



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>

## Detailed Site Plan Alternative Compliance Adelphi Friends Meeting, Inc.

**DSP-20039  
AC-21012**

REQUEST	STAFF RECOMMENDATION
Construction of a 4,660-square-foot addition to an existing church, including office space, religious education classrooms, and fellowship space.	APPROVAL with conditions

**Location:** On the south side of Metzerott Road, at its intersection with 23rd Avenue.

Gross Acreage: 1.30

Zone: R-R

Dwelling Units: 0

Gross Floor Area: 9,826 sq. ft.

Planning Area: 65

Council District: 02

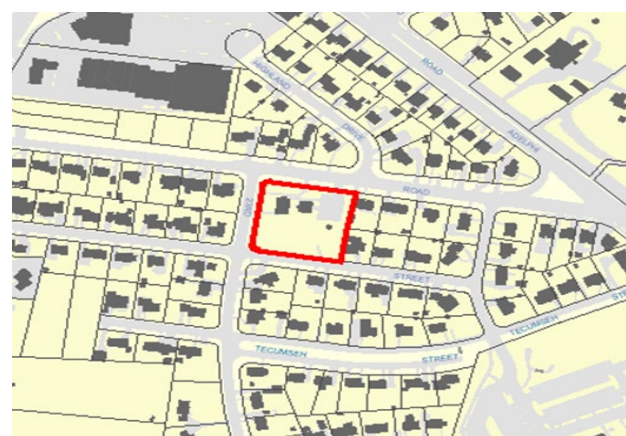
Election District: 17

Municipality: N/A

200-Scale Base Map: 211NE02

**Applicant/Address:**  
Adelphi Friends Meeting, Inc.  
2303 Metzerott Road  
Hyattsville, MD 20783

**Staff Reviewer:** Tierre Butler  
**Phone Number:** 301-780-2458  
**Email:** Tierre.Butler@ppd.mncppc.org



Planning Board Date: 06/24/2021

Planning Board Action Limit: 06/28/2021

Staff Report Date: 06/07/2021

Date Accepted: 04/19/2021

Informational Mailing: 11/18/2020

Acceptance Mailing: 04/06/2021

Sign Posting Deadline: 05/25/2021

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

STAFF REPORT

SUBJECT:      Detailed Site Plan DSP-20039  
                 Alternative Compliance AC-21012  
                 Adelphi Friends Meeting, Inc.

The Urban Design staff has reviewed the application for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions of the detailed site plan, as described in the Recommendation section of this report.

**EVALUATION**

This detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a.      The requirements of the Prince George's County Zoning Ordinance in the Rural Residential (R-R) Zone and the site design guidelines;
- b.      The requirements of the 2010 *Prince George's County Landscape Manual*;
- c.      The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d.      The requirements of the Prince George's County Tree Canopy Coverage Ordinance; and
- e.      Referral comments.

**FINDINGS**

Based upon the evaluation and analysis of the subject detailed site plan, the Urban Design staff recommends the following findings:

1.      **Request:** The subject detailed site plan (DSP) requests approval for construction of a 4,660-square-foot addition to an existing church, including office space, religious education classrooms, and fellowship space.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-R	R-R
Use(s)	Church	Church
Gross Acreage	1.3	1.3
Number of Lots	1	1
Total Gross Floor Area	5,166 sq. ft.	9,826 sq. ft. (4,660 proposed)

**PARKING DATA**

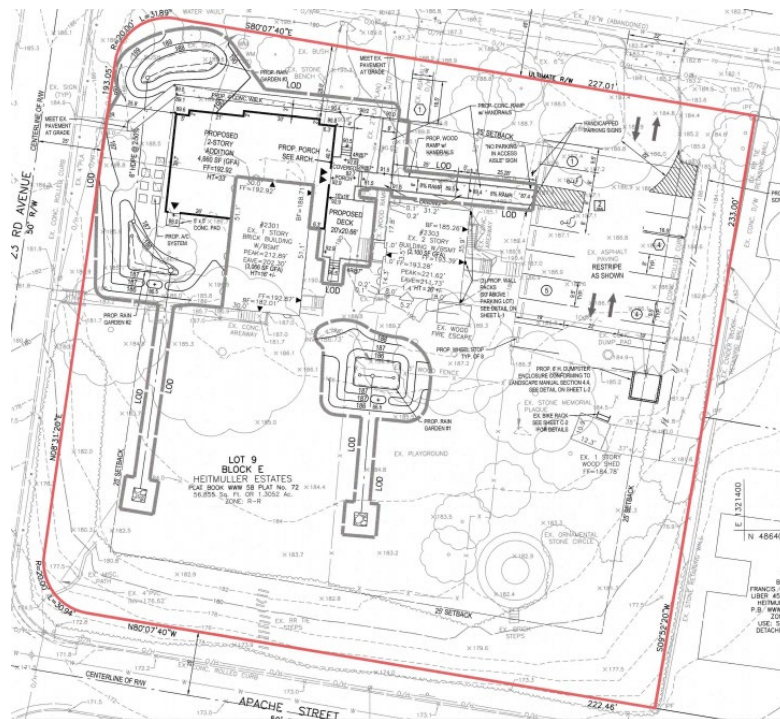
	REQUIRED	PROPOSED
Total Parking Spaces	25*	25**
Handicapped-Accessible Spaces	1	2

**Notes:** \*Required parking per Section 27-584(a)(3) of the Prince George's County Zoning Ordinance. The proposed addition, for supportive uses, does not require a greater number of parking or loading spaces than that approved for the church under permit No. 51225-82-GU.

\*\*Eight spaces are provided off-site at the Metzerott Plaza shopping Center, in accordance with Section 27-586 of the Zoning Ordinance.

3. **Location:** The subject property is located on the south side of Metzerott Road at its intersection with 23rd Avenue. The project is also in Planning Area 65 and Council District 2.
4. **Surrounding Uses:** The subject property is zoned Rural Residential (R-R). The property is surrounded by rights-of-way of Metzerott Road, 23rd Avenue, and Apache Street on the north, west, and south sides, respectively. The site is also in an established single-family detached neighborhood in the R-R and One-Family Detached Residential (R-55) Zones, with the Metzerott Plaza shopping center further to the northwest of the site in the Commercial Shopping Center Zone.
5. **Previous Approvals:** The subject property is a legal acreage parcel known as Lot 9, shown on Tax Map 24 in Grid E-4 of the Prince George's County Land Records. The property is improved with a house that was originally constructed around 1910 but was turned into a church around 1958. A one-story meeting house was added to the property around 1960 and a parking lot around 1980. The church exists as an approved non-conforming use on the property under Certification of Nonconforming Use CNU-14714-2017. Special Exception SE-3682 was approved for a school on the property, which no longer exists or is proposed. The development has an approved Stormwater Management (SWM) Concept Plan, 39970-2019-00, which was approved on April 8, 2020.

