

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



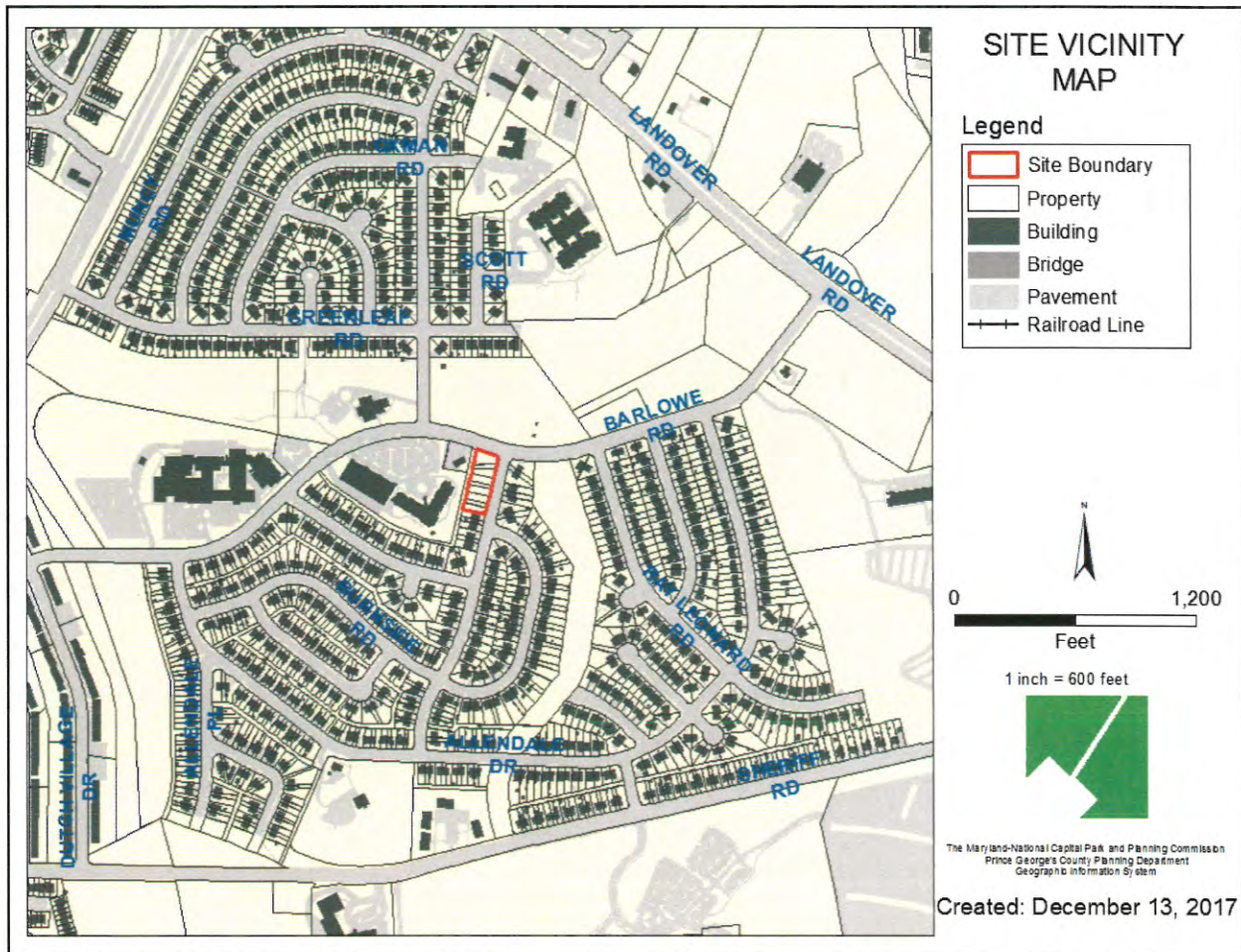
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Departure from Parking and Loading Standards DPLS-451

Application	General Data	
Project Name: Palmer Park Location: Located in the southwest quadrant of the intersection of Barlowe Road and Palmer Park Road. Applicant/Address: Housing Initiative Partnership 6525 Belcrest Road, Suite 555 Hyattsville, MD 20781 Property Owner: Housing Initiative Partnership 6525 Belcrest Road, Suite 555 Hyattsville, MD 20781	Planning Board Hearing Date:	06/07/18
	Staff Report Date:	05/23/18
	Date Accepted:	02/20/18
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.85
	Zone:	R-20
	Gross Floor Area:	N/A
	Lots:	09
	Parcels:	N/A
	Planning Area:	72
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	203NE07

Purpose of Application	Notice Dates	
This case was continued from the Planning Board date of May 10, 2018 to June 7, 2018. A request for a departure from Section 27-568 of the Zoning Ordinance for a reduction of 4 parking spaces from the 19-space parking requirement. Variance requests to Sections 27-120.01(a) and 27-442(c), (d), and (e).	Informational Mailing	05/12/17
	Acceptance Mailing:	02/15/18
	Sign Posting Deadline:	04/10/17

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



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Supervisor, Subdivision and Zoning Review Section,
Development Review Division

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

SUBJECT: **Departure from Parking and Loading Standards Application No. DPLS-451
Palmer Park**

REQUEST: **A departure from Section 27-568 of the Zoning Ordinance for a reduction of
4 parking spaces from the 19-space parking requirement.**

**Variance requests to Section 27-120.01(a) for parking in the front yard and
Section 27-442(c) for lot coverage, (d) for the lot width at the front building line and
lot width at the front street line, and (e) for rear yard depth.**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

This case was continued from the Planning Board hearing date of May 10, 2018 to June 7, 2018.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

1. **Location and Field Inspection:** The property is located on Tax Map 65 in Grid F-3. The subject site, identified as 2002 through 2018 Palmer Park Road, is a rectangular-shaped corner property, which consists of Lots 1-9, located at the intersection of Barlowe Road and Palmer Park Road. The property has street frontage along Palmer Park Road and Barlowe Road to the east and north, respectively. The property is zoned One-Family Triple-Attached Residential (R-20) and is approximately 0.85 acre. The unimproved and vacant property is proposed to be developed with nine single-family dwellings, arranged in three groups of triple-attached dwellings.
2. **History:** The subject property is known as Lots 1 through 9, Block 1, of the Palmer Park Subdivision recorded in the Prince George's County Land Records on February 24, 1955, in Plat Book WWW 25-47, Tax Map 65 in Grid F-3. There is a platted (WWW 26-84) 25-foot-wide strip of land along the western boundary of the site, which was dedicated for screen planting from the property west of the subject site.
3. **Neighborhood and Surrounding Uses:** The neighborhood surrounding the subject property is mostly residential in character and is predominately developed with one-family triple-attached dwellings. The uses immediately surrounding the proposed one-family triple-attached residential use are as follows:

North— Barlowe Road

South and East— One-family triple-attached dwellings zoned R-20

West— Palmer Park Senior Village Condominium and V& T Auto Repair and Gas Station zoned Commercial Shopping Center (C-S-C)

4. **Request:** The applicant is requesting a departure from parking and loading standards for a reduction of 4 parking spaces from the required 19 off-street parking spaces. This application includes requested variances from Section 27-120.01(a), which restricts parking in the front yard of dwellings, and Section 27-442(c) for lot coverage, (d) for the lot width at the front building line and the front street line, and (e) for rear yard depth of the Prince George's County Zoning Ordinance.
5. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-20	R-20
Use(s)	Vacant	Residential
Acreage	0.8526	0.8526
Lots	9	9

6. **Master Plan Recommendation:** Pursuant to Section 27-588(b)(7) of the Zoning Ordinance, the Prince George's County Planning Board shall give consideration to the recommendations of the area master plan. The subject property is within the area of the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment* (Subregion 4 Master Plan and SMA), which recommends residential-medium land uses on the subject property. The master plan recommends the preservation and conservation of existing older neighborhoods. There are no master plan recommendations regarding parking.

7. **Parking and Loading Regulations:** Section 27-568(a)(1) of the Zoning Ordinance requires 2.04 off-street parking spaces for a townhouse or other one-family attached dwelling. Therefore, 19 parking spaces are required for the 9 one-family triple-attached dwellings. Fifteen parking spaces are provided. The applicant has requested a departure (DPLS-451) of 4 of the 19 required off-street parking spaces.

Required findings for Departures from Parking and Loading Standards

The applicant has requested a departure from Section 27-568, which requires 19 off-street parking spaces for the subject development. Due to site constraints, the applicant is limited to providing 15 off-street parking spaces; therefore, a departure of 4 parking spaces is sought.

Section 27-588. Departures from the number of parking and loading spaces required.

(b)(7) Required Findings:

- (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;**

Section 27-550. Purposes

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

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

The proposal is to construct one-family triple-attached dwellings with parking to serve the needs of the property owners, while simultaneously not placing the burden of parking for the nine new dwellings on Palmer Park Road. Six of the proposed dwellings (Lots 1, 3, 4, 6, 7, and 9) will have two off-street parking spaces and three of the proposed dwellings (Lots 2, 5, and 8) will have one off-street parking space. This proposal will aid in reducing the use of public streets for parking in the immediate vicinity of the property where adjacent dwellings primarily utilize on-street parking only. Therefore, the purposes of the parking and loading regulations will be served by the applicant's request.

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

Additional off-street parking spaces cannot easily be provided within the proposed development on the subject property and it is not “context-sensitive” to construct a parking facility to accommodate 19 parking spaces for 9 one-family triple-attached dwellings in a neighborhood developed in the mid 1950s with on-street parking. This proposed development models other recent development projects implemented in the Palmer Park neighborhood by including off-street parking, so as to alleviate the demand for on-street parking along Palmer Park Road. The maximum number of off-street parking spaces has been provided, given the existing lot sizes and variance requested to provide parking in the front yard, and the departure is the minimum necessary.

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

The departure is necessary in order to alleviate circumstances, which are special to the subject use, given its nature at this location. The development is for one-family triple-attached dwellings in the Palmer Park neighborhood, which is an established community. This neighborhood was developed in 1955 with on-street parking along Palmer Park Road; therefore, many of the existing one-family triple-attached dwellings do not provide off-street parking. The platted lots are narrow and shallow and there is no opportunity for rear parking due to both a six-foot easement and a platted landscape strip, both of which limit the ability to provide off-street parking for this proposed development.

- (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**

All methods of calculation have been fully applied to the subject site. The applicant has applied the correct method for calculating the number of parking spaces required. The applicant is providing space to park two cars, except on platted interior Lots 2, 5, and 8, which are too narrow and/or shallow to accommodate a longer driveway.

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

The applicant contends that the parking and loading needs of the residential areas will not be infringed upon if this request is granted. On-street parking is permitted on the surrounding residential streets. While there is sufficient on-street parking to accommodate the four spaces requested for this departure, the provision of driveways for off-street parking will place less of a burden on Palmer Park Road and the surrounding neighborhood.

(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;**

The area within 500 feet of the subject property is characterized primarily by residential and local commercial development. Parking in the surrounding community is provided via a combination of off-street and on-street parking. Four of the six existing one-family triple-attached dwellings, adjacent to the subject site on Palmer Park Road, have a two-car driveway and two have no off-street parking. Only three of the nine existing one-family triple-attached dwellings across Palmer Park Road have a driveway, the remaining six dwellings have no off-street parking. On-street parking is permitted on both sides of Palmer Park Road. The Palmer Park Community Center, the Palmer Park Senior Housing Development, and the gas station adjacent to the subject site provide off-street parking for patrons.

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

Redevelopment of the Palmer Park Community is a goal of the master plan. The subject property is in a Revitalization Tax Credit District. The proposed triple-attached single-family development is consistent with the Subregion 4 Master Plan and SMA recommendations for “context-sensitive infill and low-medium density development” and will not impair the integrity of the master plan.

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

The subject property is not located within a municipality.

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

Per the Fiscal Year 2018 Prince George’s County Revenue Authority Capital Improvement Program, 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;**

Public transportation is available along Barlowe Road. The nearest bus stop is located at the intersection of Barlowe Road and Palmer Park Road, adjacent to the subject site. The area is served by Prince George’s County’s The Bus and Washington Metropolitan Area Transportation Authority’s (WMATA) Metrobus, which provides connections to nearby Metro rail stations.

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

The applicant's request for a variance to permit parking in front yards is the most feasible design solution, as there no viable access to the rear of the lots. The proposed development is occurring in an established neighborhood where on-street and off-street parking is the norm. No other design alternative solutions beyond providing parking on the platted lots, as proposed, is feasible to alleviate the burden of parking on Palmer Park Road.

- (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 subject request is for the development of nine one-family triple-attached dwellings and will be used as such. The Palmer Park Community Center, a recreation use; the Palmer Park Senior Housing Development, containing residential and commercial uses; and the gas station, a commercial use, operate between 7:00 a.m. and 10:00 p.m.

- (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 located in the R-20 Zone, therefore, is not subject to this provision.

8. **Zone Standards:** The subject application has been reviewed for compliance with the regulations of the R-20 Zone for one-family triple-attached dwellings pursuant to Section 27-432 of the Zoning Ordinance. Section 27-442 of the Zoning Ordinance provides the minimum standards for development of one-family triple-attached dwellings. The minimum net lot area required, pursuant to Section 27-442(b), for outer lots (3,000 square feet) and middle lots (2,000 square feet) is satisfied by all of the subject lots. However, a minimum lot width of 80 feet at the front building line and 65 feet at the front street line is required for outer lots pursuant to Section 27-442(d). Middle lots are required to have an 18-foot-width at the front building line and front street line, which is met for all middle lots (Lots 2, 5, and 8). A maximum lot coverage of 40 percent and minimum rear yard requirements are set forth in Section 24-442(c) and (e), respectively. The proposed standards for the project are noted in the table below:

Lot No.	Lot Size in Square Feet	Lot Coverage and Green Area (Maximum of 30 % Outer Lots/40 % Inner Lots)	Lot Width at Front Building Line (80-feet Required)	Lot Width at Front Street Line (65-feet Required)	Yards - Rear minimum depth/width (45-feet Required)
1	7,244	16.7	56.7*	43.96*	36*
2 (middle lot)	2,715	44.1*	22	23.96	38*
3	4,620	28	46.3*	53*	45
4	4,320	28	36*	36*	50
5 (middle lot)	2,640	43.8*	22	22	48
6	4,320	28	36*	36*	50
7	4,320	28	36*	36*	50
8 (middle lot)	2,640	44.9*	22	22	32*
9	4,320	28.1	36*	36*	34*

Note: *Denotes variance requested.

As demonstrated in the table above, the outer lots do not meet the required minimum lot width at the front building and front street lines. In addition, three of the lots are proposed to exceed the maximum lot coverage and four of the lots do not meet the required rear-yard depth, given the proposed development.

