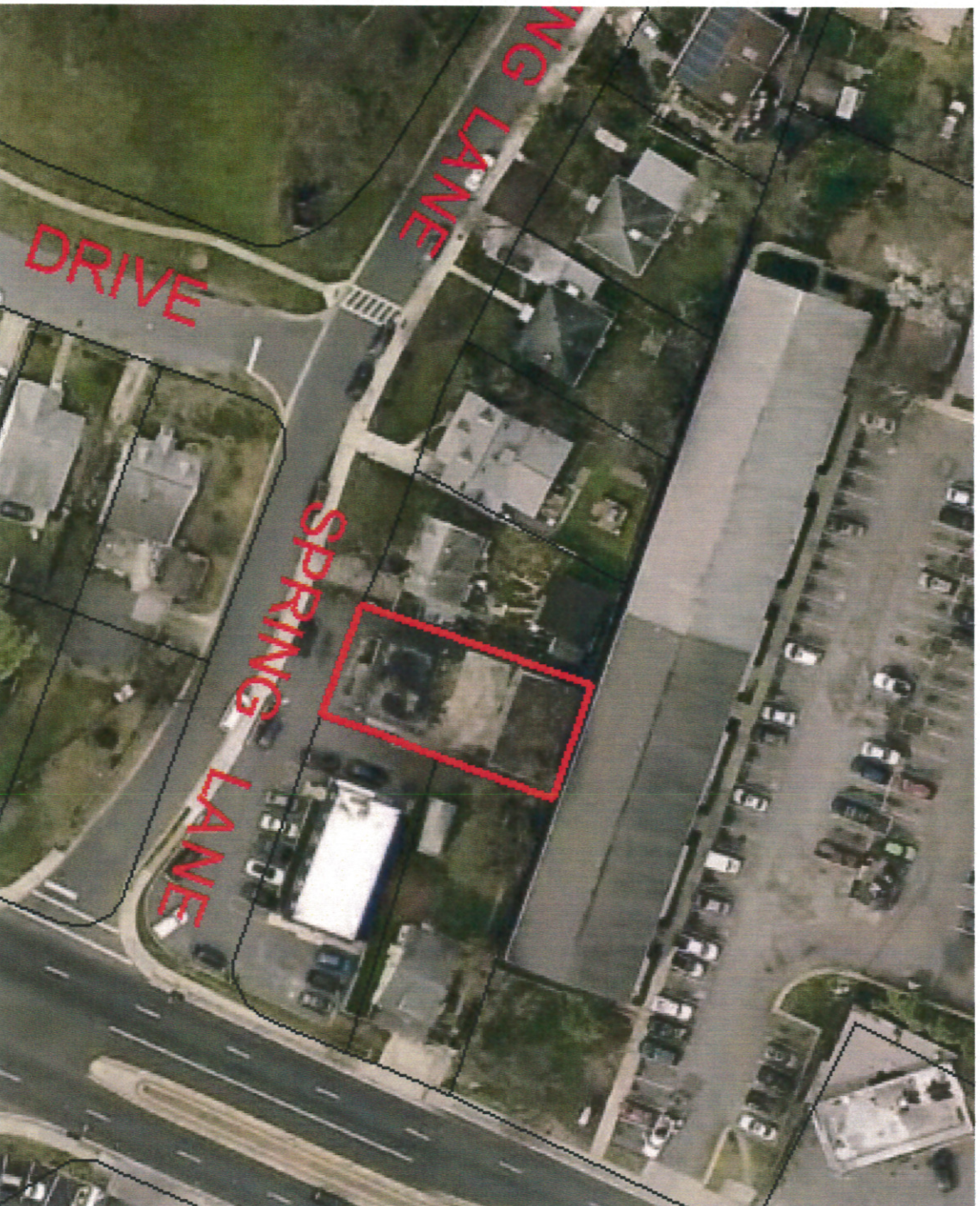
# MASTER PLAN RIGHT-OF-WAY MAP





# BIRD'S-EYE VIEW WITH

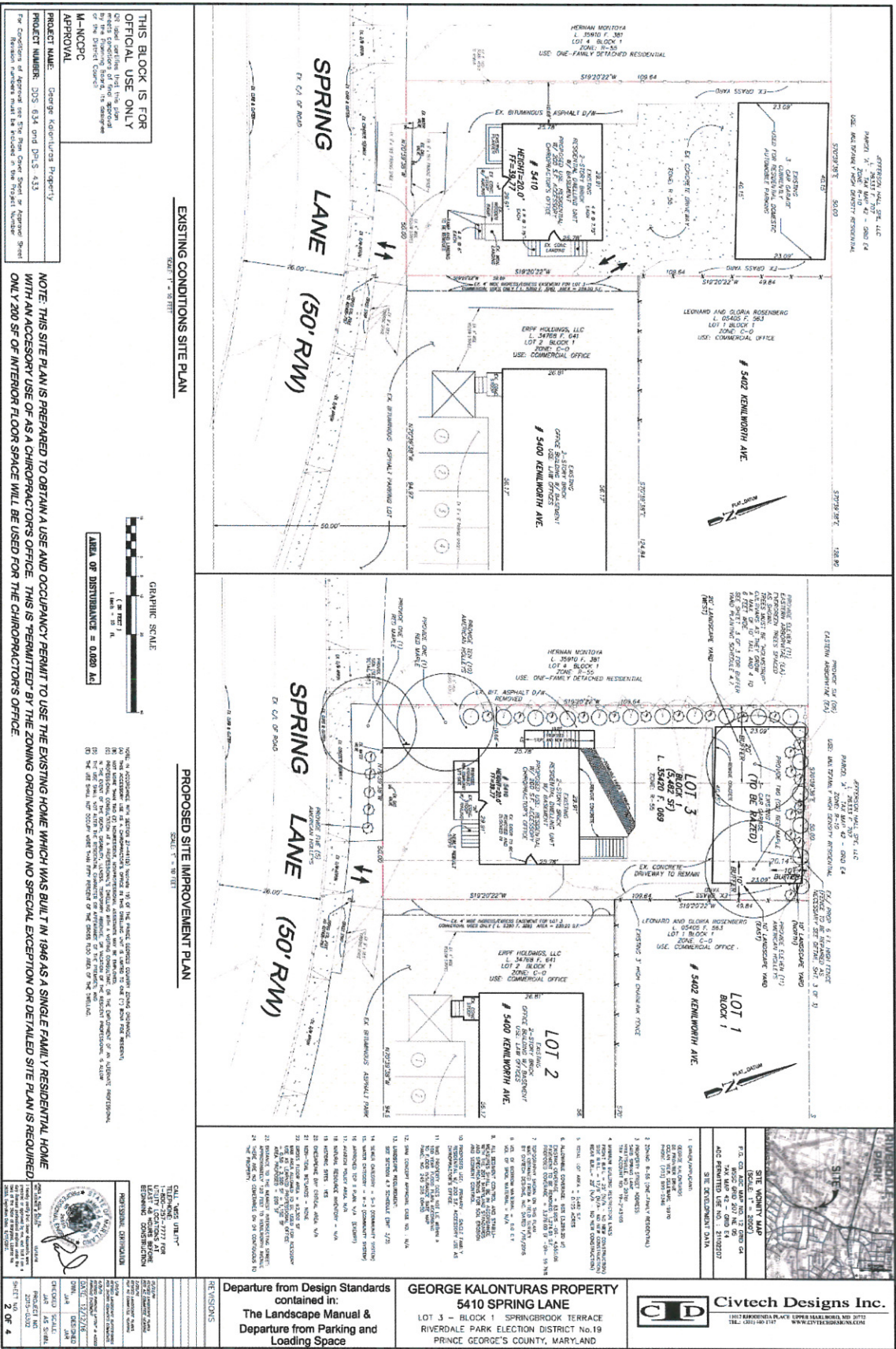
# APPROXIMATE SITE BOUNDARY OUTLINED





# SITE PLAN

Case #DPLS-433 & DDS-634



**THIS BLOCK IS FOR OFFICIAL USE ONLY**  
 All land within this site plan is subject to the provisions of the zoning ordinance of the District Council.  
 M-NCPC  
 APPROVAL

**PROJECT NAME:** George Kalonturas Property  
**PROJECT NUMBER:** 2015 034 and DPLS 433  
 For Conditions of Approval see the Plan, Civil Sheet or Approved Sheet of the District Council's approval.  
 Reason: none shall be recorded in the 19341 Number