6. **Design Features:** The subject application proposes to construct a two-story, 33-foot-high, 4,660-square-foot addition to the existing church for the purpose of providing more space for gatherings, religious education, and administrative functions. The site is accessed from Metzerott Road and contains two existing buildings oriented towards it. The proposed addition will be located on the front of the existing one-story building, on the west side of the property, and connect the two existing buildings with a proposed 20-foot by 20-foot deck. The site contains 17 parking spaces, including 2 handicapped accessible spaces, on the eastern side of the property, which are to remain unchanged except for restriping. There is an existing bike rack and shed located to the south of the parking lot. The applicant is also proposing to add a dumpster and enclosure southeast of the parking lot. A six-foot-tall fence is also being proposed along the eastern side of the site, adjacent to existing single-family detached homes.



**Figure 1: Site Plan**

The existing building is finished in reddish-brown brick and the proposed addition includes a brownish asphalt shingle roof and white clapboard siding with matching white gutters, fascias, windows, and casing. A proposed covered porch, facing east towards the parking lot, will include white columns. A gabled roofline and multiple residential-style windows and trim will help the addition blend with the other existing building on the property and the surrounding residential neighborhood.

One existing, approximately six-foot-high, white, wood, freestanding sign facing Metzerott Road is proposed to remain. Proposed lighting for the parking lot will provide sufficient illumination without excessive spillover onto to the adjacent residential properties.



**Figure 2: Architectural Elevations**

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements of the R-R Zone, and the site plan design guidelines of the Zoning Ordinance.
  - a. The subject application is in conformance with the requirements of Section 27-441(b) of the Zoning Ordinance, which governs permitted uses in residential zones. The proposed church, which is located on a lot between one and two acres in size, is a permitted use subject to Footnote 52, which states the following:

**A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:**

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

The existing church and the proposed addition exceed the 25-foot setback requirement from all property lines.

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

There is one parking space located in the front yard, however the remaining parking spaces are located in the side yard, in conformance with this requirement. Eight of the required 25 parking spaces are located off-site.

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

The maximum allowable lot coverage for the R-R Zone is 60 percent. The submitted DSP indicates the proposed lot coverage is 18.3 percent in conformance with this requirement.

- b. The DSP is in compliance with the requirements of Section 27-442, Regulations, of the Zoning Ordinance, for development in the R-R Zone.
- c. The DSP is in general conformance with the applicable site design guidelines, as referenced in Section 27-283 of the Zoning Ordinance and contained in Section 27-274 of the Zoning Ordinance. For example, grading will be minimized to the extent practicable, and all disturbed areas will be restored, and the architecture proposed for the building is constructed of durable, low-maintenance materials and employs a variety of architectural features and designs, such as specialty window and door treatments.

- 8. 2010 Prince George's County Landscape Manual:** The site, as an addition to an existing church, is subject to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), specifically, Section 4.2, Landscape Strips Along Streets; Section 4.4, Screening Requirements; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements. The DSP is in general compliance with the Landscape Manual, with the exception of Section 4.7. The applicant submitted a request for alternative compliance, AC-21012, to Section 4.7, Buffering Incompatible Uses, for the eastern side of the property as follows:

The development is subject to Section 4.7, Buffering Incompatible Uses, of the Landscape Manual because the subject site is adjacent to existing single-family detached houses along the eastern boundary area and there is an increase of more than 10 percent in the gross floor area of the church. Alternative compliance is being requested because an existing tool shed with concrete foundation and a portion of the existing parking lot are within the required building setback and landscape bufferyard. The applicant is seeking alternative compliance approval to compensate for the intrusion of existing improvements into the required bufferyard by providing a 6-foot-high, sight-tight, vinyl fence along 104 feet of the boundary, and also utilizing approximately 32 existing trees as follows:



**REQUIRED: Section 4.7, Buffering Incompatible Uses, along the eastern property line adjacent to existing single-family detached houses**

Length of bufferyard	198 linear feet
Minimum building setback	40 feet
Landscape yard	30 feet
Plant units (120 per 100 linear feet)	238

**PROVIDED: Section 4.7, Buffering Incompatible Uses, along the eastern property line adjacent to existing single-family detached houses**

Length of bufferyard	198 linear feet
Minimum building setback	100 feet
Landscape yard	Varied from 18 to 30 feet
Fence or wall	Yes, 104 linear feet
Plant units	317

**Justification**

The applicant is requesting alternative compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the eastern boundary of the property adjacent to existing single-family detached houses in the R-55 Zone. A Type C bufferyard, which includes a 40-foot-wide building setback and a 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of property line, is required along this property line. The eastern edge of the existing parking lot is approximately 18 feet from the eastern property line. The applicant is proposing a 6-foot-high, sight-tight, vinyl fence along 104 feet of the eastern property line to provide screening and privacy between the existing single-family detached houses and the subject site. In addition, the applicant has proposed 317 planting units, which is 33 percent more than normally required.

The Planning Director finds that the proposed alternative design options proposed by the applicant are as equally effective as normal compliance with Section 4.7(c)(4)(B), for the eastern boundary area.

The Planning Director recommends APPROVAL of Alternative Compliance AC-21012, for Adelphi Friends Meeting, Inc., from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual*, for the eastern side of the property abutting existing single-family detached houses in the R-55 Zone, with no conditions.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-098-2020) because the site is greater than 40,000 square feet in size, has no woodland on-site, and has no previous tree conservation plan approvals. A natural resources inventory equivalency letter (NRI-100-2019) was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted.



10. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, of the Tree Canopy Coverage Ordinance requires a minimum percentage of tree canopy coverage (TCC) on projects that require a grading or building permit for more than 5,000 square feet of disturbance. Properties zoned R-R are required to provide a minimum of 15 percent of the gross tract area covered in TCC. The site is 1.3 acres and provides the required 0.19 acre of TCC with existing trees, in conformance with the requirement.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows, and are incorporated herein by reference:
- a. **Community Planning**—In a memorandum dated May 11, 2021 (Mierow to Butler), the Community Planning Division indicated that pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, master plan conformance is not required for this application.
  - b. **Subdivision**—In a memorandum dated May 20, 2021 (DiCristina to Butler), the Subdivision Section indicated that there is no record of a preliminary plan of subdivision (PPS) approved for this site. Furthermore, there are no notes regulating development listed on the record plat. The DSP is in conformance with the record plat with the correct bearings and distances. This application is exempt from filing a PPS per Section 24-111(c)(3) of the Prince George's County Subdivision Regulations. The subject property was platted prior to 1970, and the application proposes an addition to development which was in existence prior to January 1, 1990 and is less than 5,000 square feet of gross floor area.
  - c. **Transportation Planning**—In a memorandum dated May 25, 2021 (Howerton to Butler), the Transportation Planning Section stated that the multimodal transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, parking and loading requirements pursuant to Sections 27-568 and 27-582 of the Zoning Ordinance, and meets the findings required by Section 27-584 (a)(3) for a DSP for multimodal transportation.  
  
Staff would recommend that standard sidewalks be provided along the subject site's frontages of Metzerott Road, 23rd Avenue, and Apache Road. However, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) has approved a total waiver to road frontage improvements, including sidewalks. While staff does not agree with the waiver, these roads are within the public right-of-way and DPIE has authority to make the ultimate decision regarding sidewalks within the public right-of-way. Should DPIE change and require frontage improvements, including sidewalks, staff would be in support.
  - d. **Environmental Planning**—In an email dated April 27, 2021 (Finch to Butler), the Environmental Planning staff indicated that a SWM concept plan and approval letter (39970-2019-00) were submitted and show the use of a modified raingarden and a fee-in-lieu of providing on-site attenuation/quality control measures.

- e. **Historic Preservation**—In a memorandum dated April 30, 2021 (Berger to Butler), the Historic Preservation Section noted that the subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low.
  - f. **Permits**—In a memorandum dated May 24, 2021 (Jacobs to Butler), the Permits Section had additional comments that have been addressed through revisions to the plan or included as conditions herein.
- 12.** As required by Section 27-285(b) of the Zoning Ordinance, the DSP, if revised as conditioned, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
- 13.** Section 27-285(b)(4) of the Zoning Ordinance provides the following required finding for approval of a DSP:
- (4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).**
- No regulated environmental features such as streams, wetlands, 100-year floodplain, associated buffers, and primary management areas are located on-site. Therefore, this finding does not apply.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-20039 and Alternative Compliance AC-21012, for Adelphi Friends Meeting, Inc., subject to the following condition:

- 1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
  - a. Revise the information shown for adjoining properties with the correct plat and deed references.
  - b. Increase the width of the proposed sidewalk from four feet to the standard five feet.
  - c. Revise the DSP to show the location of the existing freestanding sign and setback from the right-of-way.
  - d. Include the alternative compliance number on the landscape plan.