The applicant is seeking approval of variances to facilitate the development of the subject property on the existing lots. The site plan illustrates the existing lotting pattern and siting of the structures, consistent with the existing surrounding properties. The requested variances are:

- a. Variance to Section 27-120.01(a), which states “After September 1, 2002, in Revitalization Tax Credit Districts only, no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a townhouse or multifamily dwelling, in the area between the front street line and the sides of the dwelling.” The applicant is seeking a variance to this requirement to provide the necessary off-street parking in the front yard for the platted lots.
- b. Variance to Section 27-442(c), Lot Coverage and Green Area, requires a lot coverage maximum of 30 percent for outer lots and 40 percent for inner lots (based on net lot area) for one-family triple-attached lots. The applicant is seeking a variance to this requirement for the three middle platted Lots 2, 5, and 8.
- c. Variance to Section 27-442(d), Lot/Width Frontage at the Front Building Line, requires a minimum of 80 feet for one-family triple-attached dwellings at the front building line. The applicant is seeking variances for platted Lots 1, 3, 4, 6, 7, and 9. Platted Lots 2, 5, and 8 are middle lots, and Footnote 8 grants a reduction to 18 feet for lot/width frontage for middle lots, which is provided.
- d. Variance to Section 27-442(d), Lot/Width Frontage at the Front Street Line, requires a minimum of 65 feet for one-family triple-attached dwellings at the front street line. The applicant is seeking variances for platted Lots 1, 3, 4, 6, 7, and 9. Platted Lots 2, 5, and 8 are middle lots, and Footnote 8 grants a reduction to 18 feet for lot/width frontage for middle lots, which is provided.
- e. Variance to Section 27-442(e), Yards (minimum depth/width in feet), which requires a minimum of 45 feet for one-family triple-attached dwellings at the rear yard. The applicant is seeking variances for platted Lots 1, 2, 8, and 9.

The variances are evaluated jointly under the required findings below, due to the similarities of the requested variances, given the restricted development area from the existing platted lots.

Section 27-230(a)(1) of the Zoning Ordinance provides the following findings for approval of a variance, followed by staff comment:

- (a) **A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:**
- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;**

The lots are narrow and the developable area is limited when current zoning regulations are applied. The nine lots being developed were platted in 1955 for one-family triple-attached dwellings and never constructed. There are three platted lots (2, 5, and 8) that are less than 3,000 square feet and five platted lots (3, 4, 6, 7, and 9) that are less than 5,000 square feet. Platted Lot 1, a corner lot, is the largest of the nine lots. The other eight platted lots are slightly larger than the minimum net lot area required for one-family triple-attached dwellings in the R-20 Zone. There is a six-foot-wide easement at the rear of the property, which impacts the ability to use the rear of the property for parking.

The presence of the six-foot-wide easement on the subject property, combined with the narrow and shallow lot depths, hinders parking at the rear of the subject properties, forcing parking to be placed in the front yards of the lots. Also, there is no ability to access the rear yard of the three middle lots. Eight of the platted lots front on and are solely accessed via Palmer Park Road. Platted Lot 1, as a corner lot, has street frontage on Barlowe Road; however, the depths of the lots are too shallow to provide rear access to the platted lots. There is no other option available to provide access to the platted lots, leaving only the front yards as the sole opportunity to provide off-street parking for future homeowners.

When this section of the Palmer Park neighborhood was laid out more than 60 years ago, the middle platted lots that were created were uniformly 22 feet in width and 120 feet in depth. The Zoning Ordinance makes allowances for middle lots for most requirements, except lot coverage. The building envelopes for the middle platted lots along Palmer Park Road are almost always deeper than they are wide. Middle platted Lots 2, 5, and 8 require a variance from the 40 percent maximum lot coverage requirements. Lot 2 requires a 4.1 percent increase, Lot 5 requires a 3.8 percent increase, and Lot 8 requires a 4.9 percent increase over the 40 percent maximum.

Given the width of the existing platted lots and the narrow frontages, all of the outer lots require variances along the front building and front street lines. Along Palmer Park Road, platted Lot 1 requires a 23.3-foot reduction from the 80-foot minimum requirement at the front building line and a 21.04-foot reduction from the 65-foot minimum requirement at the front street line. The proposed orientation of the dwelling on platted Lot 1 is consistent with the orientation of other dwellings along Palmer Park Road and the neighborhood. Platted Lot 3

requires a 33.7-foot reduction from the 80-foot minimum requirement at the front building line and a 12-foot reduction from the 65-foot minimum requirement at the front street line. Platted Lots 4, 6, 7, and 9 each require a 44-foot reduction from the 80-foot minimum requirement at the front building line and a 29-foot reduction from the 65-foot minimum requirement at the front street line. Platted Lots 2, 5, and 8 meet the minimum requirement per Footnote 8, which allows an 18-foot minimum width at the front building and street lines for middle lots.

Platted Lots 1, 2, 8, and 9 require a variance from the 45-foot required rear yard setback. Lot 1 requires a 9-foot reduction, Lot 2 requires a 2-foot reduction, Lot 8 requires a 13-foot reduction, and Lot 9 requires an 11-foot reduction. Lots 8 and 9 are proposed with standard rear decks, which necessitates the requested variance. The combined requirements of the 45-foot setback required for the rear yard and 25-foot setback for the front yard leaves a depth within which a dwelling could be constructed on the lots. The proposed dwellings are limited in size at 788-square-foot and 885-square-foot building footprints. The dwellings are proposed to be located on the lots, consistent with the dwellings on abutting lots, and the request is the minimum necessary, given the existing conditions.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and**

The strict application of this Subtitle will result in peculiar and unusual practical difficulties upon the Housing Initiative Partnership (HIP), the owner of the property. The result, if the variances are not approved, is that the proposed development of nine single-family residences targeted for income-restricted first-time homebuyers would not be built. It should be noted, that the lots are currently platted, consistent with the proposed development and existing surrounding development. Fewer dwellings could be developed, however, when Section 27-230(a)(1) and Section 27-442 of the Zoning Ordinance are strictly applied, the dwellings would be out of character with the existing housing in the neighborhood. The property was purchased from the Prince George's County Housing Authority specifically for development of "context-sensitive infill" development, such as the affordable one-family triple-attached dwellings being proposed. The potential loss of these units is a practical difficulty for the Housing Authority because it is a lost redevelopment opportunity.

- (3) **The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.**

The variances will not substantially impair the intent, purpose, or integrity of the Subregion 4 Master Plan and SMA, which designates this area for infill development that complements the existing neighborhood scale and character to reinforce the area's cohesiveness. The development meets the goal of revitalization, reinvestment, home ownership, and increasing the variety of housing stock in the County. The one-family triple-attached residential use is permitted in the R-20 Zone and is, therefore, compatible with the surrounding area and the master plan.

The approval of these variances will facilitate both the development of nine new one-family triple-attached dwellings and the reinvestment of the Palmer Park community. The purpose of the request for the variances is to develop all nine platted lots with off-street parking. Obtaining approval of the requested variances is a benefit to developer, as it allows HIP to provide a better housing product, and the community because it reduces the burden of on-street parking in the neighborhood. The applicant has met the criteria for variance approval and, as such, approval of these variances is recommended.

9. **2010 Prince George's County Landscape Manual Requirements:** The application for one-family triple-attached residential development is subject to certain requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual). Specifically, the plans demonstrate conformance with Section 4.1, Residential Requirements and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

Section 4.1, Residential Requirements—Section 4.1 of the Landscape Manual requires that 1.5 shade trees and 1 ornamental or evergreen tree be provided for each residential unit. Therefore, for the 9 units proposed, 13.5 (14) shade trees and 9 ornamental or evergreen trees must be provided. The applicant is providing 14 shade trees and 9 ornamental trees, meeting the requirement.

Section 4.9, Sustainable Landscaping Requirements—Section 4.9 of the Landscape Manual requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

Type	Required	Provided
Shade trees	50 percent	100 percent
Ornamental trees	50 percent	100 percent
Evergreen trees	30 percent	N/A
Shrubs	30 percent	N/A

The plans demonstrate conformance with the requirements of the Landscape Manual.

Tree Canopy Coverage—In the R-20 Zone, 15 percent of the property is required to be covered in tree canopy. As the project measures 37,139 square feet in total area, 5,571 square feet of tree canopy coverage is required. The applicant has provided 5,625 square feet in tree canopy coverage, thereby, exceeding the requirement. However, there appears to be a mathematical error in the provided Tree Canopy Coverage schedule, which states 5,554 square feet is required in tree canopy, and should be corrected.

10. **Referrals:** The following comments were received by referral for the departure from parking and loading application.
 - a. **Subdivision and Zoning**—The property is the subject of a final plat of subdivision recorded in the Prince George's County Land Records on October 3, 1930 as BB 5–85. The bearings and distances shown on the submitted plan are consistent with the final plat of subdivision. A new preliminary plan of subdivision is not required at this time for the subject application. There are no other subdivision issues.

- b. **Urban Design**—In a memorandum dated March 22, 2018 (Grover to Thompson), the Urban Design Section recommends the addition of shrubbery planted to counter the negative visual impact including parking in the front yard, specifically where two driveways are adjacent.
- c. **Transportation**—In a memorandum dated April 13, 2018 (Saunders-Hancock to Thompson), the Transportation Planning Section (TPS) reviewed the DPLS application for transportation impacts. TPS has no issues with the departures requested. On-street parking is currently allowed and can be utilized by residents. The on-street spaces could make up the difference of the four spaces requested for departure. Based on this understanding, TPS does not object to the parking space departure.
- d. **Community Planning**—In a memorandum dated April 16, 2018 (Wooden to Thompson), the Community Planning Division reviewed the DPLS application for master plan conformance. The master plan recommends conserving existing older neighborhoods (Policy 6, page 66), and preserving and conserving existing older neighborhoods (page 83). This application is in an established community. The *Plan Prince George's 2035 Approved General Plan* designates the subject property in the Established Communities growth policy area. The vision for the Established Communities area is a context-sensitive infill and low- to medium-density development plan (page 20). There are no master plan issues regarding parking.
- e. **Environmental**—In a memorandum dated March 6, 2018 (Reiser to Thompson), the Environmental Planning Section (EPS) determined that the site qualifies for a standard exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance because the site is less than 40,000 square feet in area and has no previously approved tree conservation plan. An application for an exemption letter should be made to EPS. The exemption letter will be required at the time of permit.

No natural resources inventory (NRI) has been approved for the site. The site qualifies for an NRI equivalency letter, which will be required for the approval of stormwater management and erosion and sediment control. An NRI application should be made to EPS.

No stormwater management information was received by EPS with this application. Stormwater management and erosion and sediment control approval must be obtained from the respective agencies prior to issuance of a permit. The site does not front on any designated scenic or historic roadway. No other environmental requirements have been identified for this application.

- f. **Permit Review**—In a memorandum dated March 9, 2018 (Linkins to Thompson), the Permit Review Section noted that, in the future, any sunrooms or screened porches will need variances for lot coverage, as all lots, except Lot 1, are near maximum lot coverage. This will include any sheds the homeowners may elect to construct.
- g. **Public Facilities**—In a memorandum dated February 21, 2018 (Mangalvedhe to Thompson), the Special Projects Section reviewed the DPLS application for impacts on police, fire, and school facilities. The request for a waiver of four parking spaces will have no impact on existing public facilities.

CONCLUSION

The purpose of this departure is to maximize the affordable housing development opportunities within the Palmer Park neighborhood. If approved, the requested departure and variances will have minimal impact on the surrounding uses. Therefore, based on the preceding analysis and findings, it is recommended that Departure from Parking and Loading Standards Application No. DPLS-451, Palmer Park, for a waiver of 4 parking spaces from the required 19 parking spaces and the requested variances to Section 27-120.01(a), for parking in the front yard, and Section 27-442(c) for lot coverage, (d) for the lot width at the front building line and lot width at the front street line, and (e) for rear yard depth, be APPROVED, subject to the following conditions:

1. Prior to certification, the departure site plan shall be revised to:
 - a. Correct the mathematical error in the Tree Canopy Coverage schedule.
 - b. Include shrubbery in the front yards of the units where driveways are adjacent.
 - c. Dimension and label the lot widths at the front building line.
 - d. Label the abandonment of the six-foot-wide easement or relocate all improvements on the site plan outside of the easement.
 - e. Include the density calculation.

ITEM:

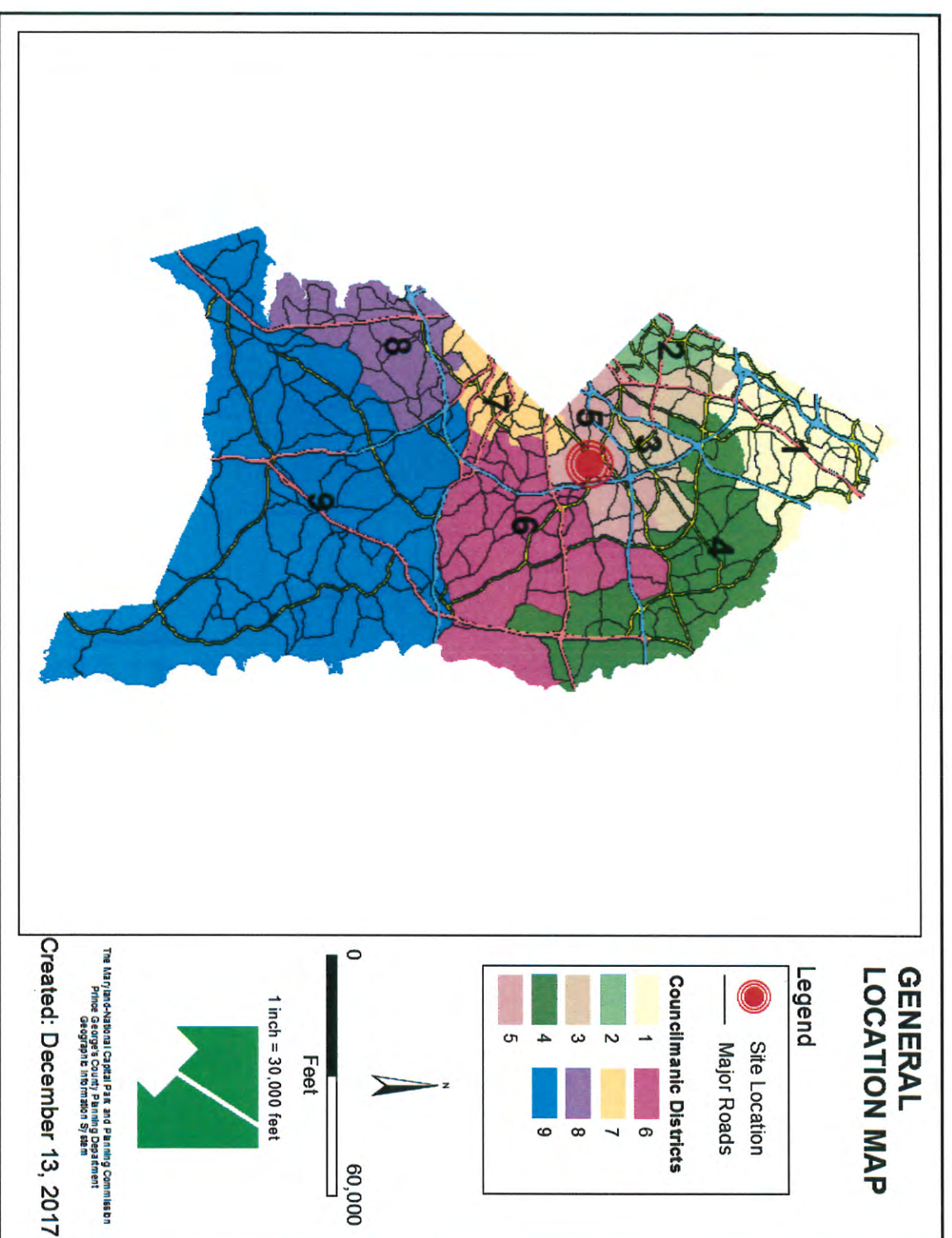
CASE: DPLS-451

PALMER PARK ROAD

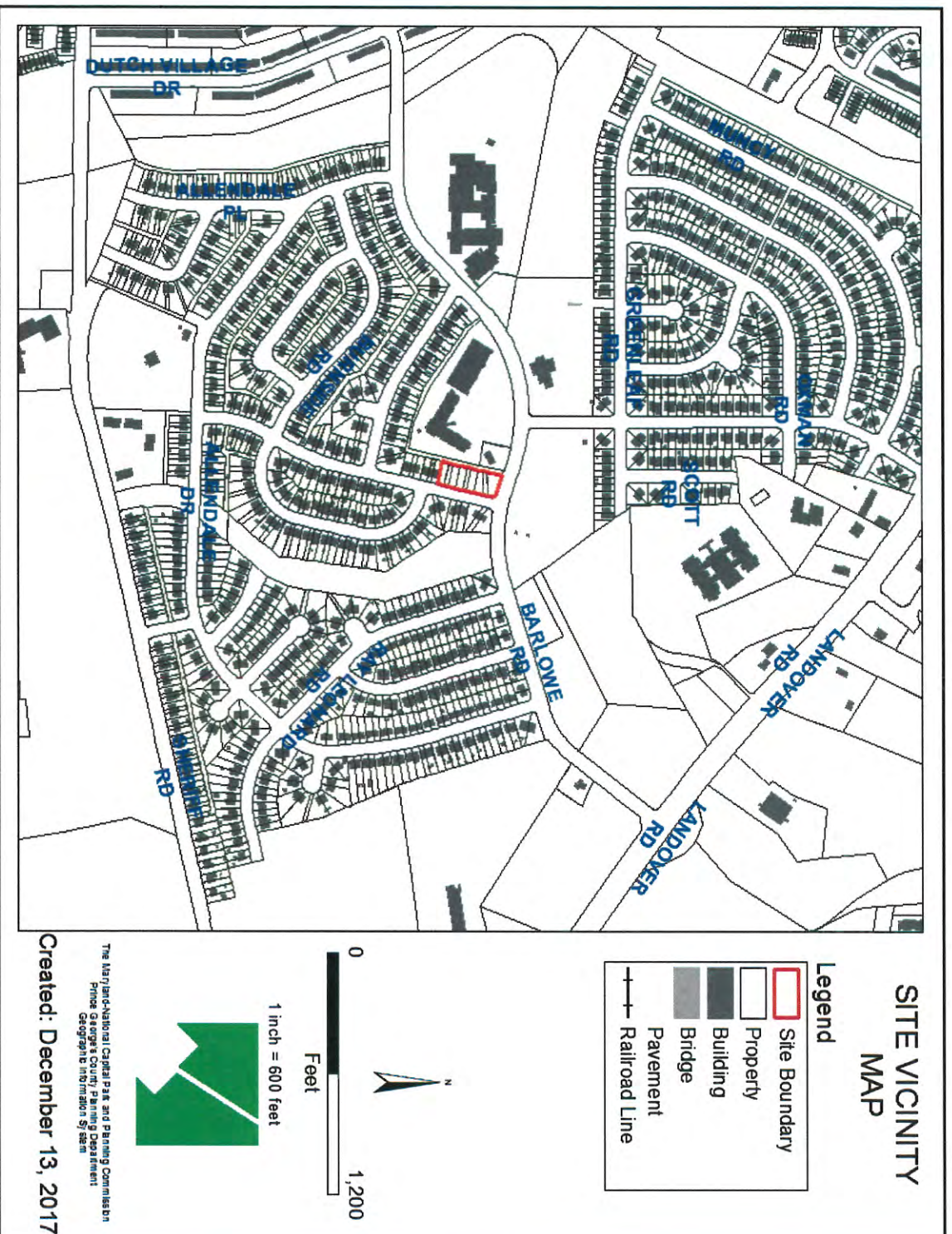
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