**NOTE: THIS SITE PLAN IS PREPARED TO OBTAIN A USE AND OCCUPANCY PERMIT TO USE THE EXISTING HOME WHICH WAS BUILT IN 1946 AS A SINGLE FAMILY RESIDENTIAL HOME WITH AN ACCESSORY USE OF AS A CHIROPRACTORS OFFICE. THIS IS PERMITTED BY THE ZONING ORDINANCE AND NO SPECIAL EXCEPTION OR DETAILED SITE PLAN IS REQUIRED ONLY 200 SF OF INTERIOR FLOOR SPACE WILL BE USED FOR THE CHIROPRACTORS OFFICE.**

**REVISIONS**

NO.	DESCRIPTION
1	ADDED LOT 1
2	ADDED LOT 2
3	ADDED LOT 3
4	ADDED LOT 4
5	ADDED LOT 5
6	ADDED LOT 6
7	ADDED LOT 7
8	ADDED LOT 8
9	ADDED LOT 9
10	ADDED LOT 10
11	ADDED LOT 11
12	ADDED LOT 12
13	ADDED LOT 13
14	ADDED LOT 14
15	ADDED LOT 15
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39	ADDED LOT 39
40	ADDED LOT 40
41	ADDED LOT 41
42	ADDED LOT 42
43	ADDED LOT 43
44	ADDED LOT 44
45	ADDED LOT 45
46	ADDED LOT 46
47	ADDED LOT 47
48	ADDED LOT 48
49	ADDED LOT 49
50	ADDED LOT 50

**GEORGE KALONTURAS PROPERTY**  
**5410 SPRING LANE**  
 LOT 3 - BLOCK 1 SPRINGBROOK TERRACE  
 RIVERDALE PARK ELECTION DISTRICT No.19  
 PRINCE GEORGE'S COUNTY, MARYLAND

**Civtech Designs Inc.**  
 1017 BARRINGTON PLACE UPPER MARLBOROUGH MD 20786  
 TEL: (301) 271-1111 FAX: (301) 271-1112  
 WWW.CIVTECHDESIGNS.COM

**DRD**  
 THE DEVELOPMENT REVIEW DIVISION







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

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

(301) 952-3680  
www.mncppc.org

November 15, 2016

**MEMORANDUM**

TO: Ivy Thompson, Zoning Section, Development Review Division  
FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division  
VIA: Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division  
SUBJECT: DPLS-433, DDS-634, George Kalonturas Property

The Transportation Planning Section has reviewed the departures noted above. The subject site consists of 0.13 acres of land in the R-55 Zone. The site is located on the north side of Spring Lane, approximately 120 feet west of Kenilworth Avenue. The applicant is seeking a departure of 2 parking spaces.

***Review Comments, Departure from Parking and Loading Standards***

The applicant is seeking a departure in parking spaces for an existing dwelling with an accessory use. A small portion (200 square feet) of the building is used as a chiropractor's office by the applicant. Section 27-568 of the Zoning Ordinance requires two parking spaces for this use. The applicant cites the inability to provide on-site parking and vehicular circulation.

The applicant states that nearby on-street parking is available during normal business hours for his clients. Spring Lane is approximately 24 feet wide. Aerial photographs taken in 2016 show parked vehicles on it. Nearby residences have their own driveways to park vehicles. Granting the departure for minimal amount of parking required for the use should not impact surrounding residential properties or the character of the neighborhood. Motorists already expect parked vehicles on Spring Lane. There are several bus routes on Kenilworth Avenue providing public transit to the site.

The granting of the departure will allow the owner to obtain a Use and Occupancy permit for the residence with an accessory use as a chiropractor's office. Staff does not oppose granting the departure.

No comments on the departure from design standards for landscaping.

Based on these facts and circumstances, the Transportation Planning Section offers no other comments on the parking space departure.



December 13, 2016

**MEMORANDUM**

TO: Ivy Thompson, Senior Planner, Zoning Review Section  
 VIA: Henry Zhang, Supervisor, Urban Design Section  
 FROM: Ruth Grover, Planner Coordinator, Urban Design Section  
 SUBJECT: Departure from Parking and Loading Standards DPLS-433  
 Departure from Design Standards DDS-634  
 George Kalonturas Property

The Urban Design Section has reviewed the information provided in support of Departure from Parking and Loading Standards DPLS-433 for relief from the requirement that two parking spaces be provided and Departure from Design Standards DDS-634 for relief, pursuant to Section 1.3(f) of the *Prince George's County Landscape Manual* (Landscape Manual), from the requirements of Sections 4.2 and 4.7 of Landscape Manual.

**BACKGROUND**

1. The applicant has applied for the accessory use of a 200-square-foot chiropractor's office to be located within an existing single-family detached house. The subject site, also known as 5410 Spring Street, is located on the northern side of Spring Street, approximately 120 feet west of its intersection with Kenilworth Avenue in Riverdale Park, Maryland. The subject site is also located in Planning Area 68 and Council District 3. The site measures 0.13 of an acre and is zoned One-Family Detached Residential (R-55). The subject property is bounded to the southwest by Spring Lane with a single-family detached unit in the R-55 Zone and a grassed and paved area in the Commercial Office (C-O) Zone beyond; to the northwest by a single-family detached residential unit in the R-55 Zone; to the northeast by multifamily residential units in the Multifamily High Density Residential (R-10) Zone; and to the southeast by a commercial office in the C-O Zone.
  
2. The requests in the subject case are as follows:
  - DPLS-433 requests relief from the parking requirement for not providing the two required parking spaces for the 200-square-foot accessory use within a single-family detached house.
  
  - DDS-634 requests relief, pursuant to Section 1.3 (f) of the *Prince George's County Landscape Manual*, regarding denied Alternative Compliance applications, from the

requirements of Section 4.2 requirement that a 24-foot long, ten-foot wide landscape strip containing one shade tree and seven shrubs be provided along Spring Lane and from the requirement of Section 4.7 that a ten-foot wide landscape yard be provided in a 20-foot wide strip of land along the 100-foot long eastern boundary of the site that is adjacent to the commercial offices..

### **DEPARTURE FROM PARKING AND LOADING STANDARDS DPLS-433**

3. Section 27-568 requires that two parking spaces be provided for the subject project as one parking space is required for every 100 square feet of gross floor area. The chiropractor's office included in the project is proposed to be 200 square feet. Though the current Prince George's County Ordinance requires two additional parking spaces for the single-family dwelling, it is exempt as it was constructed prior to 1946 and no additional parking spaces are required for the single-family detached residential unit. The applicant is requesting a departure from the parking requirements and not to provide the two required parking spaces. The Transportation Planning Section should be consulted regarding the requested DPLS and the Zoning Ordinance should evaluate whether the applicant has met the required findings of Section 27-588 (b) (7) of the Zoning Ordinance.

The applicant should explore the possibility of providing two parking spaces at the rear of the property which would eliminate the need for the DPLS, but would require the applicant to apply for a DDS to allow for a substandard driveway connecting to the street and leading back to the parking spaces.

### **DEPARTURE FROM DESIGN STANDARDS DDS—634**

4. The applicant has requested a departure from design standards pursuant to Section 1.3 (f) of the 2010 Prince George's Landscape Manual (Landscape Manual), which provides that if compliance with the Landscape Manual is not possible and there is no feasible proposal for alternative compliance, the applicant may seek relief by applying for a Departure from Design Standards in accordance with Section 27-239.01 of the Zoning Ordinance. The applicant has previously applied for Alternative Compliance (AC-15020) for relief from the requirements of Section 4.2, Requirements for Landscape Strips Along Streets, along Spring Lane and Section 4.7, Buffering incompatible Uses, along the western and eastern property lines and the application was denied for the 4.2 strip along Spring Lane and the 4.7 strip adjacent to the single-family home to the east.
  - a. **Section 4.2 - Requirements for Landscape Strips Along Streets:** Section 4.2, Requirements for Landscape Strips Along Streets, requires one shade tree and seven shrubs in a ten-foot wide and 20-foot-long strip along Spring Lane. The applicant originally provided no landscaping in this location. In a decision, dated March 15, 2016, the Alternative Compliance Committee stated that replacing the required strip with parking along the site's frontage on Spring Lane would require a ten-foot wide landscape strip be provided at the edge of the parking lot and, as the proposed parking is located approximately one foot from the Spring Lane right-of-way, provision of that strip is impossible. Additionally, the committee found no alternative compliance measures offered that would be equally effective as normal compliance with Section 4.2 of the Landscape Manual along Spring Lane and therefore recommended denial of this portion of the application. The applicant is now offering to provide six shade trees (one Red



Maple and five American Hollies) in an eight-foot wide and 24-foot long strip in front of the property, within the right-of-way of Spring Lane, owned by the City of Riverdale Park. The Zoning Section should evaluate the application in accordance with Section 27-239.01(b) (7) the required findings for departures from design standards.