ITEM: 9

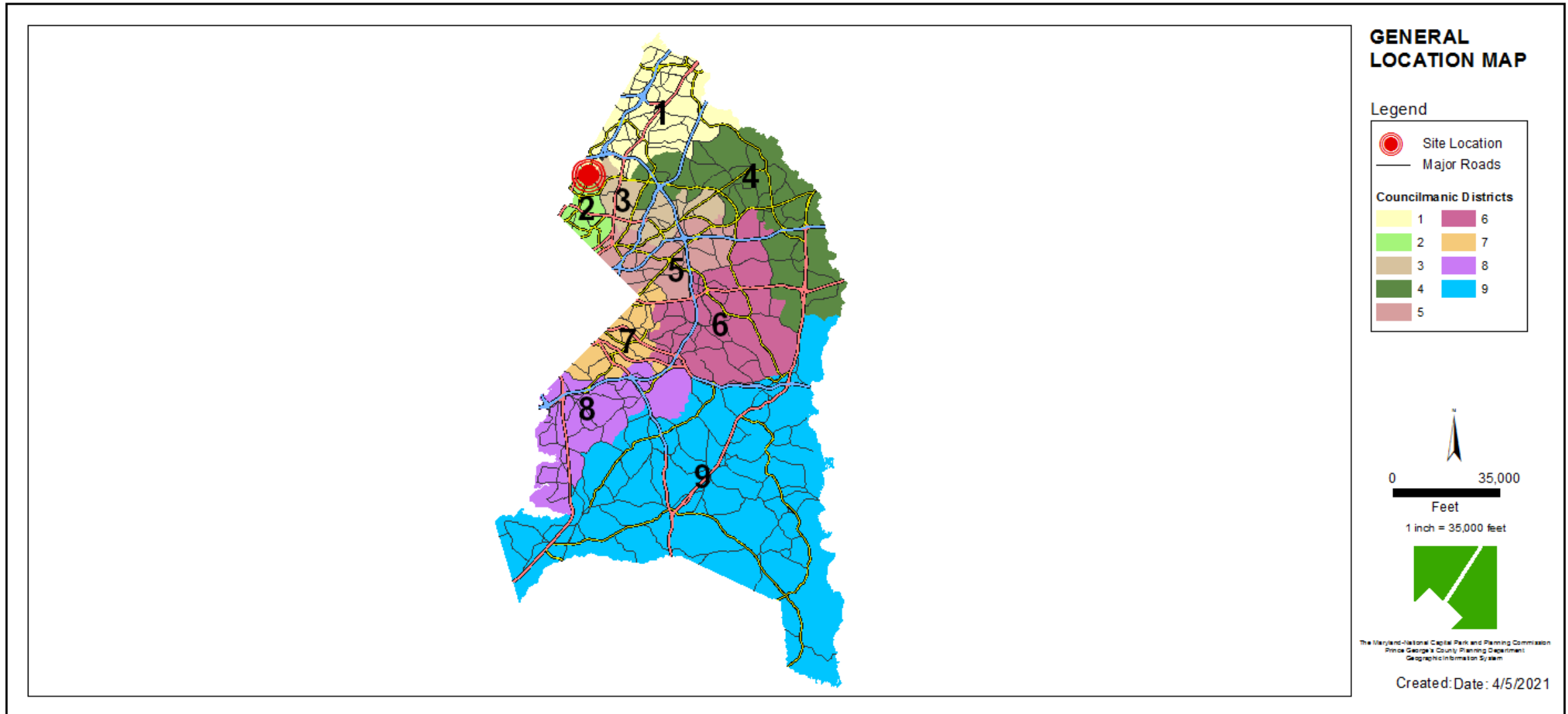
CASE: DSP-20039

## ADELPHI FRIENDS MEETING, INC.

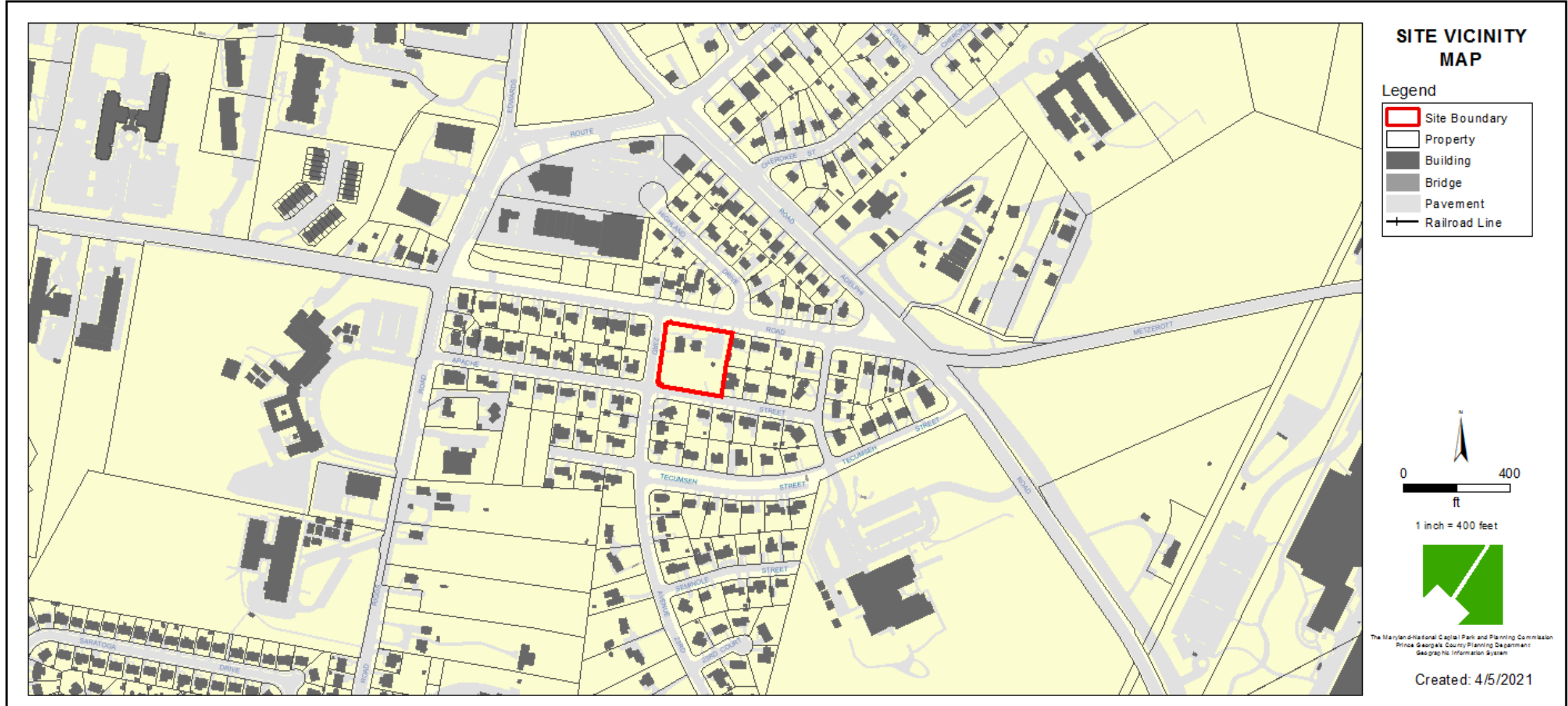
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