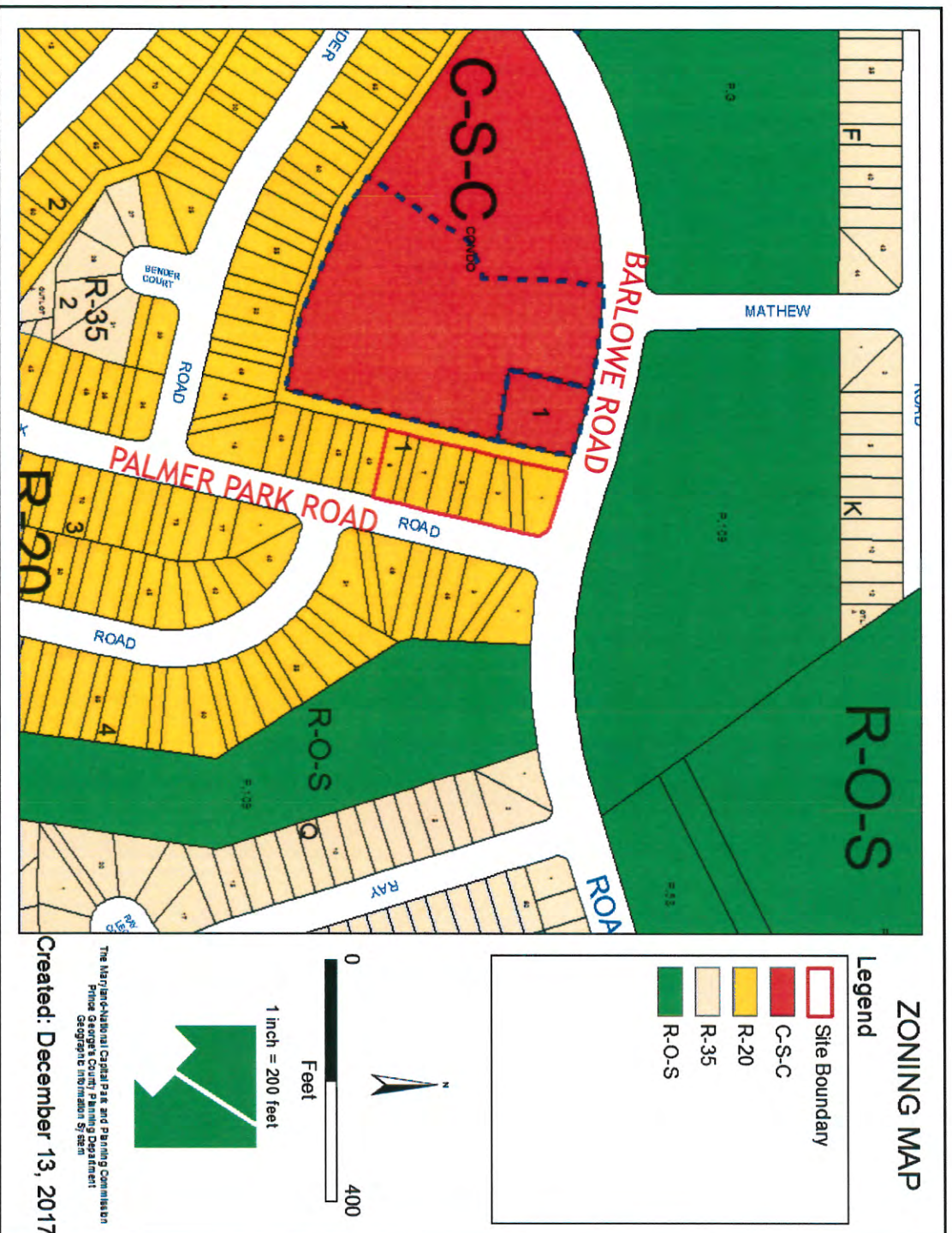
GENERAL LOCATION MAP



SITE VICINITY



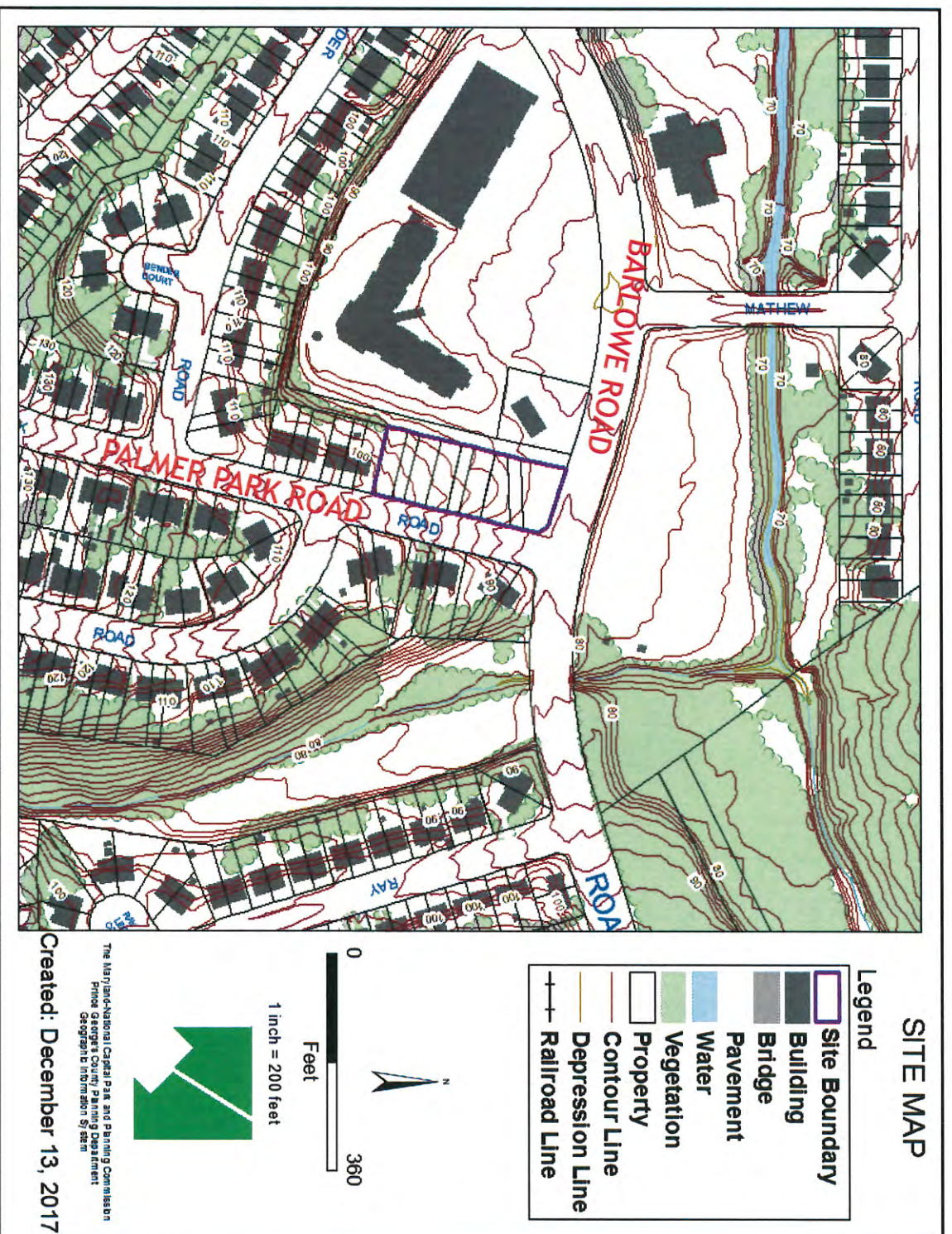
ZONING MAP



AERIAL MAP



SITE MAP



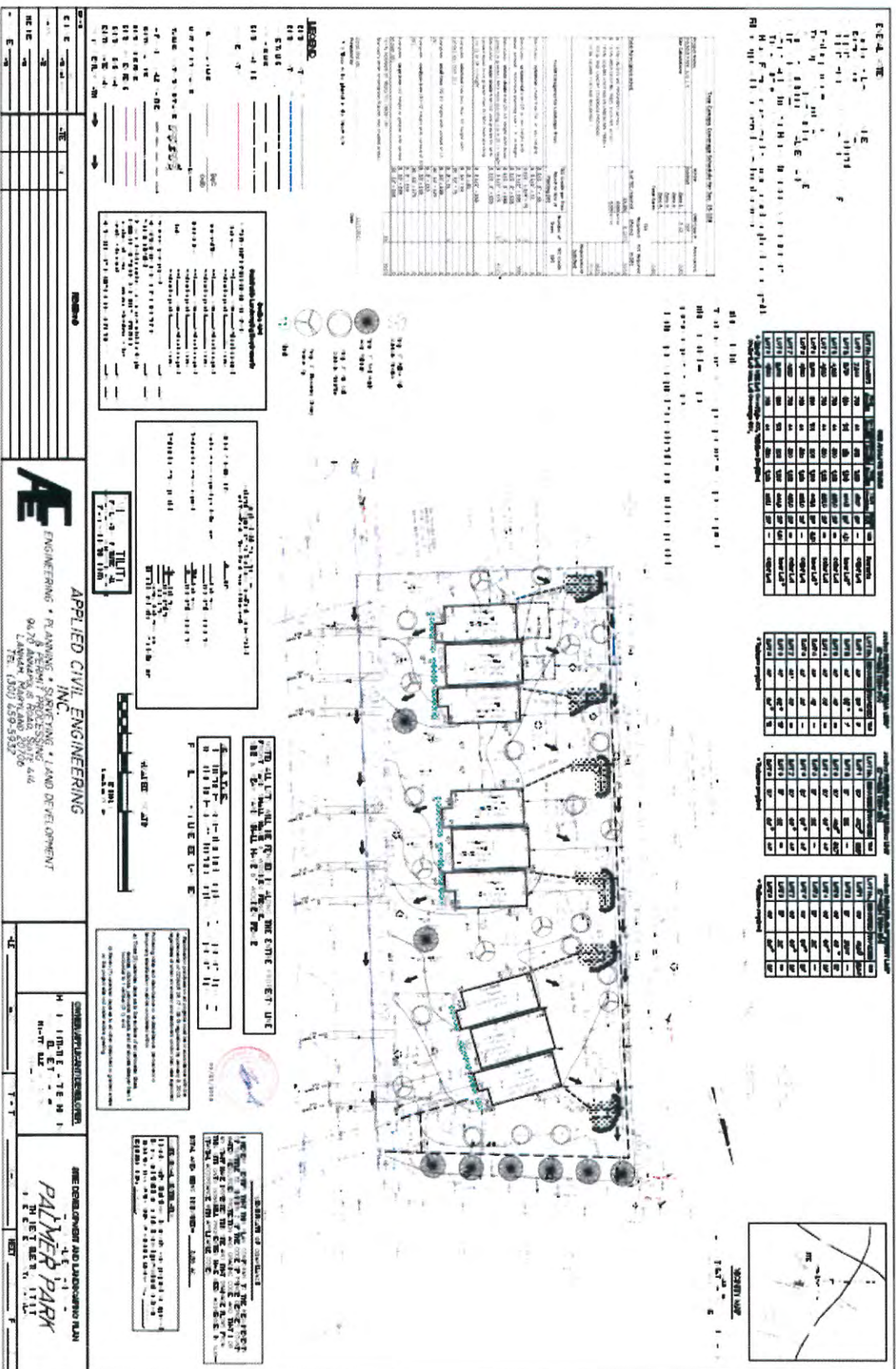


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

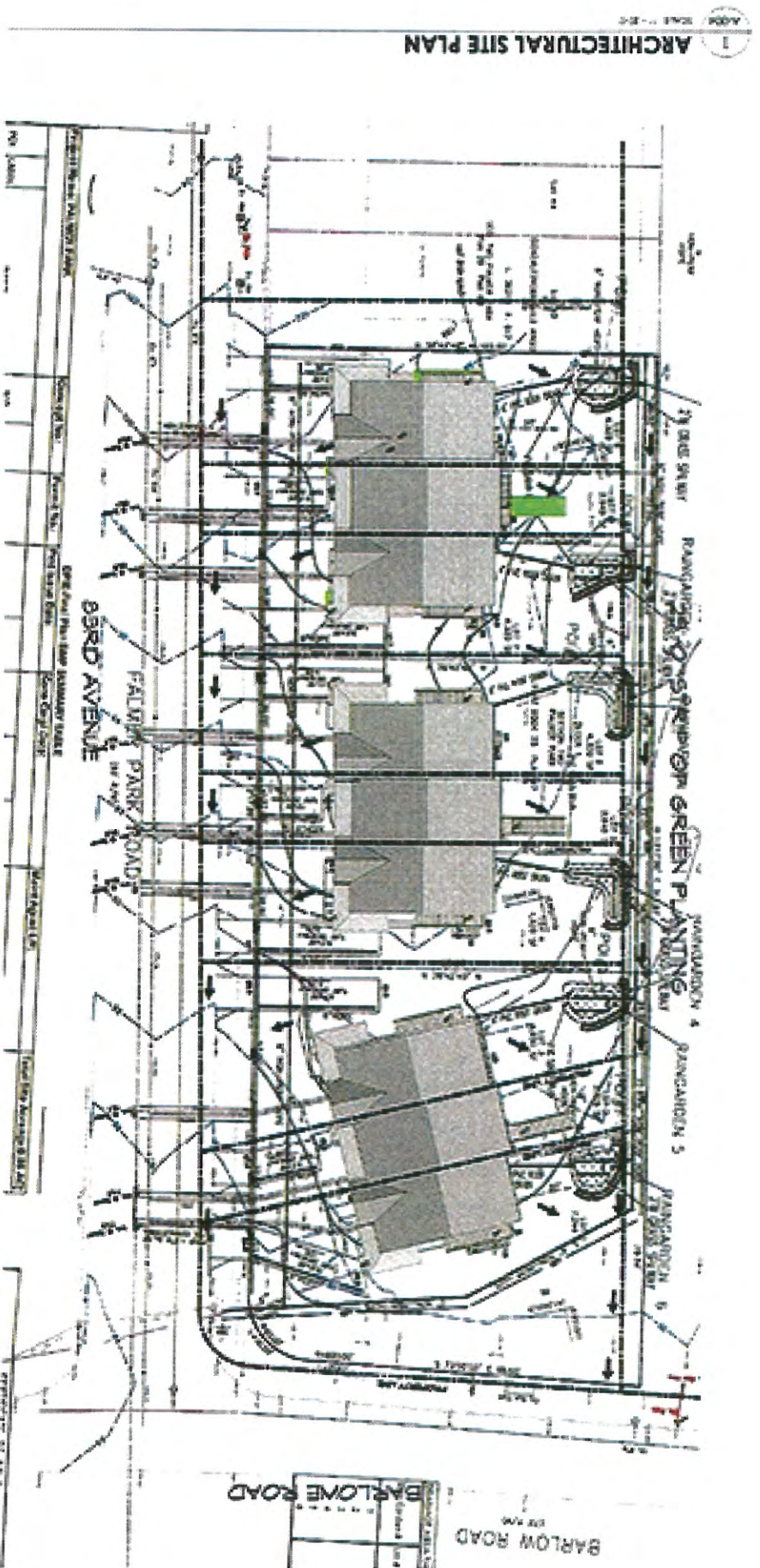
22



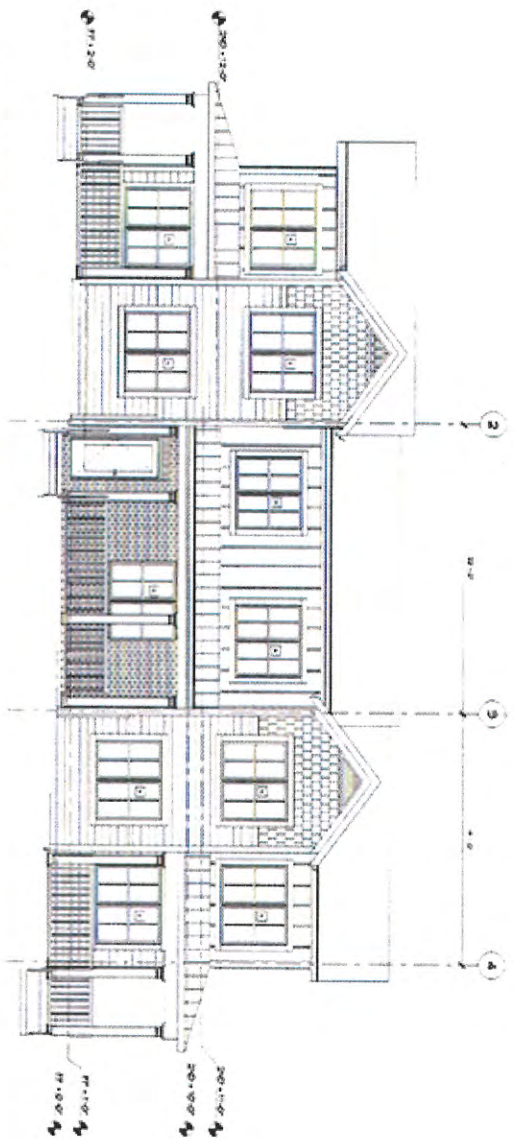
SITE AND LANDSCAPE PLAN



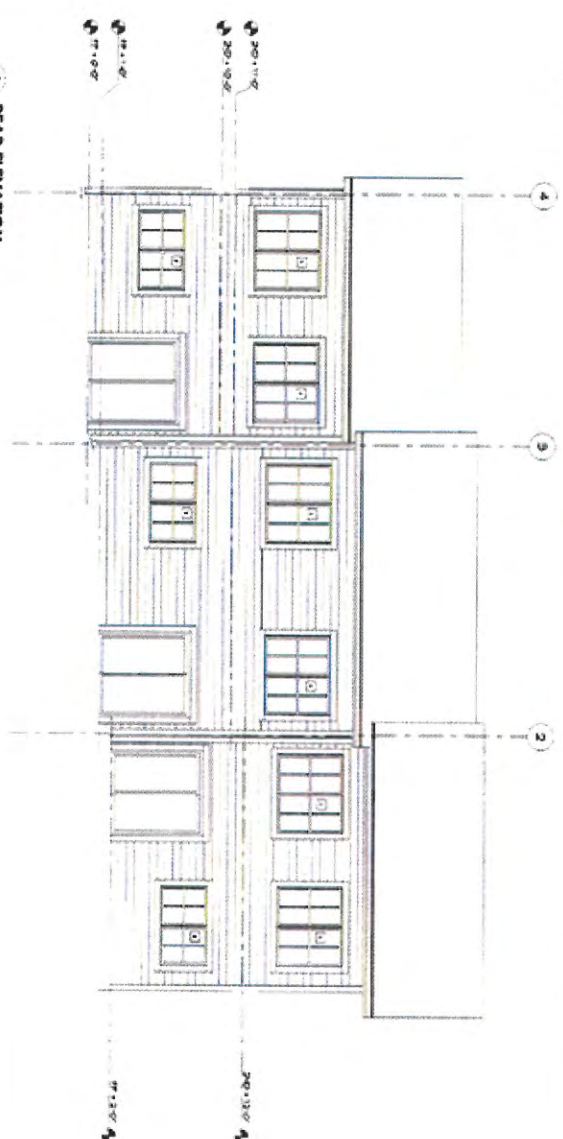
ARCHITECTURE SITE PLAN



ARCHITECTURAL ELEVATIONS



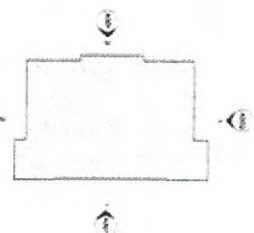
1 FRONT ELEVATION



2 REAR ELEVATION



EXTERIOR COLOR LEGEND



KEY PLAN



THESE PLANS WERE PREPARED BY THE ARCHITECT FOR THE PURPOSES OF OBTAINING A PERMIT AND FOR THE PURPOSES OF CONSTRUCTION. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES THE ARCHITECT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

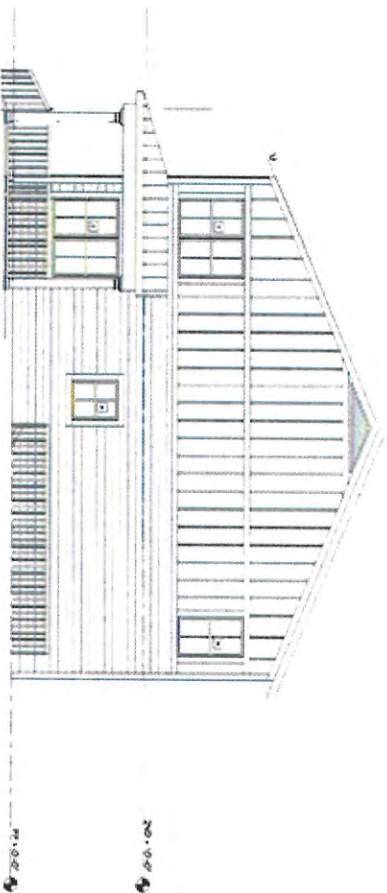
PALMER PARK MEADOWS
PALMER PARK RD.
LANDOVER, MD 20785

A-301

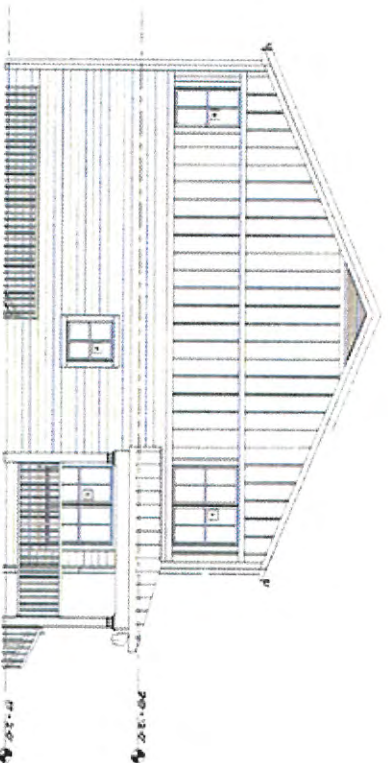
222 WEST PARK ST.
F-301 (484.0000) F-301 (484.0000)
WWW.201-21-0000



ARCHITECTURAL ELEVATIONS

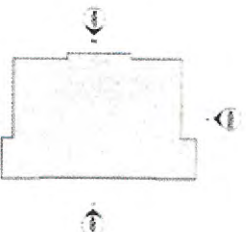


1 RIGHT SIDE ELEVATION
A-302



2 LEFT SIDE ELEVATION
A-302

EXTERIOR COLOR LEGEND



KEY PLAN
A-302



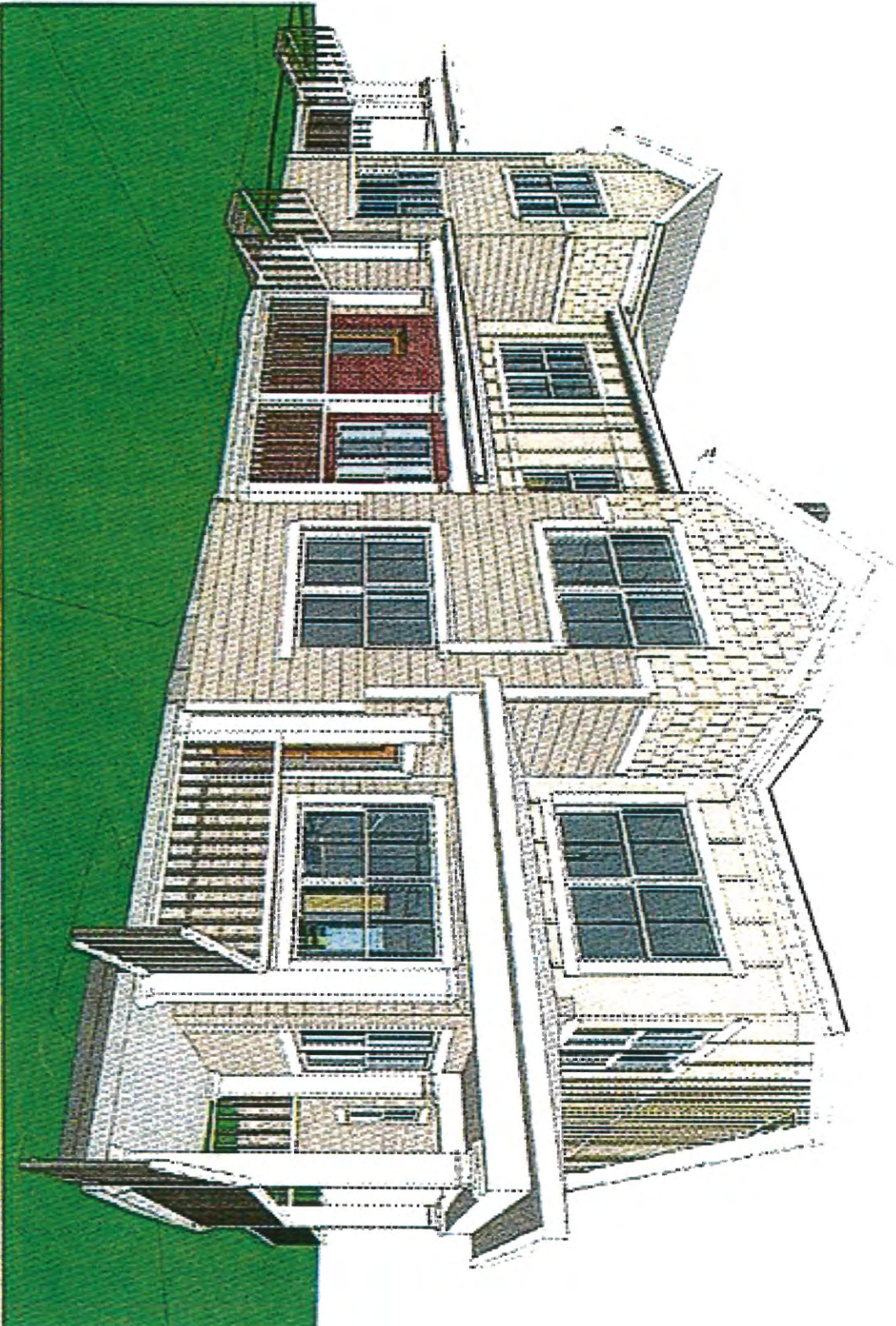
THE ARCHITECTS OF THIS PROJECT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECTS ASSUME NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECTS ASSUME NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECTS ASSUME NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

PALMER PARK MEADOWS
PALMER PARK RD.
LANDOVER, MD 20785

A-302
322 WEST PATRICK ST.
P.O. BOX 498000
WASHINGTON, DC 20049

RENDERING

Case # DPLS-451





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

March 7, 2018

MEMORANDUM

TO: Ivy R. Thompson, Zoning Section, Development Review Division

FROM:  Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

VIA:  Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division

SUBJECT: DPLS-451, Palmer Park
Initial Transportation Review for SDRC

The Transportation Planning Section has completed the initial review of materials for DPLS-451. At this time, we do not have any major comments, however, we will continue to review and submit comments to you by March 21, 2018 as requested.