- b. **Section 4.7 - Buffering Incompatible Uses:** Section 4.7 requires a 20-foot setback and 10-foot landscaped yard along the 100-foot long eastern property line where the subject site is adjacent to the existing commercial offices. The applicant has provided a nine-foot building setback for the existing building and no landscape yard for 90 feet of the 100 feet of the bufferyard containing a single shade tree (10 plant units). In a decision, dated March 15, 2016, the Alternative Compliance Committee stated that because only 10 percent of the bufferyard containing a single tree, when 40 plant units were required, they found that the proposed compliance measures are not equally effective to normal compliance with Section 4.7 of the Landscape Manual along the eastern property line and recommended denial. The Zoning Section should evaluate the application in accordance with Section 27-239.01(b) (7) the required findings for departures from design standards,

#### **TREE CANOPY COVERAGE**

- 5. This application is not subject to the Tree Canopy Coverage Ordinance (TCC) per Section 25-127(b)(1)(B) because it does not propose any gross floor area or ground disturbance beyond what was previously permitted on the site.

#### **URBAN DESIGN RECOMMENDATIONS**

Based on the above analyses, the Urban Design Section recommends approval of the application.



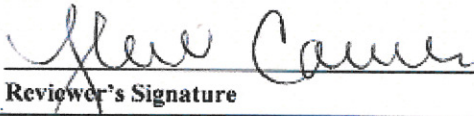
**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
 14741 Governor Oden Bowie Drive  
 Upper Marlboro, Maryland 20772

**DATE:** March 15, 2016  
**TO:** Fern V. Piret, Planning Director  
**FROM:** Sherri Conner, Alternative Compliance Committee  
**PROJECT NAME:** Kalonturas Property (5410 Spring Lane)  
**PROJECT NUMBER:** Alternative Compliance AC-15020  
**COMPANION CASE:** Permit No. 43129-2014-U

**ALTERNATIVE COMPLIANCE COMMITTEE REVIEW**

**Recommendation:**                      X   Approval                      X   Denial

**Justification:** SEE ATTACHED

Sherri Conner  
  
 Reviewer's Signature

**PLANNING DIRECTOR'S REVIEW**

  X   Final Decision                      X   Approval                      X   Denial  
 \_\_\_\_\_ Recommendation                    \_\_\_\_\_ Approval                    \_\_\_\_\_ Denial

\_\_\_\_\_ To Planning Board  
 \_\_\_\_\_ To District Council  
 \_\_\_\_\_ To Zoning Hearing Examiner

Planning Director's Signature     *Fern Piret*    

**APPEAL OF PLANNING DIRECTOR'S DECISION**

**Appeal Filed:**  
**Planning Board Hearing Date:**  
**Planning Board Decision:**                    \_\_\_\_\_ Approval                    \_\_\_\_\_ Denial  
**Resolution Number:**



Alternative Compliance: AC-15020  
Name of Project: Kalonturas Property (5410 Spring Lane)  
Underlying Case: 4-15020  
Date: March 15, 2016

Alternative Compliance is requested from the requirements of the 2010 *Prince George's County Landscape Manual* for Section 4.7, Buffering Incompatible Uses, along the western and eastern property lines, and for Section 4.2, Landscape Strips along Streets, along Spring Lane.

Location:

The subject site is located on the north side of Spring Lane (5410 Spring Lane) approximately 150 feet west of its intersection with Kenilworth Avenue, and is within the geography previously designated as the Developed Tier and reflected on Attachment H(5) of the *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see County Council Resolution CR 26 2014, Revision No. 31).

Background:

The subject site is within Riverdale Park, zoned R-55 (One-Family Detached Residential), and is approximately 0.125 acres. The applicant proposes to add an accessory use (a chiropractor's office) to the existing residential dwelling on the subject site.

The property is bounded to east by single-family residential, to the north by multifamily residential, to the west by commercial offices, and to the south by Spring Lane. The site is subject to Section 4.2, Landscape Strips along Street; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because it involves the addition of a higher-intensity use to that which exists on the subject property. The applicant has filed this request for Alternative Compliance from Section 4.2, Landscape Strips along Streets, for parking located along the site's frontage on Spring Lane and Section 4.7, Buffering Incompatible Uses, along the western and eastern property lines for encroachments of the existing building and paving within the required building setbacks and landscape yards.

REQUIRED: Section 4.2 Landscape Strips along Streets

Length of Landscape Strip	20 feet
Width of Landscape Strip	10 feet
Shade Trees	1
Shrubs	10

PROVIDED: Section 4.2 Landscape Strips along Streets\*

Length of Landscape Strip	0 feet
Width of Landscape Strip	0 feet
Shade Trees	0
Shrubs	0

\*The area is paved over with asphalt.

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

Length of bufferyard	100 feet
Minimum building setback	30 feet
Landscape yard	20 feet
Fence or wall	Yes (6-foot board-on-board)
Percent with Existing Trees	0%
Plant Units (80 per 100 l.f.)	80

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

Length of bufferyard	100 feet
Minimum building setback	11 feet
Landscape yard	6-20 feet
Fence or wall	Yes (6-foot board-on-board)
Percent with Existing Trees	0%
Plant Units (80 per 100 l.f.)	115

REQUIRED: 4.7 Buffering Incompatible Uses, along the eastern property line, adjacent to commercial office.

Length of bufferyard	100 feet
Minimum building setback	20 feet
Landscape yard	10 feet
Fence or wall	No
Percent with Existing Trees	0%
Plant Units (40 per 100 l.f.)	40



PROVIDED: 4.7 Buffering Incompatible Uses, along the eastern property line, adjacent to commercial office.

Length of bufferyard	100 feet
Minimum building setback	9 feet
Landscape yard	0-10 feet
Fence or wall	No
Percent with Existing Trees	0%
Plant Units (80 per 100 l.f.)	10

**Justification of Recommendation:**

The applicant is requesting Alternative Compliance from Section 4.2, Landscape Strips along Streets, where parking is proposed along the site's road frontage on Spring Lane. Section 4.2 of the Landscape Manual requires that a landscape strip, a minimum of 10 feet wide with one shade tree and 10 shrubs per 35 linear feet of frontage, be provided for all parking lots. The proposed parking is located approximately one-foot from the Spring Lane right-of-way (ROW). No landscape strip or planting is proposed to satisfy this requirement on-site due to the location of the proposed parking from the right-of-way. The Alternative Compliance Committee finds that no proposed alternative compliance measures have been given in this instance and that this request is not equally effective as normal compliance with Section 4.2 of the Landscape Manual along Spring Lane, and recommends denial of this portion of the application.

The applicant is requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, along the western property line, adjacent to existing single-family detached residential development. A Type "B" landscape buffer inclusive of a 30-foot-wide building setback and a 20-foot-wide landscape yard would normally be required to buffer the proposed single-family detached residential with an accessory office use from the adjacent property. The applicant is proposing to remove asphalt paving currently existing between the property line and a building on the subject property to provide a portion of the required bufferyard. The applicant proposes to provide an 11-foot building setback due to the location of the existing building and a landscape yard varying in width from six to 20 feet wide. The landscape yard is proposed to be planted with 115 plant units in combination with a six-foot-high screen fence whereas 80 total plant units would normally be required. Given the applicant's proposal to improve the site by removing extensive areas of paving and providing plant materials that will offer a landscape screen above that which is normally required between two properties, the Alternative Compliance Committee finds the proposed alternative compliance measures to be equally effective as normal compliance with Section 4.7 of the Landscape Manual along the western property line, and recommends approval of this portion of the application.