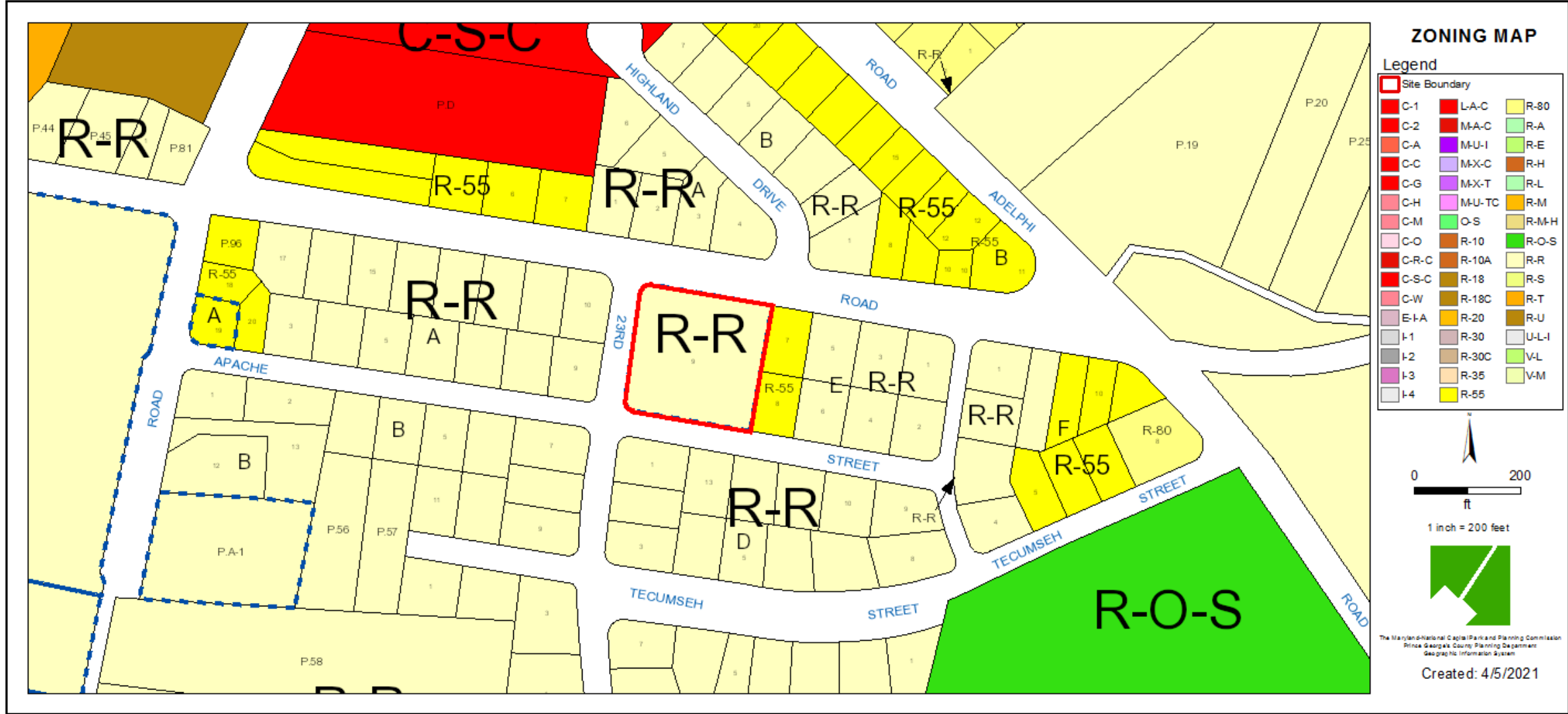
# GENERAL LOCATION MAP



# SITE VICINITY



# ZONING MAP

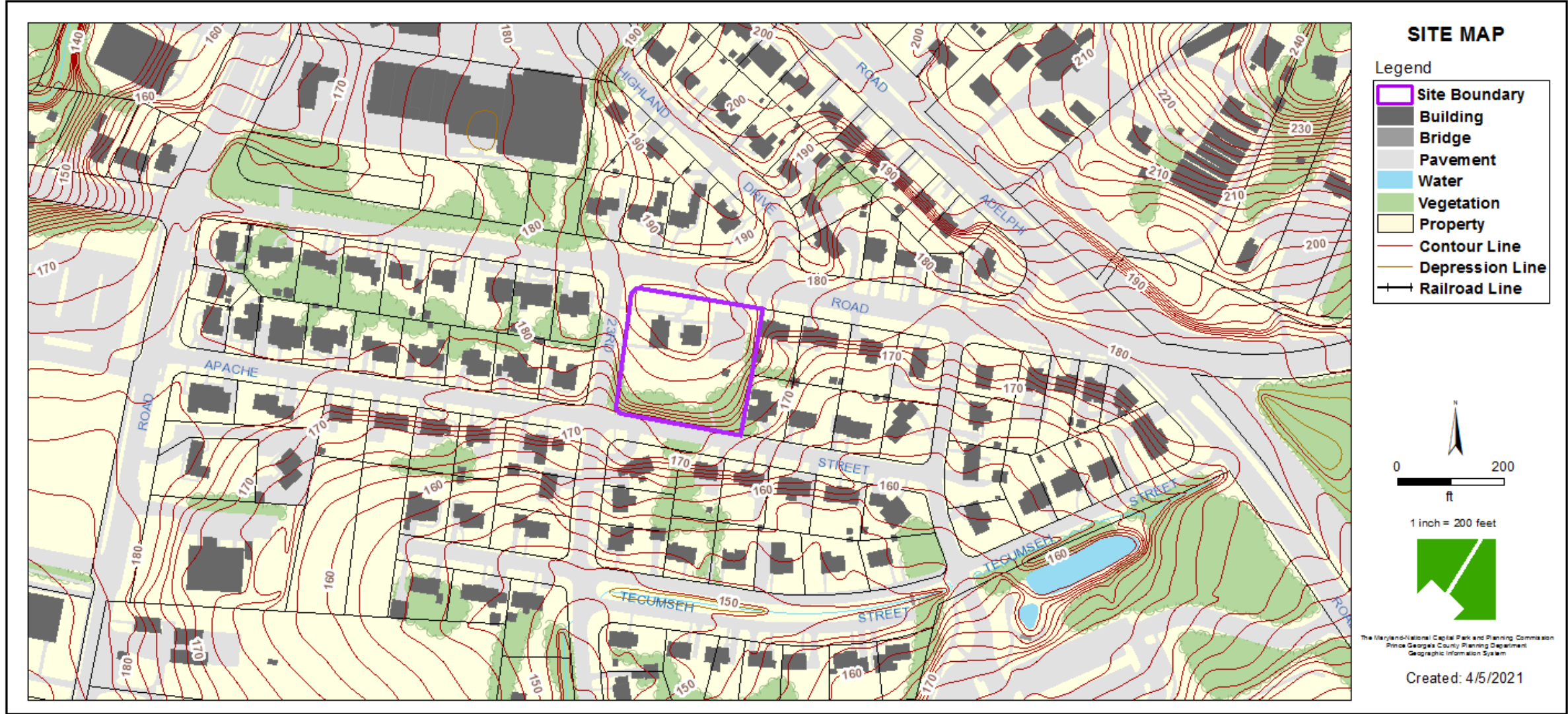




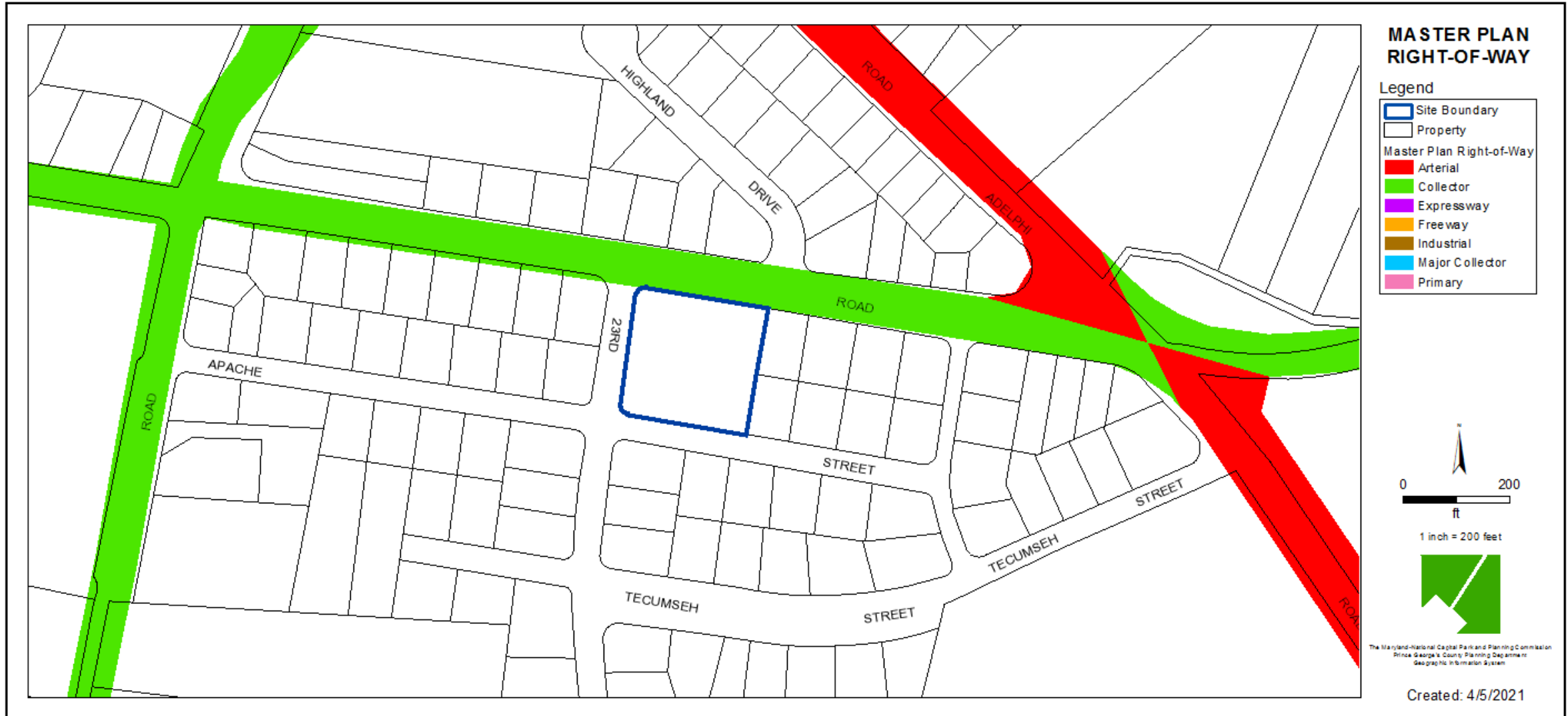




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP





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





# SITE PLAN



# LANDSCAPE PLAN





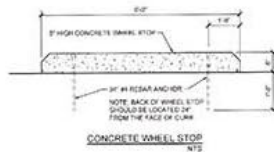
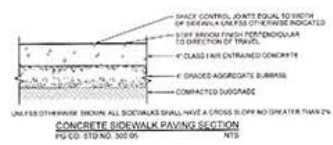