If you have any questions or would like to discuss more, please don't hesitate to contact me at your convenience.

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning and Subdivision Section
VIA: Susan Lareuse, Master Planner, Urban Design Section *SL*
FROM: Ruth Grover, Planner Coordinator, Urban Design Section *RM*
SUBJECT: Urban Design Section Referral Comments on Palmer Park Departure from Parking and Loading Standards DPLS-451 and attendant required variances

The Urban Design Section has reviewed the information provided in support of Departure from Parking and Loading Standards DPLS-451 for relief of three of the required 19 parking spaces and the attendant required variances and offers the following:

BACKGROUND

1. The subject site, identified as the Palmer Park Subdivision as recorded in Plat Book WWW25-47, is located in the southwestern quadrant of the intersection of Palmer Park and Barlow Roads. The subject site is also located in Planning Area 72 and Council District 5. The site measures 37,139 square feet and is Zoned R-20.
2. The request in this case is for a departure of three parking spaces from the 19-parking space requirement for the nine-proposed triple attached dwelling units. The parking requirement for the project derives from the category of "townhouse or other single-family attached unit". Two parking spaces have been provided for each lot, except for Lots 15 and 8.
3. The subject project also requires the following attendant variances:
 - a. A variance from the requirement that no parking be placed in the front yard.
 - b. A variance for the three inner lots to exceed the maximum 40 percent lot coverage
 - c. A variance for lot width at the front building line to be a minimum of 80 feet.
 - d. A variance for lot width at the street line to measure a minimum of 65 feet (for Lots 1, 3, 4, 6, 7, and 9)
 - e. A variance for Lots 1, 2, and possibly 3 for the rear yard setback.
 - f. A variance for rear yard setback If the optional deck is chosen by a purchaser.

DEPARTURE FROM PARKING AND LOADING STANDARDS

4. The Urban Design Section recommends that the Transportation Planning Section and the Department of Public Works be consulted regarding available public transportation in the area. The Subdivision and Zoning Section should evaluate whether the applicant has met the required findings of Section 27-588 (b) (7) of the Zoning Ordinance. The Urban Design notes that the required findings include serving the purposes of the Zoning Ordinance as expressed in Section 27-550 therein, which includes the protection of the residential character of residential areas. Toward that end, the Urban Design Section suggests the addition of shrubbery planted to counter the negative visual impact in including parking in the front yard, specifically where two driveways are adjacent.

LANDSCAPE MANUAL AND TREE CANOPY COVERAGE ORDINANCE

5. This application for three triple attached dwelling units (a total of nine dwelling units) is subject to the Landscape Manual and the Tree Canopy Coverage Ordinance (TCC) (per Section 25-127 (b) (1) (B)) because it proposes an increase in gross floor area, and a total area of disturbance above 5,000 square feet. Specifically, this application will be subject to Sections 4.1, Residential Requirements and 4.9 Sustainable Landscaping Requirements.

LANDSCAPE MANUAL

1. **Section 4.1, Residential Requirements** – Section 4.1 of the Landscape Manual requires that 1.5 shade trees and one ornamental or evergreen tree be provided for each residential unit. Therefore, for the nine units proposed, 13.5 (14) shade trees and nine ornamental or evergreen trees must be provided. The applicant is providing 14 shade trees and nine ornamental trees, meeting the requirement.
2. **Section 4.9, Sustainable Landscaping Requirements** – Section 4.9 of the Landscape Manual requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of each plant type required to be native species and/or native species cultivars is specified below:

<u>Type</u>	<u>Required</u>	<u>Provided</u>
Shade trees	50 percent	100 percent
Ornamental trees	50 percent	100 percent
Evergreen trees	30 percent	NA
Shrubs	30 percent	NA

The plans demonstrate conformance with the requirements of Section 4.9 of the Landscape Manual.

TREE CANOPY COVERAGE

1. The Tree Canopy Coverage Ordinance, as found in Section 25-128 of the County Code requires that, in the R-20 Zone, that 15 percent of the property be covered in tree canopy. As the project measures 37,139 total, 5,571 square feet of tree canopy coverage, is required. The applicant has provided 5,625 square feet in tree canopy coverage, meeting and exceeding the requirement. However, there appears to be a mathematical error in the provided tree canopy coverage schedule. The tree canopy coverage schedule on the plan states that 5,554 square feet is required in tree canopy. The Urban Design Section would suggest that it be corrected prior to certificate approval.

URBAN DESIGN RECOMMENDATIONS

1. Correct the mathematical error in the tree canopy coverage schedule.
2. Include shrubbery in the front yards of the units where driveways are adjacent.



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

April 13, 2018

MEMORANDUM

TO: Ivy R. Thompson, Zoning Section, Development Review Division

FROM:  Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

VIA:  Tom Masog, Supervisor, Transportation Planning Section, Countywide Planning Division

SUBJECT: DPLS-451, Palmer Park
Transportation Review and Findings

The Transportation Planning Section has reviewed the departure noted above. The subject site consists of 0.8526 acres of vacant land in the R-20 Zone. The site is located on the in the northwest corner of Barlow Road and Palmer Park Road. The applicant is seeking a departure of 4 parking spaces from the 19 spaces required.

Review Comments, Departure from Parking and Loading Standards

No master planned roadway facilities have been identified in the immediate vicinity of this area. Three sets of triplexes, a total of 9 homes are proposed for the site. The parcel is on Palmer Park Road near existing single family and triplex homes, the Victory House Condominium complex and the Palmer Park Community Center facilities. Access to these homes will be provided via driveway from Palmer Park Road. Section 27-568(a)(1) of the Zoning Ordinance requires 2.04 off-street parking spaces for each single family attached dwelling unit. The applicant is proposing 15 parking spaces with a requested departure of 4 parking spaces.

The Transportation Planning Section has reviewed the materials submitted and agrees with the applicant as on-street parking is currently allowed and can be utilized by residents. The on-street spaces could make up the difference of the four spaces. Based on this understanding, the Transportation Planning Section does not object to the parking space departure.



Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-3972

April 16, 2018

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Development Review Division

VIA: Kipling Reynolds, AICP, Chief, Community Planning Division *KR*
David A. Green, Master Planner, Community Planning Division *DAG*

FROM: John Wooden, Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division

SUBJECT: **DPLS-451 Palmer Park**

FINDINGS

Pursuant to Section 27-588(b)(7)(A) of the Zoning Ordinance, Master Plan conformance is not required for this application. Pursuant to Section 27-588(b)(7)(B) of the Zoning Ordinance, the Planning Board "shall give consideration to the recommendations of the 2010 *Approved Subregion 4 Master Plan*.... regarding the subject property and its general vicinity".

BACKGROUND

Application Type: Departure from the number of parking and loading spaces required.

Location: 2002 – 2018 Palmer Park Road located on the northwest corner of Barlowe Road and Palmer Park Road

Size: 0.85 acres

Existing Uses: Undeveloped

Proposal: The applicant is requesting a waiver for four off-street parking spaces in order to build three groups of triple-attached single-family homes.

Thompson, Ivy

From: Reiser, Megan
Sent: Tuesday, March 06, 2018 1:18 PM
To: Thompson, Ivy
Subject: DPLS-451; Palmer Park

Hi Ivy,

The Environmental Planning Section (EPS) has reviewed the referral package received via dropbox on February 20, 2018. The proposal is for a waiver of 5 parking spaces and a variance (waiver) for the location of spaces in the front yard is also requested.

The site qualifies for a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the site is less than 40,000 square feet in area and has no previously approved Tree Conservation Plan. An application for an exemption letter should be made to the Environmental Planning Section. The exemption letter will be required at time of permit.

No Natural Resources Inventory (NRI) has been approved for the site. The site qualifies for an NRI Equivalency Letter, which will be required for the approval of stormwater management and erosion and sediment control. An NRI application should be made to the Environmental Planning Section.

No Stormwater Management information was received by EPS with this application. Stormwater management and erosion and sediment control approval must be obtained by the respective agencies prior to issuance of permit. The site does not front on any designated scenic or historic roadway. No other environmental requirements have been identified for this application.

Megan Reiser

Planner Coordinator, Environmental Planning Section
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
301-952-3752



M-NCPPC



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

March 9, 2018

MEMORANDUM

TO: Ivy Thompson, Urban Design Section
FROM: *JKL* John Linkins, Permit Review Section
SUBJECT: Palmer Park, DPLS 451

1. A Departure from Parking and Loading Standards is required for three parking spaces, 16 of the required 19 spaces are being provided.
2. One parking space is required for the physically handicapped. No parking lot is provided for the required space.
3. A Variance is required for the three inner lots exceeding the maximum 40 percent lot coverage. It should be noted that all lots have optional decks included, any sunrooms or screened porches will need Variances for lot coverage as all lots except Lot one as they are near maximum lot coverage. This will include any sheds the homeowners may elect to construct.
4. Variance for Lot Width at the Front Building Line minimum 80 feet required, and Front Street Line minimum 65 feet required, for lots 1, 3, 4, 6, 7, and 9. Footnote #8 allows inner lots to be reduced to 18 feet wide at both Front Building and Front Street line.
5. Lots 1, 2, and possibly Lot 3 will need a Variance for the Rear Yard requirement, Lot 3 does not have a setback provided, Lots 1 and 2 do not have the required 45 feet.
6. The optional decks on all lots will require a Variance for Rear Yard setback.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


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

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

February 21, 2018

MEMORANDUM

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

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

SUBJECT: **DPLS-451: Palmer Park**

The Palmer Park property is located on the northwest corner of Barlowe Road and Palmer Park Road. The Special Projects Section within the Countywide Planning Division has reviewed the Departure from Parking and Loading Spaces (DPLS) application for Public facility adequacy. The request for a waiver of four parking spaces will have no impact on existing public facilities.

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(1) Referrals_DRD\DPLS\DPLS-451, JM, sp

Revised
Statement of Justification
Departure from Parking and Loading Space Number
DPLS # 451 and Variance
Housing Initiative Partnership
2002 – 2018 Palmer Park Road
Landover, Maryland

A. Location/Development Summary:

Housing Initiative Partnership ("HIP") has purchased from the Housing Authority of Prince George's County nine (9) lots located at 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016 and 2018 Palmer Park Road in Landover, Maryland. The property is zoned R-20 and is 0.8526 ± acres. Three (3) sets of triplexes (single-family homes, triple attached) are proposed for a total of nine (9) units. The lots were platted many years ago and are not 6,500 s.f. as would presently be required. The lots are the following sizes:

Lot 1 - 7,244 s.f.
Lot 2 - 2,715 s.f.
Lot 3 - 4,620 s.f.
Lot 4 - 4,320 s.f.
Lot 5 - 2,640 s.f.
Lot 6 - 4,320 s.f.
Lot 7 - 4,320 s.f.
Lot 8 - 2,640 s.f.
Lot 9 - 4,320 s.f.

Three off street parking spaces are required for each unit (2.04 spaces/unit) for a total of 19 spaces. Fifteen spaces will be provided. A waiver of 4 parking spaces is requested and a variance for the location of some of these spaces in the front yard is requested as well as variances for lot coverage, rear yard setbacks and lot width at the front building and street line.

B. Surrounding Uses

The neighborhood is entirely residential:

To the south: Two (2) triplexes (single family, triple, attached units) on Palmer Park Road.

To the east: Victory Housing senior living building

To the north: Barlowe Road

To the west: One (1) Triplex (single family, triple, attached units)

C. Development Proposal

1. Nine (9), single family, triple attached units will be developed in three sets of triplexes. The homes will be sold to first time, income qualified, buyers. The units to be developed furthest up Palmer Park Road will have off street parking in the front yard as follows:

- Lot 9 – 10' x 38' driveway (2 parking spaces)
- Lot 8 – 10' x 20' driveway (1 parking space)
- Lot 7 – 10' x 38' driveway (2 parking spaces)

The middle set of units will have:

- Lot 6 – 10' x 38' driveway (2 parking spaces)
- Lot 5 – 10' x 20' driveway (1 parking space)
- Lot 4 – 9.5' x 38' driveway (2 parking spaces)

The last set of units closest to Barlowe Road, will have:

- Lot 3 – 10' x 38' driveway (1 parking space)
- Lot 2 – 10' x 36' (1 parking space)
- Lot 1 – 10' x 38' driveway (2 parking spaces)

2. Variances Requested

- A. Variance to Section 27-120.01(a) which states, "After September 1, 2002, in Revitalization Tax Credit Districts only, no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a townhouse or multifamily dwelling, in the area between the front street line and the sides of the dwelling." The applicant is seeking a variance of this requirements to provide the necessary off-street parking in the front yard for the platted lots.
- B. Variances from Section 27-442(c) for Lot coverage and green area, which required 30% maximum for outer lots and 40% maximum for inner lots. The applicant is seeking variances for platted lots 2, 5 and 8.
- C. Variance to Section 27-442(d) for lot/width frontage building line, which required a minimum of 80 feet for one-family triple attached dwellings at the front building line. The applicant is seeking variances for platted lots 1, 3, 4, 6, 7 and 9. Platted lots, 2, 5 and 8 are middle lots, footnote #8 grants a reduction to 18-feet for lot/width frontage for middle lots, which is provided.
- D. Variances to Section 27-442(d) for lot/width frontage at the front street line, which requires a minimum of 65 feet for one-family triple attached dwellings at the front street line. The applicant is seeking variances for platted lots 1, 3, 4, 6, 7 and 9. Platted lots 2, 5 and 8 are middle lots; footnote # 8 grants a reduction to 18-feet for lot/width frontage for middle lots, which is provided.

- E. Variance to Section 27-442(e) for yards (minimum depth/width in feet), which requires a minimum of 45 feet for one-family triple attached dwellings at the rear yard. The applicant is seeking variances for platted lots 1, 2, 8 and 9.

F. Master Plan Recommendation

The Approved Subregion 4 Master Plan and Sectional Map Amendment ("Master Plan"), (June, 2010) calls for home ownership and reinvestment in the community. HIP is an innovative, green nonprofit housing developer and counseling agency based in Prince George's County, Maryland dedicated to revitalizing neighborhoods. HIP creates housing and economic security for low and moderate income households and provides services that improve the quality of life in Prince George's County communities. HIP's development programs consist of multifamily housing and single family rehabilitation and new construction. HIP has developed a reputation for creating high quality projects, focusing a great deal of attention to detail. HIP has renovated numerous homes in the Palmer Park neighborhood. Thus, by building these nine, new housing units to be sold to first time, low to moderate income buyers, the goals of the Subregion 4 Master Plan will be achieved.

G. Request

The applicant is requesting a departure of five (5) parking spaces from the required nineteen (19) spaces required in the Zoning Ordinance. A variance (waiver) is also requested to allow the off street parking to be provided in the front yard.