The applicant is also requesting Alternative Compliance from Section 4.7, Buffering Incompatible Uses, along the eastern property line, adjacent to existing commercial offices. A Type "A" landscape buffer inclusive of a 20-foot-wide building setback and a 10-foot-wide landscape yard would normally be required to buffer the proposed single-family detached residential with accessory use from the adjacent office building. The applicant is proposing to provide a nine-foot building setback for the existing building and no landscape yard along 90 feet of the 100-foot buffer along the eastern property line due to the location of a drive aisle that extends from the property's frontage along Spring Lane to the rear parking area on the subject site. A 10-foot-wide landscape yard is proposed for approximately 10 linear feet along the northern portion of the eastern property line with one shade tree equaling 10 plant units. Given that no buffer has been provided for 90 percent of the eastern property line and 10 plant units are proposed to satisfy the 40 plant unit requirement, the Alternative Compliance Committee finds that the

proposed alternative compliance measures are not equally effective to normal compliance with Section 4.7 of the Landscape Manual along the eastern property line, and recommends denial of this portion of the application.

**Recommendation:**

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance for Section 4.7, along the western property line and DENIAL of Alternative Compliance for Section 4.2 along Spring Lane, and Section 4.7, along the eastern property line, of the 2010 *Prince George's County Landscape Manual*, for Kalonturas Property, 5410 Spring Lane.

Note: According to M-NCPPC Permit Review comments, a departure permit is required to seek relief from the minimum width of a drive aisle to access the parking at the rear of the building. The applicant may combine an application for a departure relating to the requirements of the 2010 *Prince George's County Landscape Manual* in order to seek relief from Sections 4.2 and 4.7 as stated above.



October 27, 2016

**MEMORANDUM**

TO: Ivy Thompson, Senior Planner

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

SUBJECT: Referral Comments for George Kalonturas Property DPLS-433 DDS-634

1. The (2) 10 x 20 parking spaces in the rear of the property should be marked for owner use only.
2. Parking schedule should clearly indicate departure from parking of (2) required parking spaces.
3. 4.2 Landscape Schedule should indicate AC-15020 denied; pending DDS-634 approval.



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Michelle Hughes 43129-2014-U  
Telephone Number: (301) 952-5409 November 24, 2014  
Fax Number: (301) 952-4141  
Permit Status: www.mncppc.org

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

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

- ~~The permit application is for chiropractor's office within a single family dwelling. This property is located in the R-55 Zone. Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling is permitted in the R-55 Zone subject to certain requirements. Is the applicant a licensed physician, psychiatrist, or a person in a similar profession? Evidence of licensing must be submitted. 4/8/15 – Ok per submitted State of Maryland Department of Health and Methal Hygiene License.~~
- Notes must be placed on the site plan that demonstrate compliance to Section 27-441(b), footnote 19 of the Prince George's County Zoning Ordinance which states the following: (A) The use is limited to (1) bona fide resident of the dwelling: (B) Not more than two (2) nonresident, nonprofessional assistants may be employed: (C) Professional consultation at a professional's dwelling with a visiting consultant, or the employment of an alternate professional in the event of the death, disability, illness, temporary absence, or vacation of the resident professional is allowed: (D) The use shall not alter the residential character or appearance of the premises; and (E) The use shall not occupy more than fifty percent (50%) of the gross floor area of the dwelling. *4/16/15 – Note has been placed on the submitted site plan. Lot coverage has been exceeded for the R-55 Zone of 30% and 60% requirement for other allowed uses in the R-55 Zone. A variance is required. The site plan should be updated to change the allowable coverage to 60% for other allowed uses. 5/5/15 – Susan Lareuse and I met with the engineer James Reid and he indicated that he will revise the site plan to meet the 60% lot coverage requirement. 8/13/15 – Please correct the 60% allowable coverage #6 in the site development data.*
- ~~The site plan submitted is a location drawing and demonstrates no compliance with zoning regulations. A site and landscape plan must be submitted that demonstrate all required parking spaces, landscaping, building dimensions, gross floor area of the dwelling, and the area of the dwelling that will be used for the chiropractor practice. 4/8/15 – *Legal description of the subject property has not been provided on the site plan. Lot, Block, Liber Folio, Square footage.* 8/13/15 – Ok per updated site plan.~~





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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

4. ~~When was the parking constructed in front of the building? 4/8/15~~ *If the parking has been in existence between 1965 and 1977 it would have required a building permit therefore must be validated by obtaining a building permit.* 8/13/15 – Parking has been existing prior to 1970 therefore ok per updated site plan.
5. A parking schedule must be placed on the site plan that demonstrates the required and provided parking spaces for the chiropractor office, and the dwelling. The parking for the chiropractor office must be calculated at 1 parking space required for every 100 square feet of area that will be used for the chiropractor office. The dwelling does not require parking spaces since it was constructed in 1946 per Tax Assessment. The sizes and types of parking spaces provided must be indicated on the parking schedule. 4/8/15 – *The 10 x 20 parking space appears to be off the property therefore this parking space cannot be counted towards the provided parking. The proposed use does not have adequate parking therefore a DPLS will be required. Please contact Edward Holley at 301-952-3215 for information on this process.* 5/5/15 – *Susan Lareuse and I met with the engineer James Reid and he indicated that he will revise the site plan to meet the parking requirements. He is proposing a portion (1/2 foot) of a parking space may be within the ingress/egress area.* 8/13/15 – The required number of parking spaces has been met by removing the exiting garage and placing 2 required spaces in the rear but the property does not demonstrate adequate 2 way driveway aisle. DPLS is still required.
6. ~~Per A.D.A regulations 1 parking space for the physically handicapped must be provided dimensioned at 16 feet in width by 19 feet in length. Parking and loading spaces must be clearly delineated on the site plan and dimensioned.~~ 4/8/15 – **Ok per submitted site plan.**
7. All adjacent uses and zones must be indicated on the site plan to determine the applicability of Section 4.7 of the Prince George’s County Landscape Manual. The chiropractor office is a low impact use. If there are single-family dwellings on the adjacent properties, a “B” bufferyard will be required in accordance with the Landscape Manual. Alternative Compliance will most likely be required as the applicant’s dwelling is only 10 from the west property line. Therefore the full 30-foot landscaped yard and 20-foot building setback cannot be provided. The applicant can contact Lisa Chapman at 301-952-5541 to pursue the Alternative Compliance process. 4/3/15 - I spoke with Susan and we agreed that she will not take this case before the Alternative Compliance Committee until I have reviewed for permit comments. 3/16/16 – I received the decision for AC-15020. The decision states both approval and denial; also a departure required (please see pages 4 & 5 of the report). This decision has been emailed to the owner (George Kalonturas) and engineer (James Reid).
8. Landscape schedules must be provided on the site plan in accordance with Section 2.2(c) of the Prince George’s County Landscape Manual. 4/8/15 - *4.9 landscape schedules and tree canopy coverage is required per Landscape Manual as of 12/2010.* 8/13/15 – Please correct the west property line schedule for the # of Evergreen provided and the north property line schedule for use & impact of adjacent property to multifamily & minimum required width of landscape yard to 10.





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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

9. ~~All landscape plans for development shall be prepared and sealed by a Landscape Architect registered in the State of Maryland, or by any other registered or licensed professional who is authorized by the state to prepare landscape plans in accordance with Section 2.1 of the Prince George's County Landscape Manual. 4/8/15 — *The landscape plan appears to be sealed by a professional engineer only. The landscape plan is required to be sealed by a Landscape Architect.* 8/13/15 – Ok per updated site plan.~~
10. ~~A plant list must be placed on the site plan in accordance with Section 2.2 of the Prince George's County Landscape Manual. 4/8/15 - *See comment #8.* 8/13/15 – Ok per updated site plan.~~
11. ~~The right of way width and centerline of Spring Lane must be demonstrated. 4/8/15 – Ok per submitted site plan.~~
12. ~~The zoning of the subject property must be provided on the site plan. 4/8/15 – Ok per submitted site plan.~~
13. ~~The height, type and location of all fences must be clearly demonstrated on the site plan. 4/8/15 – Ok per submitted site plan.~~
14. ~~Please demonstrate on the site plan where any ramps/drop curbs or other means of access into the building is provided for the physically handicapped. 4/8/15 – Ok per submitted site plan.~~
15. ~~If all the required parking spaces can be demonstrated on the existing paving, and no additional paving or parking area is required to be constructed, the parking compound does not have to meet the requirements of Part 11 of the Prince George's County Zoning Ordinance. However, all the required parking spaces have to be clearly delineated on the site plan, and these spaces cannot be "piggy backed". 4/16/15 – *The 10 x 20 parking space appears to be off the property therefore this parking space cannot be counted towards the provided parking. The proposed use does not have adequate parking therefore a DPLS will be required. Please contact Edward Holley at 301-952-3215 for information on this process.* 5/5/15 – *Susan Lareuse and I met with the engineer James Reid and he indicated that he will revise the site plan to meet the parking requirements.* 8/13/15 – The required number of parking spaces has been met by removing the exiting garage and placing 2 required spaces in the rear but the property does not demonstrate adequate minimum 2 way driveway aisle. DPLS is still required.~~
16. ~~The dwelling was constructed in 1946 therefore any existing parking spaces must be demonstrated on the site plan 10-feet in width by 20-feet in length. 4/16/15 – *The 10 x 20 parking space appears to be off the property therefore this parking space cannot be counted towards the provided parking. The proposed use does not have adequate parking therefore a DPLS will be required. Please contact Edward Holley at 301-952-3215 for information on this process.* 5/5/15 – *Susan Lareuse and I met with the engineer James Reid and he indicated that he will revise the site plan to meet the parking requirements.* 8/13/15 – The required number of parking spaces has been met by removing the~~