# ELEVATIONS



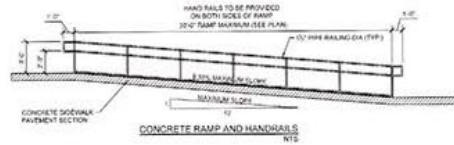
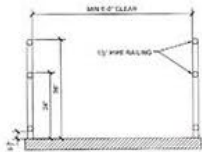
ADELPHI FRIENDS MEETING  
PROPOSED MEETING HOUSE ADDITION

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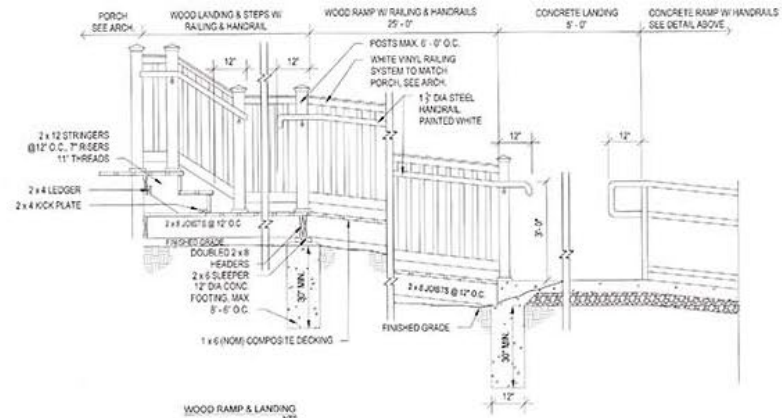
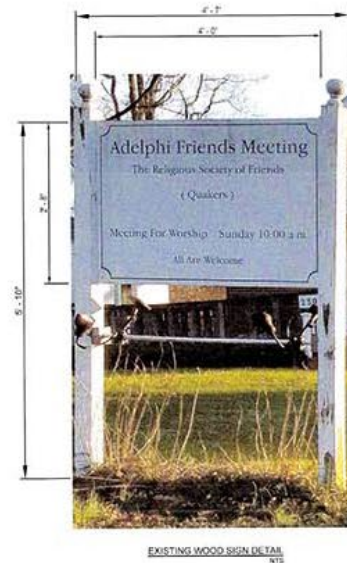
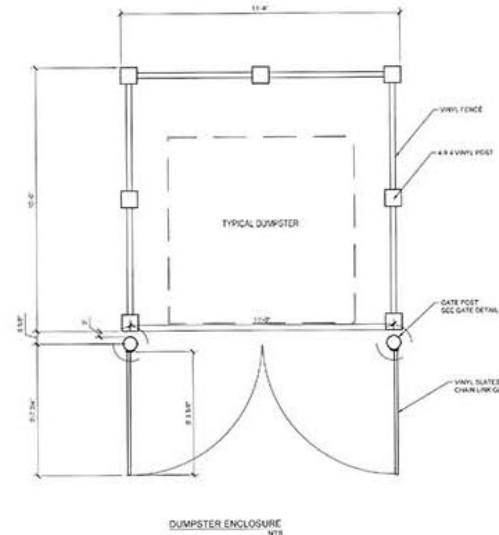
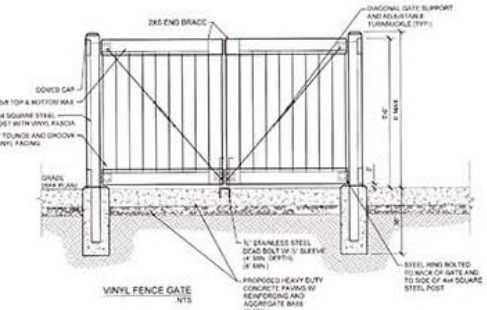
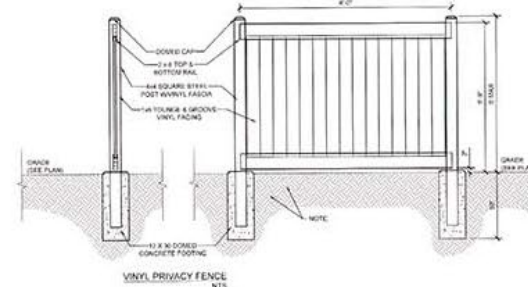
# SITE DETAILS AND SIGNAGE