H. Design Requirements

1. Number of Required Parking and Loading Spaces – DPLS Request

Section 27-568(a)(1) requires 2.04 off-street parking spaces for each one-family, attached dwelling unit. Nineteen parking spaces are required and fifteen will be provided necessitating a departure of four spaces.

2. Permitted Use of Parking Lots

Section 27-551 (e) requires parking spaces provided solely for, and on the same lot with, one-family dwellings may be located one behind the other. The front space may be used as access to the rear space. The design of the two car parking spaces are designed pursuant to this design standard.

I. Required findings

- I. Section 27-588(b)(7) of the Zoning Ordinance provides that:

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

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

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 increases the amenities in the Regional District.

This is an inner-beltway, older community in the County where the existing houses do not all have off-street parking. On street parking, on both sides Palmer Park Road, is allowed and utilized by the residents for parking purposes. There will be sufficient and convenient parking provided by a combination of off street and on street parking. The maximum number of cars possible will be accommodated off-street. The location for the parking spaces to be provided off street for the interior units must be in the front yard as the single family units are triple attached and there is no alley. This is a redevelopment project whose design is consistent with the existing residential character of the area.

- ii. The departure is the minimum necessary, given the specific circumstances of the request;

The departure is the minimum necessary. The development is designed to achieve the maximum number of parking spaces.

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

The departure is necessary to alleviate circumstances special to the triple attached, single family homes, which are on older lots (not 6,500 s.f.) which cannot accommodate off street parking other than in the front yard for the interior units. This is an older area of the county where off street parking is not consistently provided and off street parking spaces were not previously required.

- 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

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.

The applicant submits that the parking needs of the residential areas will not be infringed upon if this request is granted. The surrounding, residential streets allow on-street parking. There are sufficient off-street parking spaces provided and available to accommodate the proposed redevelopment.

B. In making its findings, the Planning Board shall give consideration of 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 parking spaces within five hundred (500) feet of the subject property;

Parking in the surrounding community is provided by a combination of on-street and off-street parking. Of the existing six (6) triplex units adjacent to the subject property on Palmer Park Road, four (4) units have a one car driveway and two (2) units have no off street parking. On street parking is allowed on both sides of Palmer Park Road. Thus, the design proposed is consistent with the surrounding residential neighborhood.

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

Redevelopment of this older area of the County is a goal of the Master Plan. The property is in a Revitalization Tax Credit district. HIP will be providing new, single family units, for income qualified, first time home buyers consistent with the goals of the Master Plan.

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

The property is not located in a municipality.

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

There are no public parking facilities proposed for this area.

C. In making its findings, the Planning Board may give consideration to the following:

- i. Public transportation available in the area;

Public transportation is available in this inner Beltway neighborhood. The area is serviced by Metro and County Bus routes.

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

There are no design solutions to provide all the required parking spaces. The property will be developed with triple attached, single family units which limits the opportunity to provide additional parking spaces beyond those proposed.

- 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;

As the proposal is residential in nature, this Section does not apply.

- 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 requires by Subtitle 4 of the Prince George's County Code.

The subject property is in R-20 Zone; therefore, this Section is not applicable.

- II. Section 27-230(a) of the Zoning Ordinance contains the criteria for approval of variances:

- 1. A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;

As stated hereinabove, the lots to be developed are all older lots that are much smaller than what is currently required (6,500 s.f.). The actual developable area of the lots is extraordinarily small given current zoning regulations. Also, if off-street parking is to be provided at all, there is only one street, Palmer Park Road, to be accessed. Additionally, the units are triple attached. Parking cannot be provided at the rear of the property and the parking must be placed in the front yard of the interior lots.

- 2. The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and

Strict application of this Subtitle will result in affordable homes for income – restricted first time home buyers not be built which would be an exceptional and undue hardship upon HIP, which purchased the property from the Housing

Authority of the County for this specific purpose, and the families who would lose this home ownership opportunity. The loss of these units would also be an exceptional and undue hardship for the County in that a redevelopment opportunity would be lost.

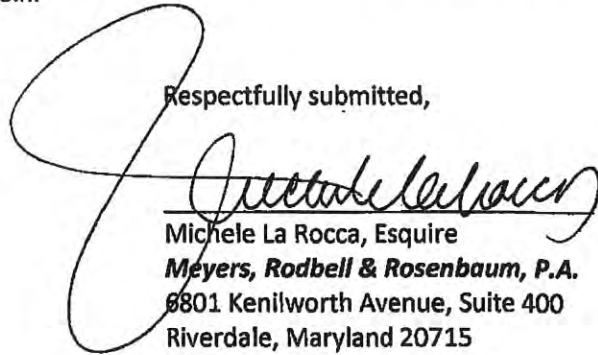
3. The variance will not substantially impair the intent, purpose or integrity of the General Plan or Master Plan.

As stated hereinabove, the variances will allow the Master Plan goal of revitalization, reinvestment and home ownership to be realized. Thus, no impairment of the intent, purpose or integrity of the General or Master Plan will result. Further, the single family, triple attached units will be compatible with the existing development in the surrounding neighborhood.

Conclusion

I respectfully request approval of a waiver of Section 27-102.01(a) be granted to allow parking spaces in the front yard for property located in a Revitalization Tax Credit district, the waiver of four (4) parking spaces required by Section 27-568(a)(1) with the associated variances specified herein.

Respectfully submitted,



Michele La Rocca, Esquire
Meyers, Rodbell & Rosenbaum, P.A.
6801 Kenilworth Avenue, Suite 400
Riverdale, Maryland 20715
(301)699-5800

NEW CONSTRUCTION 3 - 2 STORY TRIPLEXES
2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018 PALMER PARK RD.
LANDOVER, MD 20785



HOUSING INITIATIVE PARTNERSHIP, INC. **OWNER**

6525 BELCHER ROAD, SUITE 535 HYATTSVILLE, MD 20782, TEL: (301) 699-3800 FAX: (301) 699-8184

HOUSING INITIATIVE PARTNERSHIP, INC. **DEVELOPER**

6525 BELCHER ROAD, SUITE 535 HYATTSVILLE, MD 20782, TEL: (301) 699-3800 FAX: (301) 699-8184

ZA+D **ARCHITECT**

ZAVOS ARCHITECTURE+DESIGN, LLC

323 WEST PATRICK STREET, FREDERICK, MD 21701, TEL: (301) 698-0000 FAX: (301) 698-0020

WOLFMAN & ASSOCIATES, P.C. **STRUCTURAL**

8720 GEORGETOWN AVENUE, #908 SILVER SPRING, MD 20910, TEL: (301) 581-0200 FAX: (301) 581-5440

CJL ENGINEERING **M/P/E**

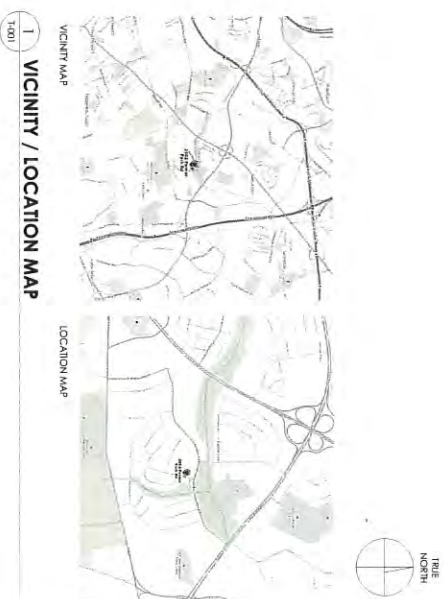
3 WEST BECONO STREET, FREDERICK, MD 21701, TEL: (301) 665-9424 FAX: (301) 293-4338

APPLIED CIVIL ENGINEERING, INC. **CIVIL**

4207 ANNAPOLIS ROAD, SUITE 414 LANNHA, MD 20704, TEL: (301) 459-5932

DRAWING LIST			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION
A-001	ISOMET VIEW / 3-D EXTERIOR SYMBOLS	04/10/2017	100-SET
A-002	CODE MANUAL / LIFE SAFETY PLAN	04/10/2017	100-SET
A-003	ASSEMBLY SCHEDULE AND DETAILS	04/10/2017	100-SET
A-004	ARCHITECTURAL SITE PLAN	04/10/2017	100-SET
A-005	SITE DETAILS	04/10/2017	100-SET
A-201	OVERALL LOWER LEVEL PLAN	04/10/2017	100-SET
A-202	OVERALL SECOND FLOOR PLAN	04/10/2017	100-SET
A-203	OVERALL THIRD FLOOR PLAN	04/10/2017	100-SET
A-204	ROOF PLAN	04/10/2017	100-SET
A-301	EXTERIOR ELEVATIONS	04/10/2017	100-SET
A-302	EXTERIOR ELEVATIONS	04/10/2017	100-SET
A-303	EXTERIOR DETAILS	04/10/2017	100-SET
A-401	BUILDING SECTIONS	04/10/2017	100-SET
A-402	BUILDING SECTIONS	04/10/2017	100-SET
A-501	WALL SECTIONS	04/10/2017	100-SET
A-502	WALL SECTIONS AND DETAILS	04/10/2017	100-SET
A-601	TYPICAL MECHANICAL DETAILS	04/10/2017	100-SET
A-602	INTERIOR ELEVATIONS - POWDER ROOMS & BATHROOMS	04/10/2017	100-SET
A-603	INTERIOR ELEVATIONS - 2ND FLOOR BATHROOMS	04/10/2017	100-SET
A-701	DOOR, WINDOW SCHEDULES, TYPES AND DETAILS	04/10/2017	100-SET
A-702	DOOR, WINDOW SCHEDULES, TYPES AND DETAILS	04/10/2017	100-SET
S-001	STRUCTURAL NOTES	04/10/2017	100-SET
H-001	SYMBOLS & ABBREVIATIONS - HVAC	04/10/2017	100-SET
H-002	SYMBOLS & ABBREVIATIONS - HVAC	04/10/2017	100-SET
H-201	LOWER LEVEL - NEW WORK PLAIN HVAC	04/10/2017	100-SET
H-202	FIRST FLOOR - NEW WORK PLAIN HVAC	04/10/2017	100-SET
H-203	SECOND FLOOR - NEW WORK PLAIN HVAC	04/10/2017	100-SET
H-301	MECHANICAL DETAILS - HVAC	04/10/2017	100-SET
P-001	LEGEND / ABBREVIATIONS AND NOTES - PLUMBING	04/10/2017	100-SET
P-201	LOWER LEVEL - NEW WORK PLAIN PLUMBING	04/10/2017	100-SET
P-202	1ST FLOOR - NEW WORK PLAIN PLUMBING	04/10/2017	100-SET
P-203	2ND FLOOR - NEW WORK PLAIN PLUMBING	04/10/2017	100-SET
P-401	PLUMBING SCHEDULES AND DETAILS	04/10/2017	100-SET
P-402	PLUMBING SCHEDULES AND DETAILS	04/10/2017	100-SET
E-001	ELECTRICAL SYMBOL, NOTES AND SCHEDULES	04/10/2017	100-SET
E-201	LOWER LEVEL - ELECTRICAL PLAN	04/10/2017	100-SET
E-202	1ST FLOOR - ELECTRICAL PLAN	04/10/2017	100-SET
E-203	2ND FLOOR - ELECTRICAL PLAN	04/10/2017	100-SET

NO.	PERMS ISSUED
DISCUSSION	DATE

[illegible]

**PALMER PARK
MEADOWS**
PROJECT ADDRESS:
PALMER PARK RD.
LANDOVER, MD 20785

SURFNAME:
TITLE SHEET

J23 3/10/08
DAVID H. LINDNER

15211

T-001

323 WEST PATRICIA ST.
FREDERICK, MD 21704
P. 800.541.2000 F. 301.568.0720
WWW.ZO-D.COM

PREMIS ISSUED		
NO.	DESCRIPTION	DATE
1	1000	10/10/2000

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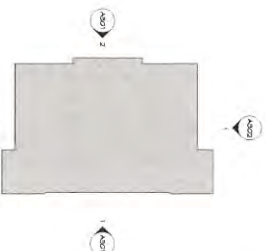
**PALMER PARK
MEADOWS**
PROJECT ADDRESS:
PALMER PARK RD.
LANDOVER, MD 20785

SHEET NAME:
ARCHITECTURAL SITE
PLAN

KOL NUMBER:
 CHAIRMAN NUMBER:
 A-004
 323 WEST PATRICK ST.
 FREDERICK, MD 21701
 P.301.698.0020 F.301.698.0920
 WWW.A20-Q.COM



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"
A-004
1

[illegible]

KEY PL
SCALE: 1" = 20'-0"

A-302
323 WEST PATRICK ST.
FREDERICK, MD 21701
P.301.698.0020 F.301.698.0920
www.za-d.com

2002-2018 PALMER PARK ROAD
HYATTSVILLE, MD 20785



VICINITY MAP

SCALE: 1"=2000'
A.D.C. STREET MAP No. 13, GRID D-10&11
WSSC 203 NE 7

**THIS BLOCK IS FOR
OFFICIAL USE ONLY**

M-NCPPC
APPROVAL

PROJECT NAME: PALMER PARK, LOT 19 12-0, BLK T

PROJECT NUMBER: DP1945

For Conditions of Approval see Site Plan Cover Sheet or Approval
Revision numbers must be included in the Project Number



02/12/2018

APPLIED CIVIL ENGINEERING



**ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT
* PERMIT PROCESSING**
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER

HOUSING INITIATIVE PARTNERSHIP, INC.
6525 BELCREST ROAD #555
HYATTSVILLE, MD 20782
301 699-3870

SITE DEVELOPMENT AND LANDSCAPING PLAN

2002-2018 PALMER PARK ROAD
LOTS 1-9, BLOCK 1
PALMER PARK
13TH (KENT) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

16-06 SHEET 1 OF 2

1" = 20'

CONTRACT No.: _____

SCALE:

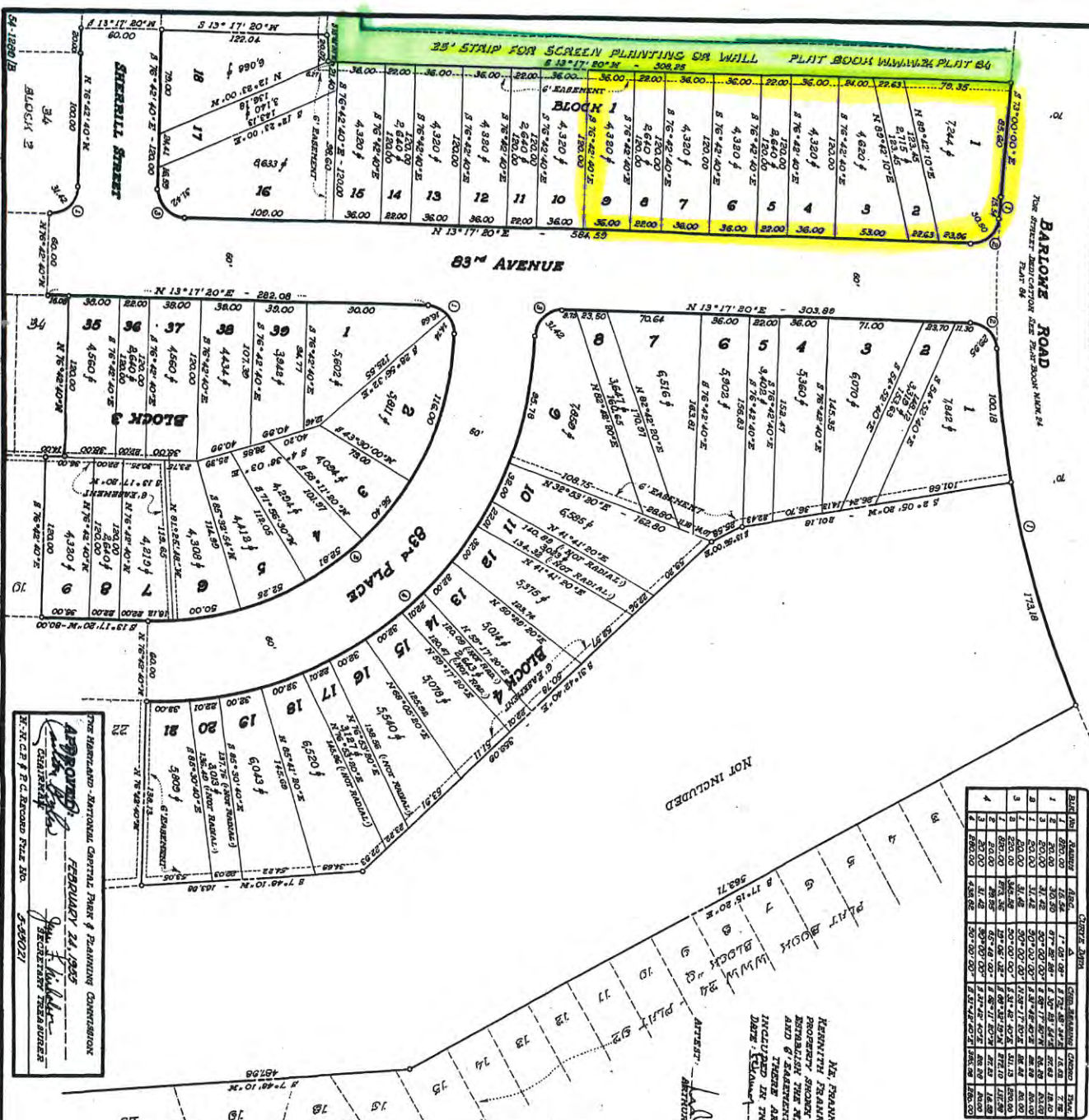
TEL. (301) 459-5932

1

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APPROVED: _____ DATE: _____

APPROVE



BLK NO	ACRES	AREA	OWNER	DATE
1	1.00	1.00	FRANK DEVELOPMENT CO., INC.	1985
2	1.00	1.00	FRANK DEVELOPMENT CO., INC.	1985
3	1.00	1.00	FRANK DEVELOPMENT CO., INC.	1985
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100	1.00	1.00	FRANK DEVELOPMENT CO., INC.	1985

HE HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY TRISA A. THOMAS, UNKARNED, TO FRANK DEVELOPMENT COMPANY, INC., INC. BY DEED DATED FEBRUARY 27, 1984 AND RECORDED IN BOOK 1701 AT FOLIO 109, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND AND THAT THE PLAN SHOWN HEREON IS A TRUE AND CORRECT COPY OF THE PLAN SHOWN HEREON. THE TOTAL AREA INCLUDED IN THIS SUBDIVISION IS: 100.00 ± AC.

OWNER'S DEDICATION

FRANK DEVELOPMENT CO., INC., A MARYLAND CORPORATION BY KENNETH FRANK, PRESIDENT AND ARTHUR M. CHAMBERLAIN, SECRETARY, OWNERS OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON HEREBY ADAPT THIS PLAN OF SUBDIVISION, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS TO PUBLIC USE SHOWN ON THIS PLAN OF SUBDIVISION. THESE ARE TO BE OPEN TO ALL AS TO RIGHTS OF AVENUE, LANE OR TRUSTS ON THE PROPERTY DATE: FEBRUARY 24, 1985.

NOTE: AREA OF STREET DEDICATION: 75,498 ± OR 1,732 AC.



PART OF BLOCKS 1, 3 & 4
SECTION TWO
PALMER PARK
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 50'

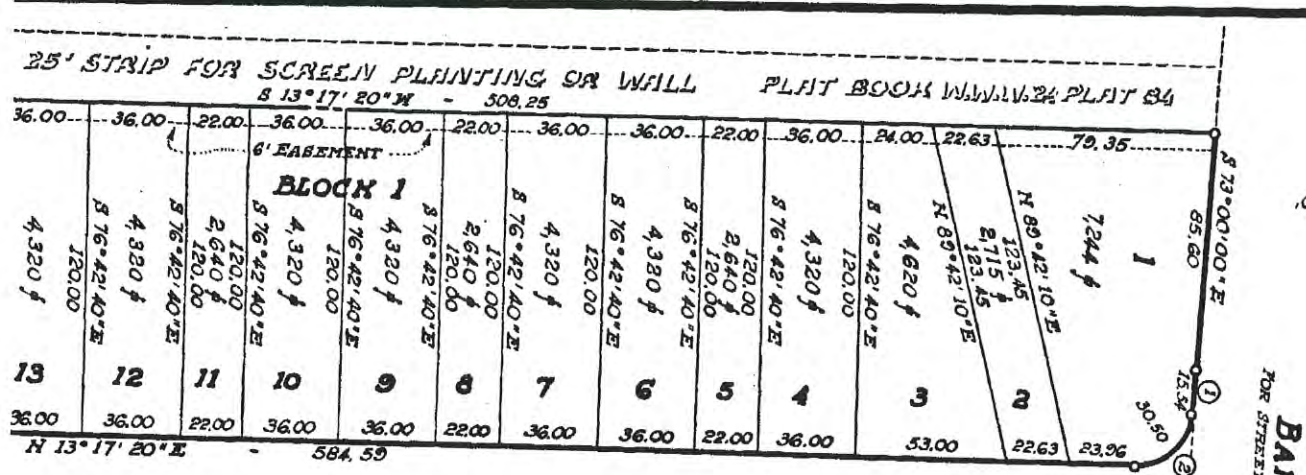
MADDOX & HOPKINS
CIVIL ENGINEERS
SILVER SPRING, MD.

APPROVED: *[Signature]*
FEBRUARY 24, 1985
CLERK OF THE COURT
PRINCE GEORGE'S COUNTY, MARYLAND

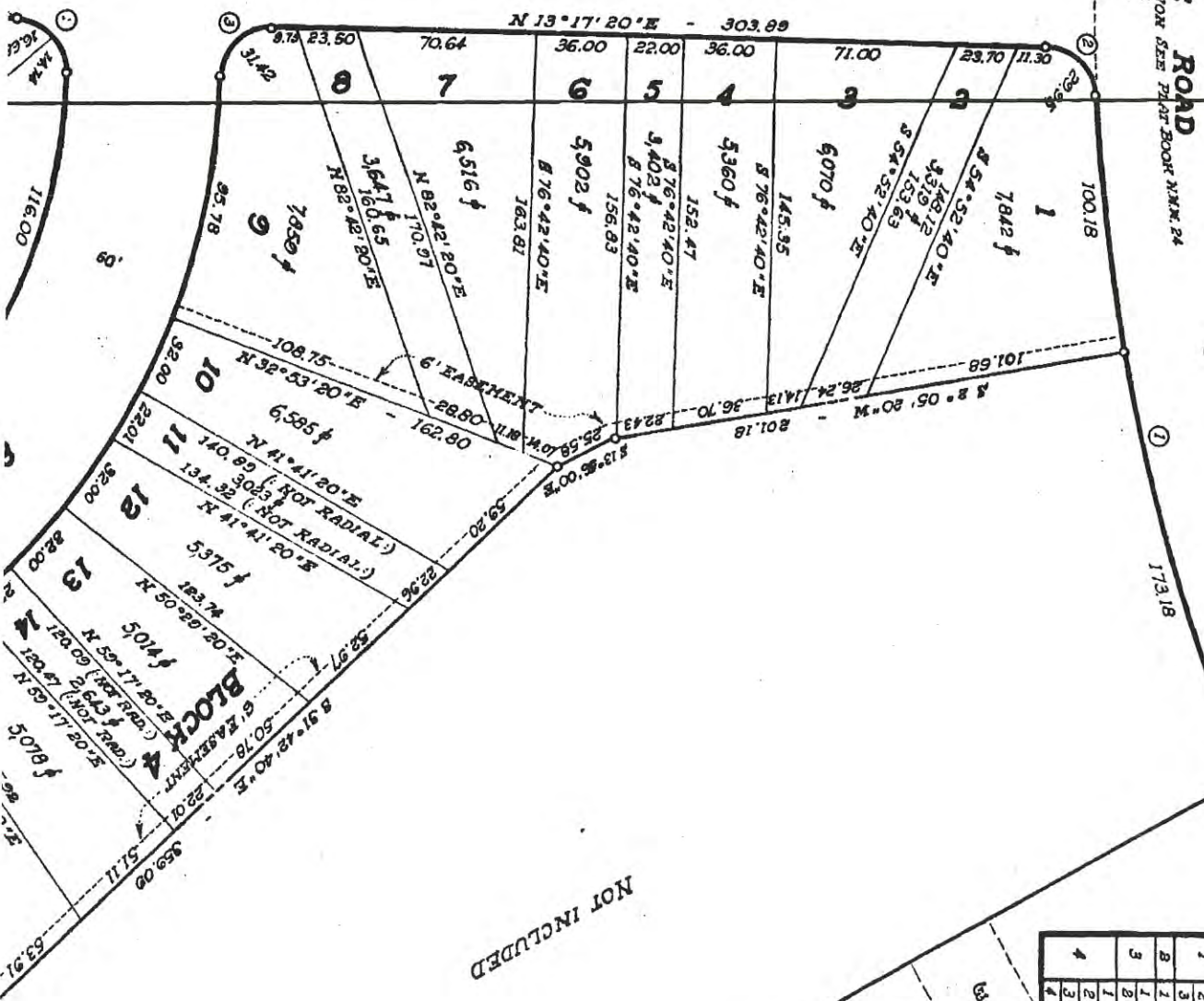
MSA SSU 1850-18315

1985

25 of 47



83rd AVENUE



NOT INCLUDED

B.K.	No	RAMUS
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3	3	20.00
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100	100	20.00

JUNE 7, 2018

Planning Board Meeting

Exhibits Transmitted to Development Review

AGENDA ITEMS #13 – DEPARTURE FROM PARKING AND LOADING STANDARDS
– DPLS-451 PALMER PARK –

The following exhibits were accepted and entered into the record:

Applicant Exhibit No. 1

**Housing Initiative Partnership Brochures and
Annual Report**

1-pages

MARIE PROCTOR 6/7/2018

Marie P 6/7/18

Sign and Date



Housing Initiative
Partnership, Inc.

Stephanie Prange Proestel

Deputy Director

301.699.3870

fax: 301.699.8184

sproestel@hiphomes.org

6525 Belcrest Road, #555
Hyattsville, MD 20782
www.hiphomes.org



HOUSING INITIATIVE PARTNERSHIP, INC.

United Way Contribution Code: 9825

Housing Initiative Partnership, Inc. (HIP) is an innovative, green nonprofit developer and counseling agency based in Prince George's County, Maryland dedicated to revitalizing neighborhoods. HIP creates housing and economic security for low- and moderate-income households and provides services that improve the quality of life in the communities we serve.

HIP Programs and Services

Single-Family Development – HIP acquires dilapidated, vacant, single-family homes in distressed communities and rehabilitates them with new kitchens, baths, porches, and a variety of other green, energy-efficient features. HIP focuses its rehab program within the inner-beltway communities of Prince George's County. With the use of public funds, HIP Homes are affordable to families earning 80% or less of the area median income.

Multi-Family Development – HIP develops both renovation and new-construction apartment communities. Our most recent, Bladensburg Commons, is a 100-unit property in Prince George's County developed in partnership with The Shelter Group. In the past year HIP also opened New East Crossing, a 72-unit property in Cecil County and Parklands Apartments, a 62-unit family community in Cecilton. Other projects include Mount Rainier Artist Apartments and Renaissance Square in Hyattsville, as well as two senior residential buildings, Newton Green in Bladensburg and Elkton Senior Apartments in Elkton, Maryland.



Homeowner Rehabilitation Assistance Program and Façade Improvement – HIP works with low-income homeowners to secure funding and manage construction on home repairs necessary to keep homes in compliance with current housing codes. Additionally, HIP works with homeowners to facilitate façade improvements, providing items such as new roofs, fences, siding, and driveways.

Homebuyer Education – HIP offers HUD-certified "First Time Homebuyer" workshops and one-on-one counseling to prospective homebuyers. 8-hour workshops are held once a month in Prince George's and Montgomery Counties, and are designed to thoroughly explain the home buying process. Participants receive certificates of completion which allow them to apply for down payment and/or closing cost assistance programs.

Foreclosure Prevention – HIP's certified foreclosure prevention counselors work diligently with clients and their mortgage companies to obtain modifications and refinance options for at-risk homeowners. Serving over 1500 clients per year, HIP has successfully kept over one hundred million dollars' worth of homes from falling into foreclosure.

Financial Capability Education & Counseling – HIP counselors provide small-group workshops and one-on-one counseling to help homeowners and renters achieve greater financial stability and housing security. HIP counselors work in partnership with industry experts to provide tools and information on budgeting, increasing savings, building credit, decreasing debt, utility management, and a variety of other topics.

6525 Belcrest Road, Suite 555 | Hyattsville, MD 20782 | phone: 301.699.3835 | fax: 301.699.8184 | www.hiphomes.org



Multifamily Properties

- **Newton Green Senior Apartments**
 - 77 Units affordable senior living
 - HIP provides services
- **Renaissance Square Artists' Housing**
 - 44 Units affordable artist housing
- **HIP's Artists' Housing**
 - 12 Units affordable artist housing
 - Managed by HIP



Housing Initiative Partnership, Inc



5424 Addison Road, Fairmount Heights



Housing Initiative Partnership, Inc



6202 Field Street, Capitol Heights



Housing Initiative Partnership, Inc



3624 Key Turn Street, District Heights



Housing Initiative Partnership, Inc



7141 & 7143 Hylton Street, Seat Pleasant



Adjacent Homes

1940, 1942, 2000 Palmer Park Road

3 homes, 2 off-street parking spaces



1934, 1936, 1938 Palmer Park Road

3 homes, 5 off-street parking spaces



Across Palmer Park Road

7905 Barlowe Road, 2017 and 2015 Palmer Park Road

3 homes, 5 off-street parking spaces



2013, 2011, 2009 Palmer Park Road

3 homes, 2 off-street parking spaces



Restricted Parking during Stadium Events

Two Signs posted along proposed Palmer Park Meadows



Corner of Barlowe Road and Palmer Park Road



Located at about 2012 Palmer Park Road



Street Parking in front of Proposed Palmer Park Meadows

June 6, 2018 at 7:00pm





Housing Initiative Partnership, Inc.

2017 ANNUAL REPORT

OUR MISSION

Housing Initiative Partnership, Inc. (HIP) is an innovative, green nonprofit housing developer and counseling agency based in Prince George's County, Maryland dedicated to revitalizing neighborhoods. HIP creates housing and economic security for low- and moderate-income households and provides services that improve the quality of life in the communities we serve.