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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

exiting garage and placing 2 required spaces in the rear but the property does not demonstrate adequate minimum 2 way driveway aisle. DPLS is still required.

17. ~~What is the proposed use of the 23.2 x 40.2 garage in the rear of the property?~~ 4/8/15 – Ok per submitted site plan.
18. More comments may be generated after the above have been addressed.

11/25/14 – Per Mike O’Connell of the DPIE Inspections office this has no prior permits.

12/1/14 - Permit comments emailed to George Kalonturos at [chirogeorge@yahoo.com](mailto:chirogeorge@yahoo.com).

12/2/14 – Emailed a copy of engineers list to applicant George Kalonturos.

12/3/14 – James Reid called to discuss Alternative Compliance requirements per Comments #7. He will speak with Susan Lareuse.

4/3/15 - I spoke with Susan and we agreed that she will not take this case before the Alternative Compliance Committee until I have reviewed for permit comments. I will contact her once I have reviewed your site plans. I sent to James Reid to inform him.

**4/16/15 Additional comments:**

1. The handicap accessible parking space does not comply with Sec. 27-563 Connection to street. Every parking lot shall be connected to a street by means of a driveway. This driveway shall be at least eleven (11) feet wide for each lane, exclusive of curb return and gutters. If this requirement cannot be provided a Departure from Design Standard is required. Please contact Edward Holley at 301-952-3215 for information on this process. *5/5/15 – Susan Lareuse and I met with the engineer James Reid and he indicated that he will revise the site plan to meet the parking requirements.* 8/13/15 – The required number of parking spaces has been met by removing the exiting garage and placing 2 required spaces in the rear but the property does not demonstrate adequate minimum 2 way driveway aisle. DPLS is still required.

Updated comments emailed to James Reid at [jareid@civtechdesigns.com](mailto:jareid@civtechdesigns.com).

**8/13/15 – Additional comments per updated site plan:**

2. The updated site plan indicates the garage to the rear is to be razed. A razed permit is needed prior to the approval of this permit.
3. ~~This permit has been routed to Historic for review. Additional comments may follow.~~ 8/13/15 – No effect on Historic Sites, Resources or Districts per T. Lester.



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

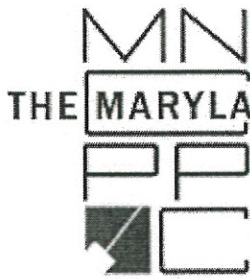
14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

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4/29/16 – Discussed DPLS and DDS requirements with Sara Impulse and Jessica Bonds with Town of Riverdale. Referred her to Edward Holley.

5/19/16 – James Reid called and indicated he is in the process of the submitting the DPLS and DDS package for denial of ac for 4.2 and 4.7 of the landscape manual and rear driveway access.







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

Prince George's County Planning Department  
Community Planning Division

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

December 12, 2016

**MEMORANDUM**

TO: Ivy Thompson, Senior Planner, Zoning Section, Development Review Division  
VIA: Frederick Stachura, J.D., Acting Planning Supervisor, North Section, Community Planning Division   
FROM: Scott Rowe, AICP, CNU-A, Planner Coordinator, North Section, Community Planning Division   
SUBJECT: **DPLS-433 and DDS-634**

**DETERMINATIONS**

The proposal is consistent with the 1994 Approved Master Plan for Planning Area 68

**BACKGROUND**

Location: 5410 Spring Lane, Hyattsville, MD  
Size: 0.138 acres  
Existing Uses: Single-family dwelling  
Proposal: Medical clinic in a single-family dwelling

**GENERAL PLAN, MASTER PLAN, AND SMA**

This application requires conformance with the applicable General or Master Plan. YES

**General Plan:** Plan Prince George's 2035 identifies the subject property in the Riverdale Park Station Neighborhood Center. Neighborhood Centers are "primarily residential areas that are often lower in density. These areas generally have fewer transit option[s] and offer neighborhood-serving retail and office uses." [108]

**Master/Sector Plan:** 1994 *Approved Master Plan for Planning Area 68*

Planning Area/Community: 68/Town of Riverdale Park

- Land Use: The 1994 *Approved Master Plan for Planning Area 68* recommends single-family detached housing for the subject property.
- Environmental: See the Environmental Planning Section's referral.
- Historic Resources: There are no historic sites or resources in the vicinity of the subject property.
- Transportation: The subject property is not located on a master-planned right-of-way.
- Public Facilities: There are no current or proposed public facilities in the vicinity of the subject property.
- Parks & Trails: The subject property is approximately 200 feet from the Anacostia River Stream Valley Park.
- Aviation/ILUC: The property is not within an Aviation Policy Area or the M-I-O Zone.
- SMA/Zoning: The 1994 *Approved Sectional Map Amendment for Planning Area 68* retained the subject property in the R-55 zone.

#### **PLANNING ISSUES**

There are no planning issues with this application.

cc: Ivy A. Lewis, Chief  
Long Range Agenda



November 10, 2016

**MEMORANDUM**

**TO:** Ivy Thompson, Zoning Section  
**VIA:** Whitney Chellis, Subdivision Section  
**FROM:** Cheryl Bressler, Subdivision Section  
**SUBJECT:** DPLS-433 & DDS-634 George Kalonturas Property

The property is known as Lot 3, Block 1 in the Springbrook Terrace Subdivision recorded in Plat Book SDH 4 at Plat No. 56 in 1936. The property is zoned R-55 and is 5,842 square feet in size. The record plat incorrectly identifies the size of the lot as 6,030 square feet. The record plat shows a 25' building restriction line which is not shown on the site plan and should be added.

The property is improved with a single-family dwelling with a proposed chiropractic office. No new buildings are being proposed. Pursuant to Section 24-111(c)(3) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the final plat was approved prior to October 27, 1970 and the application does not propose any additional gross floor area.

**Plan Comments:**

1. Prior to certificate of approval, the plan should be revised to correct the following:
  - a. Add the plat reference (SDH 4-56) to the site information
  - b. Add the building restriction line as depicted on the plat

The plan is in substantial conformance with the record plat, if the above comments have been addressed. The site plan correctly reflects the bearings and distances on the plat; however, the acreage on the plat is incorrect but is identified correctly on the plan. There are no other subdivision issues at this time.



# Town of Riverdale Park

5008 Queensbury Road  
Riverdale Park, Maryland 20737

December 6, 2016

The Honorable Elizabeth M. Hewlett  
Chair, Prince George's County Planning Board  
M-NCPPC Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: Support for DPLS- 443-DDS-634, Kalonturas Property at 5410 Spring Lane

Dear Chair Hewlett and Planning Board Members:

On December 5, 2016, the Riverdale Park Mayor and Council met in a regular legislative session to discuss the application for the Kalonturas Property at 5410 Spring Lane, DPLS- 443-DDS-634. The Council unanimously approved a motion to support DPLS- 443-DDS-634.

Please contact me if you have any additional questions.

Sincerely,



Leonard Addison  
Acting Town Manager



## James Reid

---

**From:** Jessica Barnes <jbarnes@riverdaleparkmd.gov>  
**Sent:** Tuesday, April 26, 2016 12:34 PM  
**To:** 'James Reid'  
**Cc:** 'Chirogeorge'  
**Subject:** RE: Kalonturas Property

**Importance:** High

Mr. Reid,

The only item that we are waiting for is the letter from the property owner regarding the maintenance of the shrubbery/trees. Do you know when we can expect to receive the letter?