**PAVING SECTIONS**  
NOTE: PAVING SECTIONS SUBJECT TO REVIEW AND APPROVAL BY  
DISTRICT ENGINEER. CONTRACTOR TO CONFORM PAVING  
SECTIONS WITH DISTRICT ENGINEER PRIOR TO CONSTRUCTION



LEGEND & BORDER - RED  
BACKGROUND - WHITE  
NOTE: APPROPRIATE ARCH PLATE MAY  
BE USED WHEN IT IS NECESSARY  
TO IDENTIFY LOCATION OF  
HANDICAPPED PARKING AND ACCESS AISLE  
HANDICAPPED PARKING AND ACCESS AISLE SIGN  
NTS





## **STATEMENT OF JUSTIFICATION**

APPLICANT: Adelphi Friends Meeting Inc.  
2303 Metzerott Road  
Hyattsville, MD 20783

CORRESPONDENT: Daniel F. Lynch  
McNamee Hosea  
6411 Ivy Lane, Suite 200  
Greenbelt, Maryland 20770  
301-441-2420 (P)  
301-982-9450 (F)  
[dlynch@mhlawyers.com](mailto:dlynch@mhlawyers.com)

REQUEST: Detailed Site Plan in accordance 27-439(f) for church in R-R Zone

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### **I. DESCRIPTION OF PROPERTY**

1. Address – 2303 Metzerott Road, Hyattsville, Maryland 20783
2. Located on the on the south side of Metzerott Road at its intersection with 23<sup>rd</sup> Avenue.
3. Use – Church
4. Incorporated Area – N/A
5. Councilmanic District – 2
6. Lot - 9
7. Total Area – 1.30
7. Tax Map –024/E4
8. Zoned – R-R
9. Owner– Adelphi Friends Meeting Inc.
10. Zoning Map – 211NE02

## II. APPLICANT'S PROPOSAL

The applicant is proposing a 4,660 square foot addition to an existing church located on Metzerott Road and commonly known as Friends Meeting House. The subject property is approximately 1.30 acres in size and located in the R-R Zone. The applicant purchased the property around 1958 and has been using it for religious services continuously ever since. The property is improved with a two story frame building, the original house, constructed around 1910, and a one story (with basement) meetinghouse that was built around 1960. A 16-space parking lot was constructed in 1980.

Adelphi Friends Meeting, Inc. occupies a 1.3 acre property at 2303 Metzerott Road in Adelphi, Prince Georges County. The property is zoned R-R. The Meeting purchased the property around 1958 and has been using it for religious services continuously ever since. The property is improved with a two story frame building, the original house, constructed around 1910 or so, and a one story (with basement) meetinghouse that was built around 1960. A 16-space parking lot was constructed in 1980. Since the operation of a church in the R-R Zone requires the approval of a special exception, the use was certified as nonconforming in 1985 (see Permit No. 0794-86-U).

The applicant now is proposing to construct a 2-story, 4,950 SF GFA addition to the meetinghouse building to provide more space for gathering, religious education, and administrative functions. The meeting room will not be enlarged, and no increase in the size of the congregation is anticipated with this addition. The meeting room currently seats 100 persons and the applicant is not proposing to increase the number of seats in the meeting room as part of this application. The average attendance at the church on Sunday is 75 persons and that will not change as a result of this application.

Since a church requires the approval of a Detailed Site Plan in the R-R Zone under Section 27-441(b)(3), the applicant is now seeking such an approval in order to construct the addition proposed herein. As will be demonstrated below, the application believes that this request conforms to the requirements set forth in Section 27-285(b) of the Zoning Ordinance.

## III. COMMUNITY

The subject property is located on the south side of Metzerott Road on the center of the of the Adelphi-Langley Park Community as shown on Map 5 in the *Approved Master Plan and Adopted Sectional Map Amendment for Langley Park – College Park – Greenbelt*. The property is surrounded by the following uses:

North: Metzerott Road and on the north side of Metzerott Road are single-family homes is in the R-R Zone.

South: Apache Street and on the south side of Apache Street are single-family homes in the R-R Zone.

East: Single-family homes in the R-55 Zone.

West: 23<sup>rd</sup> Avenue and on the west of 23<sup>rd</sup> Avenue are single-family homes in the R-R Zone.

V. SITE DEVELOPMENT DATA:

Existing Zoning	R-R
Lot Area	1.3052 acres or 56,855 square feet
Gross Floor Area	9,888
Parking Required	
1 per 4 seats	25 spaces
Parking Provided	17 spaces
Building Height Required	35'
Building Height Proposed	33'

VI. DETAILED SITE PLAN

A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:

- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
- (B) When possible, there should be no parking or loading spaces located in the front yard; and

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

As shown on the Detailed Site Plan, the existing church as well as the proposed addition exceed the 25' setback requirement. In addition, although there is one parking space located in the front yard, the remaining parking spaces are located in the side yard. Finally, 60% lot coverage is permitted in the R-R Zone and the applicant is providing 18.35% lot coverage.

As to the required findings set forth in Section 27-285 (b) the applicant states:

**Sec. 27-285 (b) Required findings.**

- (1) The Planning Board may approve a Detailed Site Plan if it finds that the plan represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make these findings, the Planning Board may disapprove the Plan.