A Message From Our Executive Director & Board Chair

It's hard to believe that another year has come and gone – and what a year it was! 2017 saw HIP continue its tradition of excellence in revitalizing neighborhoods and strengthening communities while growing the impact of its programs and providing innovative responses to new challenges.

As you will see throughout this report, HIP certainly had a year to remember. From the sale of our 75th “HIP Home,” to the opening of the 100-unit Bladensburg Commons, to the expansion of our counseling staff and programs, HIP remained on the forefront of affordable housing development and housing and financial counseling.

HIP's excellence has always stemmed from its exceptional and dedicated staff, and in 2017, they continued to go above and beyond to deliver the best possible experiences



Mel Thompson and Maryann Dillon

and outcomes to our homebuyers and clients. We are continually amazed and inspired by the attention to detail, hard work, and care that our team shows for HIP's work and mission.

The coming year will present new challenges – we face uncertainty with regards to federal funding and continued challenges to the development of affordable housing. In spite of these challenges, one thing remains certain: HIP will continue to innovate and lead as it carries out its mission to revitalize neighborhoods by creating housing and economic opportunities ... and improving the quality of life in the communities we serve.

Sincerely,

Maryann Dillon
Executive Director

Mel Thompson
Board Chair

OUR TEAM

Glenda Carpenter, Resident Service Coordinator
Carmen Castro-Conroy, Managing Counselor,
Montgomery County Housing
Maryann Dillon, Executive Director
Lorena Fuentes, Case Manager
Jocelyn Harris, Housing Developer
Laura Hernandez, Intake Specialist
Mary Hunter, Director, Housing Counseling Program
Nathaniel McDonald, Financial Capability Administrator
Christian Mechlin, Director, Resources & Communications

Claudia Medina, Intake Specialist
Flavio Medina, Housing Counselor
Zulma Miranda, Housing Counselor
Barbara Neathery, Resident Service Coordinator
G. Lee Oliver, Housing Counselor
Luis Perez, Housing Counselor
Sonia Posada, Housing Counselor
Stephanie Prange Proestel, Deputy Director
Audrey Tillery, Resident Service Coordinator
Shanise Williams, Homebuyer Education Coordinator



On the cover: First-time homebuyers Dominique and Shawn with their son in their new HIP Home.

FINANCIALS

FY 2017 Audited Financial Balance Sheet*

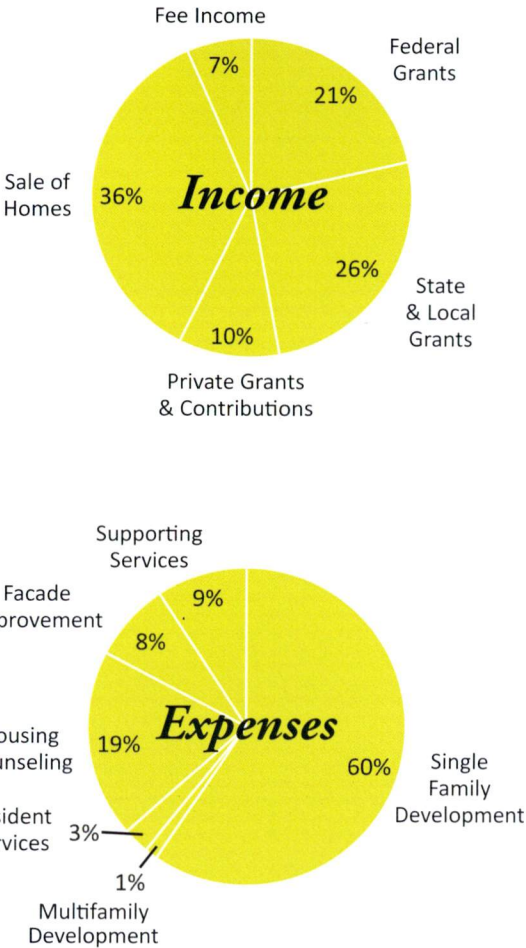
Assets:	
Current Assets	\$2,371,019
Property, Equipment	\$1,230,853
Other Assets	\$319,823
TOTAL ASSETS:	\$3,921,695
Liabilities:	
Current Liabilities	\$239,415
Long-term Liabilities	\$1,560,982
TOTAL LIABILITIES:	\$1,800,397
Net Assets:	\$2,121,298
Total Liabilities and Net Assets:	\$3,921,695

*For period ending June 30, 2017

Income Statement

Revenue:	
Federal Grants	\$958,209
State, Local Grants	\$1,149,424
Private Grants, Contributions	\$455,243
Sale of Homes	\$1,617,075
Fee, Program Income	\$293,705
TOTAL INCOME	\$4,473,656
Expenses:	
Program Services	\$3,763,356
Supporting Services	\$383,510
TOTAL EXPENSES	\$4,146,866

Change in Net Assets from Operations:	\$326,790
Less:	
Loss in Mt. Rainier LLP Investment	\$(89,427)
CHANGE IN NET ASSETS	\$237,363
Net Assets, Beginning of Year:	\$1,883,935
Net Assets, End of Year:	\$2,121,298



BOARD OF DIRECTORS

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Anne Balcer, Secretary
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Jada Owens
Samuel Parker
Derrick Perkins
Peggy Sand
Alexia Clark, Outgoing
Michelle Pittman, Outgoing
Ari Schnitzer, Outgoing



7108 E. Lombard St.

HIP Homes

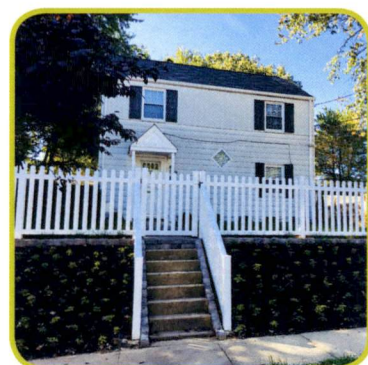
HIP acquires dilapidated, vacant single-family homes in distressed communities and substantially rehabilitates them with new kitchens, baths, porches, and a variety of other green, energy-efficient features. HIP also develops new-construction, green single-family homes. HIP focuses its single-family development within the inner-beltway communities of Prince George's County, and uses State and County funds to ensure that "HIP Homes" are affordable to families earning 80% or less of the area median income. In 2017, HIP revitalized and sold nine single-family homes to first-time homebuyers.

Multi-Family Development

HIP develops both existing and new-construction apartment communities. The most recently completed, Bladensburg Commons, is a 100-unit property in Prince George's County developed in partnership with The Shelter Group and opened in May 2017. Other HIP-developed properties include Mount Rainier Artist Apartments, Renaissance Square, Newton Green Senior Apartments, Elkton Senior Apartments, New East Crossing, and Parklands at Cecilton. HIP staffs its multi-family developments with Resident Service Coordinators who connect residents with services and support as well as organizing community events and programs.



Bladensburg Commons



7203 E. Forest Rd.

Neighborhood Revitalization

HIP works with low-income homeowners to coordinate and facilitate exterior upgrades and home repairs necessary to improve energy-efficiency and compliance with current housing codes. The Home Restoration Façade Improvement Program provided 50 Prince George's County homeowners with home improvements including new roofs, windows, siding, landscaping, driveways, and walkways in 2017.

By the Numbers



\$222,039

Average 2017
HIP Home Sale Price



\$50,513

Average HIP Homebuyer
Household Income



\$2,495,316

2017 HIP Single-
Family Development
Dollars Invested



\$6.24 million

Amount Leveraged in
Kentland/Palmer
Park Community

Great Partnerships Doing 'Great Things' for the Affordable Housing Community

Tisa J.D. Clark, President of J.D. Clark Professional Services, LLC, first came to HIP in 2012 as a general contractor for our HIP Homes single-family development program. She quickly became one of our favorites – always going the extra mile to find just the right fixture and finish to make that house a special home for a first-time homebuyer. In five years, Tisa has renovated 12 homes for HIP and has overseen façade improvements for 50 homes in the Kentland neighborhood. Tisa is based in Prince George's County, and was recently selected for a Minority Business Leader award by the Washington Business Journal after being nominated by HIP.

Way to go, Tisa!

What projects have you worked on with HIP?

We support HIP as a property maintenance company and a construction company. Some of the properties that we have touched in either capacity appear below.

Which house or project has been your favorite?

There are several. I love the porch at 3624 Key Turn. I love the front door/entrance to 7108 E. Lombard. I love the full renovation at 6202 Field Street. I love the first floor at 4851 Huron. I love the foyer at 6805 Keystone Manor.

Tell us about a funny experience you had while working with HIP.

During Kentland/Palmer Park Façade Improvement Phase 1, we were doing all of the exterior work during the winter months, starting at the end of November 2015. We would have a weekly walk-through in the community, and each week we would have a great laugh as no matter which day we chose we would be out and about on the most treacherous day. We experienced below freezing temperatures, sleet, rain, and snow. We paralleled ourselves to the United States Postal Service – nothing could keep us from this community.

Is there anything else you want to share with our annual report readers?

Out of all our clients, my heart and passion are most connected to HIP for the great things they are doing for the affordable housing community and making homeownership possible. It gives me great joy to work alongside this organization and to hear all the wonderful, life changing stories that I am able to support.

Some of the properties that Tisa has worked on:

2017 Ray Leonard Road
2327 Lakewood Street
2505 Jameson Street
3201 Prince Ranier Place
3409 Navy Day Drive
3532 Community Place

3624 Key Turn Street
4662 Lamar Avenue
4851 Huron Avenue
5258 Daventry Terrace
5309 Broadwater Court
6202 Field Street

6805 Keystone Manor Court
7108 East Lombard Street
8012 Sheriff Road
Kentland Façade Improvement
Program, Phase 1 and 2



Tisa J.D. Clark



3624 Key Turn St.



4851 Huron St.



HIP housing counselor Lee Oliver leading a homebuyer education workshop

Homebuyer Education

HIP provides HUD-certified “First-Time Homebuyer” workshops and one-on-one counseling to prospective homebuyers, plus an online pre-purchase counseling course. These courses focus on preparing participants for the home purchase process, including identifying the right loan, understanding mortgage payments, and avoiding housing cost burden. Participants receive certificates of completion which can be used when applying for down payment and/or closing cost assistance programs. Through workshops, online courses, and one-on-one counseling HIP educated 775 potential first-time homebuyers in 2017.

Financial Capability Counseling

Through one-on-one counseling and workshops aimed at rebuilding credit, budgeting, and increasing savings, HIP’s financial capability program helps homeowners, potential homebuyers, and renters, as well as families recovering from homelessness, reach their financial goals and provides them with the knowledge and training needed to achieve financial sustainability.

Foreclosure Prevention

HIP’s certified foreclosure prevention counselors work with clients and their mortgage companies to obtain modifications and refinance options for homeowners facing foreclosure. In 2017, HIP provided foreclosure prevention counseling services to 448 homeowners through individualized, one-on-one counseling. Of that number, 40% avoided foreclosure by reaching a work-out agreement with their mortgage provider.

Rapid Rehousing

In partnership with Prince George’s County’s Department of Social Services, HIP provides intensive coaching and case management to families transitioning out of homelessness into permanent housing, providing declining rental subsidies and financial coaching to ensure clients achieve housing security and financial sustainability following a year of support. In 2017, HIP provided 38 families with intensive case management services and financial capability coaching as they transitioned out of homelessness into permanent, secure housing.

HIP Rapid Rehousing, Transitioning Families from Homelessness to Secure Housing

In 2016, the [Smith] family found themselves in a homeless shelter in Prince George’s County after a sudden loss of income. Ms. [Smith] had been employed at a state agency but was downsized and unable to locate another job to support her family.



HIP provides coaching to families in need.

The [Smiths] and their two children spent the next five months living in a shelter, during which time Ms. [Smith] secured a temporary position with MVA and began earning a limited income. Through Prince George’s County’s Department of Social Services, the family was referred to HIP’s Rapid Rehousing program and began the process of transitioning out of the shelter and into permanent, secure housing. HIP counselors helped the [Smiths] negotiate with potential landlords to secure a rental and provided assistance with the security deposit as well as a flexible, monthly rental subsidy. The [Smiths] then began the intensive case management component of HIP’s Rapid Rehousing program aimed at helping families access necessary resources to become financially stable.

Initially, the [Smiths] struggled as they qualified for a limited number of apartments due to the family’s limited income and poor credit history. Nevertheless, the family worked hard to increase their income, pay down debt, and stay current on their rent. HIP’s financial coach worked to connect them with workforce development opportunities and financial resources, and within six months of entering the program the [Smiths]

had saved enough money to purchase a car. With reliable transportation, Ms. [Smith] was able to secure a new job with better pay and benefits for the family.

After 12 months of working with HIP, the [Smiths] had a stable income and were able to qualify for an apartment in the newly constructed Bladensburg Commons (which HIP partnered in developing). The new apartment provided a safe and secure home for the family as they continued to thrive. Shortly after moving in, Mr. [Smith] secured part-time employment and the family is now working with HIP’s housing counselors towards their next goal of becoming homeowners.

By the Numbers



\$1,421

Average Monthly Payment

Buyers who were counseled or educated through HIP purchased homes with an average monthly mortgage payment of \$1,421 and an average fixed interest rate of 4.1%



\$4,740

Average Annual Reduction

Homeowners who worked with HIP’s counselors and secured a mortgage modification had their annual mortgage payment reduced by an average of \$4,740



\$1,102

Average Increase in Savings

Participants in HIP’s intensive Financial Capability program achieved an average 65-point increase in credit score, \$330 reduction in debt, and \$1,102 increase in savings over the course of 6-12 months.

THANKS TO OUR PARTNERS & SUPPORTERS

Individual Supporters

Mary Addison
Richard and Joan Ahrens
Roger Aldridge
Malcolm Augustine
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John and Debra Bassert
Sandy Bell
Carol Bonkosky
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Barry Castillo
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John and Janet Townshend
Brian Tracey
Erik Whisenhunt
Martha Stone Wiske
Evelyn Woods
Peter Wolfe
U.S. Charitable Gift Trust – Curtis Weiss

Businesses

AMDM Properties, LLC
BB&T Bank
Caldwell Community
Capital One Services, LLC
Cerrito Family Properties
Cerrito Management
Cerrito Realty

Creative Consultants
E*Trade
Fannie Mae
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Foundations

Bank of America Foundation
The Morris & Gwendolyn Cafritz Foundation
Catalogue for Philanthropy
Cathay Bank Foundation
Citi Foundation
Enterprise Community Partners
Greater Washington Community Foundation
Community Foundation of Prince George's County

Housing Association of Nonprofit Developers
Jerome and Deena Kaplan Family Foundation
Meyer Foundation
National Fair Housing Alliance
Prince George's County Arts Council
Sandy Spring Bank Foundation
TD Charitable Foundation
United Way of the National Capital Area
Wells Fargo Foundation

Governments

U.S. Department of Housing & Urban Development (HUD)
State of Maryland, Department of Housing and Community Development
Montgomery County
Prince George's County
Office of Prince George's County Council Member Dannielle Glaros
City of Gaithersburg

Connect with HIP

Online: www.hiphomes.org

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6525 Belcrest Road, Suite 555
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Montgomery County
12900 Middlebrook Road, Suite 1500
Germantown, MD 20874
(301) 916-5946

640 East Diamond Avenue, Suite C
Gaithersburg, MD 20877
(301) 840-3275