*Jessica*

Jessica E. Barnes  
Town Clerk  
Riverdale Park  
5008 Queensbury Road  
Riverdale Park, MD 20737  
[www.riverdaleparkmd.info](http://www.riverdaleparkmd.info)  
301-927-6381

**From:** James Reid [mailto:jareid@civtechdesigns.com]  
**Sent:** Monday, April 25, 2016 2:55 PM  
**To:** 'Jessica Barnes'  
**Cc:** 'Chirogeorge'  
**Subject:** RE: Kalonturas Property

Okay. Thank you.

**From:** Jessica Barnes [mailto:jbarnes@riverdaleparkmd.gov]  
**Sent:** Monday, April 25, 2016 2:43 PM  
**To:** 'James Reid'  
**Cc:** 'Chirogeorge'  
**Subject:** RE: Kalonturas Property

Excellent- I will let you know if our Public Works Director requires any additional information.

*Jessica*

Jessica E. Barnes  
Town Clerk  
Riverdale Park  
5008 Queensbury Road  
Riverdale Park, MD 20737  
[www.riverdaleparkmd.info](http://www.riverdaleparkmd.info)  
301-927-6381

**From:** James Reid [<mailto:jareid@civtechdesigns.com>]  
**Sent:** Monday, April 25, 2016 2:33 PM  
**To:** 'Jessica Barnes'  
**Cc:** Chirogeorge  
**Subject:** RE: Kalonturas Property

Jessica,

The parking schedule is in the site plan notes as note #11 (see below), and the parking space sizes are shown on the plan. Details for the wheel stops and other parking lot details such as the handicap signage are also shown on the detail sheet. This is typically all that we provide on these types of plans, so please let me know if you all are able to understand this.

Thank you.

James A. Reid, Jr., P.E., Prof. L.S.  
 President  
 Civtech Designs, Inc.  
 Upper Marlboro, MD 20772  
 (301) 440 – 1747  
[www.civtechdesigns.com](http://www.civtechdesigns.com)

8. VOL. OF BORROW MATERIAL = 0.0 C.Y.  
VOL. OF SPOIL MATERIAL = N/A
9. ALL SEDIMENT CONTROL AND STABILIZATION MEASURES SHALL BE IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
10. PROPOSED USE: PRIMARY – SINGLE FAMILY RESIDENTIAL W/ 300 S.F. ACCESSORY USE AS CHIROPRACTOR'S OFFICE.
11. PARKING REQUIREMENTS:  
 1 PARKING SPACE PER 100 SF OF PROFESSIONAL ACCES. OFFICE USE. = 300 SF / 100 = 3 SPACES  
 PROVIDED:  
 2 – 10' x 20' PARKING SPACES  
 1 – 16' x 20' HANDICAPP SPACE  
 TOTAL SPACES PROVIDE = 3
12. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NO. 245 206 0045D.
13. SWM CONCEPT APPROVAL CASE NO. : N/A
14. LANDSCAPE REQUIREMENT:  
SEE SECTION 4.7 SCHEDULE (SHT. 3/3).

GEORGE KALONTURAS 5410 SPRING LOT 3 – BLOCK 1 SPRING RIVERDALE PARK ELECT PRINCE GEORGE'S CC	OCCUPANCY COMPLIANCE PLAN
--	---------------------------------

**From:** Jessica Barnes [<mailto:jbarnes@riverdaleparkmd.gov>]  
**Sent:** Monday, April 25, 2016 2:20 PM  
**To:** 'James Reid'  
**Cc:** 'Chirogeorge'; 'Vanessa Bustamante Rivas'  
**Subject:** RE: Kalonturas Property  
**Importance:** High



Hi Mr. Reid,

Can you please send me the parking plan/schedule as well? Thank you!

*Jessica*

Jessica E. Barnes  
Town Clerk  
Riverdale Park  
5008 Queensbury Road  
Riverdale Park, MD 20737  
[www.riverdaleparkmd.info](http://www.riverdaleparkmd.info)  
301-927-6381

**From:** James Reid [<mailto:jareid@civtechdesigns.com>]  
**Sent:** Monday, April 25, 2016 1:52 PM  
**To:** 'Jessica Barnes'  
**Cc:** 'Chirogeorge'; 'Vanessa Bustamante Rivas'  
**Subject:** RE: Kalonturas Property

Jessica,

**Please see the attached revised plans for Mr. Kalunturas' Property. Mr. Kalunturos will be providing you with a letter stating that he shall be responsible for the maintenance of the landscape bufferyard within the public right-of-way.**

**Please let me know if there is anything further that you need. Thank you!**

**James A. Reid, Jr., P.E., Prof. L.S.**  
**President**  
**Civtech Designs, Inc.**  
**Upper Marlboro, MD 20772**  
**(301) 440 – 1747**  
**[www.civtechdesigns.com](http://www.civtechdesigns.com)**

**From:** Jessica Barnes [<mailto:jbarnes@riverdaleparkmd.gov>]  
**Sent:** Wednesday, April 20, 2016 8:54 AM  
**To:** 'James Reid'  
**Cc:** 'Chirogeorge'; 'Vanessa Bustamante Rivas'  
**Subject:** RE: Kalonturas Property  
**Importance:** High

Hi Mr. Reid,

That should be sufficient. I am not certain how long it will take to get approval so please get the documents to us as soon as

possible.

Thank you!

*Jessica*

Jessica E. Barnes  
Town Clerk  
Riverdale Park  
5008 Queensbury Road  
Riverdale Park, MD 20737  
[www.riverdaleparkmd.info](http://www.riverdaleparkmd.info)  
301-927-6381

**From:** James Reid [<mailto:jareid@civtechdesigns.com>]  
**Sent:** Tuesday, April 19, 2016 5:33 PM  
**To:** 'Jessica Barnes'  
**Cc:** Chirogeorge  
**Subject:** RE: Kalonturas Property

Jessica,

Will an owner's certification of responsibility on the plans be a sufficient document. Also, how long will it take to get an approval or opinion from the town?

James Reid

**From:** Jessica Barnes [<mailto:jbarnes@riverdaleparkmd.gov>]  
**Sent:** Thursday, March 24, 2016 2:30 PM  
**To:** [jareid@civtechdesigns.com](mailto:jareid@civtechdesigns.com)  
**Subject:** Kalonturas Property

Hi Mr. Reid:

I spoke with Mr. Kalonturas this afternoon and he was able to answer most of my questions. At this time I need a document indicating that the property owner will be responsible for the trees/shrubs that are planted and the parking plan/schedule for the property.

Thank you for your assistance. Have a great day!

*Jessica*

Jessica E. Barnes  
Town Clerk  
Riverdale Park  
5008 Queensbury Road  
Riverdale Park, MD 20737  
[www.riverdaleparkmd.info](http://www.riverdaleparkmd.info)  
301-927-6381





# Civtech Designs Incorporated

CIVIL ENGINEERING-STRUCTURAL ENGINEERING- LAND SURVEYING- LAND PLANNING-CAD DESIGN  
11012 RHODENDA PLACE UPPER MARLBORO, MD 20772 (301) 440-1747 WWW.CIVTECHDESIGNS.COM

## JUSTIFICATION STATEMENT

**For Departure from Design Standards contained in the Landscape Manual Associated with  
DDS-634**

*This is also companioned to:*

**Departure from Parking & Loading Space & Departure from Design Standards Associated with  
DPLS-433**

**On behalf of:**

**George Kalonturos**

**December 12, 2016**

### **Description of Proposed Use/Request**

This application is being submitted to obtain a Use and Occupancy Permit for Mr. George Kalonturos, a registered Chiropractor in the State of Maryland, to use his primary residence as an accessory Chiropractor's Office. The residence is located at 5410 Spring Lane, Hyattsville, Md 20781. Such use is allowable per Section 27-441(b) of the Prince George's County Code, and in general, the nature and appearance of Mr. Kalonturos' residence and neighborhood is business-like and would lend itself nicely as an accessory use for a chiropractor's office.

### **Description and Location of the Subject Property**

The site is bound on the west by a single family residential dwelling unit, on the north by multifamily, multilevel, high density residential apartments, on the east by two (2) commercial office buildings which have historically been and currently are used as attorneys' offices, while on the south side, the property abuts Spring Lane.

### **Departure from Design Standards contained in the Landscape Manual Associated with DDS-634**

On March 15, 2016 we received recommendations from the Alternative Compliance Committee to the above referenced site. The AC Committee approved and disapproved some of the proposed requests. Based on the following recommendations from the Alternative Compliance Committee, the applicant would like to request the following Departure from Design Standards.

**Section 4.2 Landscape Strips along Streets** of the Landscape Manual requires (1) shade tree and 10 shrubs per 35 feet long by 10-foot wide Landscape Strip along streets. For the proposed 35 foot strip, the applicant has made an agreement with Riverdale Park (*see attachment*) to meet this requirement by providing planting units in the public right-of-way along Spring Lane instead of on-site. The applicant has also agreed to maintain the planting area. The applicant would like to propose (1) Red Maple Tree and (5) American Holley Trees in to meet the requirement of this section of the Landscape Manual.

**Section 4.7 Buffering Incompatible Uses** of the Landscape Manual requires 40 plant units per 100 linear feet, a minimum building setback of 20 feet, and landscape yard of 10 feet. The applicant is proposing an accessory use as a Chiropractor's office and the adjoining property on its eastern property line is an attorney's office. One of the objectives of 4.7-2 Minimum Bufferyard Requirements-Adjoining Use Table is to create a transition between moderately incompatible uses. Although the applicant's property is

classified at a low impact level and the adjoining insurance office is classified at a medium impact, the building frontage appears to be similar in design, color and overall character. Furthermore, both sites will be used as professional offices during similar business hours. Therefore the applicant is proposing a departure of the buffering required on its eastern property line.

**Sec. 27-239.01-Departures from Design Standards**

**Required Findings-Sec. 27-239.01 (7)(A)**

(i) *The purposes of this Subtitle will be equally well or better served by the applicant's proposal*

The approval of this DDS will serve sections 4.2 and 4.7 of the Landscape Manual. The applicant's proposal will meet the Landscape Manual requirement in section 4.2 by providing the required planting units in the public right of way adjacent to site in lieu of locating them on the site. Also, since the objective of Section 4.7 of the Landscape Manual is to create a transition between incompatible uses, the applicant is proposing to maintain the contiguous appearance of an office site by proposing no bufferyard with the adjoining attorney's office.

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

Section 4.2, Option 2, of the Landscape Manual requires (1) one shade tree and (5) shrubs for the proposed 24 foot strip. Due to the lack of space on the site, the applicant proposes to provide (1) Red Maple Tree and (5) American Holley Trees in the public right-of-way adjacent to the property. The applicant has made an agreement with Riverdale Park to maintain the planting area.

Section 4.7 of the Landscape Manual-Buffering Incompatible Uses requires 40 plant units per 100 linear feet, a minimum building setback of 20 feet, and landscape yard of 10 feet for the proposed site. Due to the similarities in nature and hours of operation, as well as overall general appearance of the applicant's property and the adjoining attorney's office, the applicant would like to request a departure of the buffering yard requirement between his site and the adjoining attorney's office.

(iii) *The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949*

The above referenced site is located in Springbrook Terrace which was established in 1936. This site has been used in prior years as an insurance office. The overall look of the building compliments the aesthetics of the adjoining property's law office. The landscaping improvements proposed will also serve to create a green, healthy, and pedestrian-friendly community.

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

The departure requested will visually enhance the surrounding neighborhood.

**Considerations-Sec. 27-239.01 (8) (A)**

*For properties in the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where an applicant proposes development of multifamily dwellings and also proposes that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code, the Planning Board may consider this proposed increase in accessible units in making its required findings.*



The subject property is zoned R-55 and the above section is not applicable.

**Departure from Parking & Loading Space & Departure from Design Standards Associated with DPLS-433**

Required parking per Prince George's County Zoning Ordinance (27-568) for a Medical Clinic located in a one-family dwelling is (1) one parking space per 100 square feet of gross floor area. The total gross floor area of the building calculated for the proposed use is 200 square feet, which requires a total of two (2) parking spaces.

We request a departure from the two (2) required parking spaces required due to the inability to provide on-site parking.

**Required Findings Sec. 27-588-Departures from the number of parking and loading spaces required**

**Required Findings-Sec. 27-588 (7)(A)**

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

The purpose of Section 27-550 is to assure adequate parking and loading for buildings and to protect the residential character of residential areas. The applicant is requesting a departure from the (2) two parking spaces required. Parking for this site may be accomplished by on-street parking. The office hours for the proposed Chiropractor's office are normal business hours (i.e. 9am-5pm) and the patients are scheduled by appointment only. This will ensure that the parking requirements generated by the use of this facility will have an insignificant impact on the parking load for the neighborhood.

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

The minimum number of parking spaces required for the 200 square feet of use is (2) two. Due to the lack of space to provide internal vehicular circulation, the departure is the minimum necessary, given the specific circumstances. This request is for the approval of a Departure from Parking Standards for the (2) two spaces required for vehicular parking.

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

The above referenced site is located in Springbrook Terrace which was established in 1936. This site has been used in prior years as an insurance office. This request for a Departure from Parking Standards for the (2) two spaces will not impair the visual or functional quality of the property because for many years, the property has held a commercial appearance as the other commercial properties to which it is adjoined. With new windows and doors, and fresh paint, the applicant has already enhanced the quality of the property.

(iv) *All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical;*

According to the Zoning Ordinance a Medical Clinic located in a one-family dwelling must provide (1) one parking space per 100 square feet of gross floor area. The applicant proposes 200 square feet of accessory use, which yields a total of (2) two parking spaces.

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

The applicant is proposing a small residential practice with scheduled appointments. The departure from (2) two parking spaces will not have significant impact on the adjacent residential areas due to the nature of the business operations proposed.

**Required Findings-Sec. 27-588 (7) (B)**

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

The parking and loading conditions within (500) feet of the property includes primarily small businesses, commercial entities, and residential properties (including single-family detached apartments). Adjoining properties have off street parking and loading facilities. It is not readily apparent that these adjacent properties are currently experiencing a shortage of available parking and loading spaces.

(ii) *The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity*

The proposed accessory use as a Chiropractor's Office does not appear to conflict with the land use recommendations of the 1994 Approved Master Plan and Sectional Map Amendment for Planning Area 68-Hyattsville and Vicinity. The environmental quality of the property will be considerably enhanced with the removal of over 1,200 sf of impervious area. Such removal is in keeping with the spirit of the new and stringent storm water management regulations, and the water quality goals for the Anacostia watershed. This proposed use also serves to promote a healthy and pedestrian friendly environment.

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

Jessica Barnes, the Town Clerk of Riverdale Park, has communicated to the applicant via email (*see attached*) concerning parking. She was given a copy of the parking schedule on April 25<sup>th</sup> 2016 for her record. The plan does indicate parking spaces on the property; however, we are requesting that they are not required due to the lack of space for internal vehicular circulation. The rear spaces shown on the plan will be used by the owner exclusively and the front yard handicap space will serve disabled clients only. A departure from the (2) two required spaces will allow the applicant to obtain a Use and Occupancy Permit for his residence with an accessory use as a Chiropractor's Office.

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

No public parking facilities are proposed in this area.

**Required Findings-Sec. 27-588 (7) (C)**

(i) *Public transportation available in the area*



The proposed site is located approximately 120 feet from Kenilworth Avenue. The R12/T14 Metro Bus route is located along Kenilworth Avenue. Approximately a quarter mile away, the proposed Purple line will also provide a source of public transportation for the community.

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

There are no feasible design solutions to yield additional parking spaces. The site is limited due to its lack of vehicular circulation in the rear of the building. The applicant is therefore requesting a departure from two (2) parking spaces.

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

The proposal has no effect on the nature of use and nature of hours of operation of other businesses within 500 feet of the subject property. Most of the businesses within 500 feet have similar business hours of 9am to 5 pm.

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

The subject property is zoned R-R, therefore the above section is not applicable.

We look forward to the Planning Board deciding favorably to our application for a DDS and DPLS on behalf of the applicant, Mr. George Kalonturos. He is looking forward to serving his community's chiropractic needs.

Sincerely,

CIVTECH DESIGNS INCORPORATED



Melissa D. Reid

**View Map      View GroundRent Redemption      View GroundRent Registration**

**Account Identifier:** District - 19 Account Number - 2143105

**Owner Information**

**Owner Name:** KALONTUROS GEORGE      **Use:** RESIDENTIAL  
**Mailing Address:** 6 FRONTIER DR      **Principal Residence:** NO  
 OCEAN VIEW DE 19970-      **Deed Reference:** /35420/ 00069

**Location & Structure Information**

**Premises Address:** 5410 SPRING LN      **Legal Description:** TERRACE  
 HYATTSVILLE 20781-0000

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-0606
0042	00E4	0000		2100		1	3	2016	Plat Ref:	

**Special Tax Areas:**      **Town:** RIVERDALE PARK  
**Ad Valorem:**  
**Tax Class:** 8

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1946	1560		6,030 SF	001

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE BUILDING				

**Value Information**

	Base Value	Value As of 01/01/2016	Phase-in Assessments	
			As of 07/01/2016	As of 07/01/2017
Land:	72,300	72,300		
Improvements	165,500	183,000		
<b>Total:</b>	<b>237,800</b>	<b>255,300</b>	<b>243,633</b>	<b>249,467</b>
Preferential Land:	0			0

**Transfer Information**

**Seller:** BEAR STEARNS ASSETS BACKED      **Date:** 11/19/2013      **Price:** \$145,000  
**Type:** NON-ARMS LENGTH OTHER      **Deed1:** /35420/ 00069      **Deed2:**

**Seller:** WORTHY MICHAEL R      **Date:** 03/03/2013      **Price:** \$98,000  
**Type:** NON-ARMS LENGTH OTHER      **Deed1:** /34558/ 00505      **Deed2:**

**Seller:** PLUMER,JOSEPH A & ANNABELL J      **Date:** 02/25/2005      **Price:** \$180,000  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /21491/ 00456      **Deed2:**

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>	
<b>Exempt Class:</b>		<b>NONE</b>	

**Homestead Application Information**

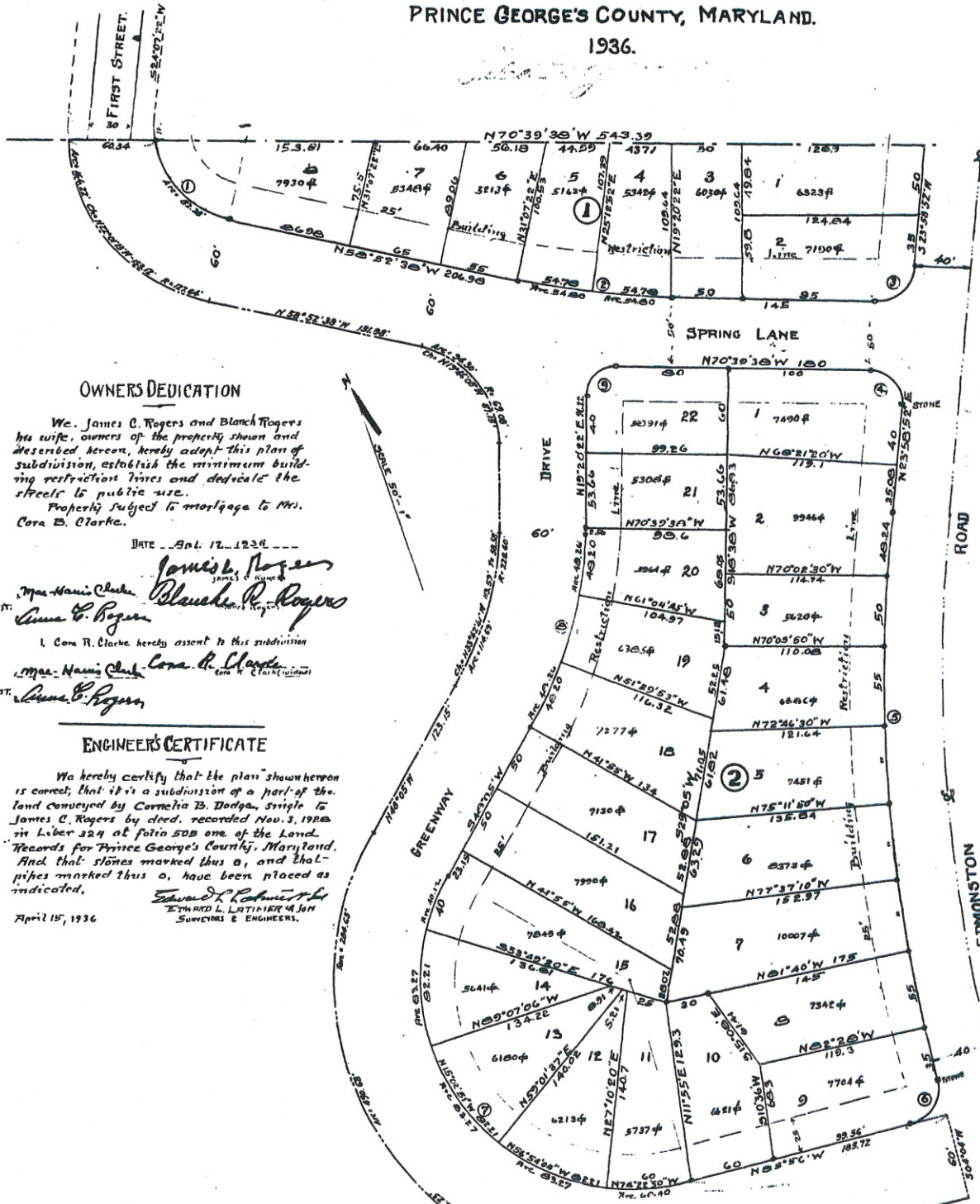
**Homestead Application Status:** No Application



# SPRINGBROOK TERRACE

PRINCE GEORGE'S COUNTY, MARYLAND.

1936.



### OWNERS DEDICATION

We, James C. Rogers and Blanch Rogers his wife, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

Property subject to mortgage to Mrs. Cora B. Clarke.

DATE April 17, 1936

*James C. Rogers*  
*Blanche P. Rogers*  
 TEST: *Anna C. Rogers*  
 I, Cora B. Clarke, hereby assent to this subdivision.  
*Cora B. Clarke*  
 TEST: *Anna C. Rogers*

### ENGINEER'S CERTIFICATE

We hereby certify that the plan shown hereon is correct; that it is a subdivision of a part of the land conveyed by Cornelia B. Dodge, Single to James C. Rogers by deed, recorded Nov. 3, 1928 in Liber 324 of folio 505 one of the Land Records for Prince George's County, Maryland. And that stones marked thus  $\odot$ , and that pipes marked thus  $\odot$ , have been placed as indicated.

April 15, 1936

*Edward L. Latimer & Son*  
 SURVEYORS & ENGINEERS.

No.	CHORD	RADIAL	CENT-ANA.	SEMI-TANG.	ARC-LENGTH	L.C.	L.C.	BEARING
1	47.64	8310'22"W	83°42'36"	47.00	82.20	77.50	124°00'00"W	
2	53.00	31°00'00"W	113°47'	55.00	102.61	109.42	164°46'00"W	
3	27.12	51°00'00"E	89°21'30"	25.00	40.40	31.76	162°01'00"E	
4	23.04	51°00'00"E	94°30'00"	20.00	30.07	23.20	162°23'24"W	
5	277.4	11°00'00"E	107°14'	105.67	409.24	406.03	114°39'24"E	
6	28.80	51°00'00"E	81°21'30"	26.00	41.26	37.37	160°23'00"E	
7	149.76	51°00'00"E	134°01'	133.01	150.24	173.76	116°33'36"W	
8	300.00	51°00'00"E	83°42'36"	28.79	144.30	143.27	163°22'42"E	
9	20.00	51°00'00"E	90°	20.00	31.41	20.70	164°02'24"E	

WASHINGTON SUBURBAN SANITARY DISTRICT  
 APPROVED APRIL 20, 1936  
 AS TO SUITABILITY FOR WATER  
*Henry R. Hall*  
 ACTING CHIEF ENGINEER

MARYLAND NATIONAL CAPITAL PARK PLANNING COMMISSION  
 APPROVED APR. 17, 1936  
*Earl N. Palmer*  
 CHIEF ENGINEER  
*James C. Rogers*  
 SECRETARY  
 M. N. C. P. C. RECORD FILE NO. 527