**Comment:** The plan represents a reasonable alternative for satisfying the site design guidelines. The site design guidelines are found in Section 27-274 of the Zoning Ordinance.

**Section 27-274. Design Guidelines.**

**(1) General.**

- (A) The Plan should promote the purposes of the [Detailed] Site Plan.

**Comment:** The purposes of the Detailed Site Plan are found in Section 27-281(b) & (c).

**Section 27-281. Purpose of Detailed Site Plans.**

**(b) General purposes.**

- (1) The general purposes of Detailed Site Plans are:
  - (A) To provide for development in accordance with the principles for the orderly, planned, efficient and economical development contained in the General Plan, Master Plan, or other approved plan;
  - (B) To help fulfill the purposes of the zone in which the land is located;
  - (C) To provide for development in accordance with the site design guidelines established in this division; and
  - (D) To provide approval procedures that are easy to understand and consistent for all types of Detailed Site Plans.

**(c) Specific purposes.**

(1) The specific purposes of Detailed Site Plans are:

(A) To show the specific location and delimitation of buildings and structures , parking facilities, streets, green areas, and other physical features and land uses proposed for the site;

(B) To show specific grading, planting, sediment control, tree preservation, and storm water management features proposed for the site;

(C) To locate and describe the specific recreation facilities proposed, architectural form of buildings, and street furniture (such as lamps, signs, and benches) proposed for the site; and

(D) To describe any maintenance agreements, covenants, or construction contract documents that are necessary to assure that the Plan is implemented in accordance with the requirements of this Subtitle.

**Comment:** This Detailed Site Plan promotes the purposes of Detailed Site Plans. Specifically, this plan helps to fulfill the purposes of the R-R Zone in which the subject land is located. Churches located on property 1 to 2 acres in size are a permitted use in the R-R zone subject to footnote 52 and the approval of a Detailed Site Plan. In addition, this Detailed Site Plan gives an illustration as to the approximate location and delineation of the church building, parking green area, and other similar physical features and land uses proposed for the site.

In addition to the purposes set forth in Section 27-281, Section 27-274 further requires the Applicant demonstrate the following:

## **(2) Parking, loading, and circulation**

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.

(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.

(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.

**Comment:** This Detailed Site Plan complies with the design guidelines provided in (2). The plan illustrates that all parking is located and designed to provide safe and efficient vehicular and pedestrian circulation within the site. Specifically, the plan shows that the interior travel lanes for the surface parking area are 22 feet, large enough to provide parking as well as through traffic that can travel in both directions. The handicap parking spaces are located on the west end of the ramp leading to the entrance to the church building.

## **(3) Lighting.**

(A) For uses permitting nighttime activities, adequate illumination should be provided.

Light fixtures should enhance the design character.

**Comment:** This Detailed Site Plan complies with the design guidelines set forth in (3). Adequate lighting will be provided to illuminate entrances, parking, and loading areas throughout the site. The parking area will be illuminated by wall packs mounted on the adjacent building. The proposed lighting will provide Meeting House members with a bright, safe atmosphere while not causing a glare onto adjoining properties.

#### **(4) Views.**

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (4). This plan is designed to preserve, create, or emphasized views from the public roads that surround the property. The property has frontage on Metzert Road, 23 Avenue and Apache Street and the applicant is proposing to maintain the existing trees along those street frontages so as to help preserve the existing views of the property from public roads.

#### **(5) Green Area.**

(A) On site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (5). The permitted lot coverage in the R-R Zone is 60% while the applicant is providing only 18.35%.

#### **(6) Site and streetscape amenities**

(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.

**Comment:** The applicant is not proposing any site or streetscape amenities as part of this development. However, as indicated above, this property is located in an existing residential neighborhood and the applicant is preserving the existing trees located along each of the three street frontages.

#### **(7) Grading.**

(A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the sit and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.

**Comment:** The Detailed Site Plan shows the proposed topography for the property. The applicant

designed this development to minimize grading on the site and preserve the natural contours as much as feasible.

**(8) Service Areas.**

(A) Service areas should be accessible, but unobtrusive.

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (8).

**(9) Public Spaces.**

(A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.

**Comment:** The applicant is not proposing to provide any public space in this development.

**(10) Architecture.**

(A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.

(B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.

(C) These guidelines may be modified in accordance with section 27-277.

**Comment:** This Detailed Site Plan complies with the design guidelines outlined in sub-part (10). The proposed addition has been designed to complement the other building on-site and enhance the appearance of the meeting house building. The applicant is proposing to carry brick in the building materials, but incorporate clapboard siding in order to complement the existing building on-site. The applicant is also proposing to install multi-paned windows on all four sides of the building to not only enhance the interior space but to add visual interest to each façade. Overall, the addition will enhance the subject property but help maintain the residential character of the surrounding neighborhood,

In addition to the requirements outlined in Section 27-274, Section 27-285 further requires that the Applicant demonstrate the following:

(2) The Planning Board shall also find that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan (if one was required).

**Comment:** Conceptual Site Plan approval is not required.

(3) The Planning Board may approve a Detailed Site Plan for Infrastructure if it finds that the plan satisfies the site design guidelines as contained in Section 27-274,



prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge.

**Comment:** This Detailed Site Plan is not for infrastructure only.

- (4) The Planning Board may approve a Detailed Site Plan if it finds that the regulated environmental features have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).

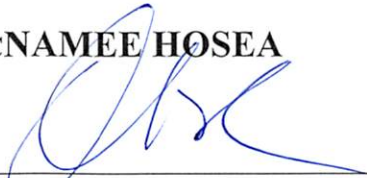
**Comment:** There are no regulated environment features on the subject property.

VII. CONCLUSION

The applicant believes that the applications for Detailed Site Plan meets or exceeds criteria for approval, and therefore, the applicant requests the approval of this application.

Respectfully submitted,

**MCNAMEE HOSEA**

  
\_\_\_\_\_  
Daniel F. Lynch



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

**DATE:** May 28, 2021

**TO:** Andree Green Checkley, ESQ, Planning Director

**VIA:** Henry Zhang, Co-Chair, Alternative Compliance Committee  
Jill Kosack, Co-Chair, Alternative Compliance Committee

**FROM:** Tom Sievers, Alternative Compliance Committee Member

**PROJECT NAME:** Adelphi Friends Meeting, Inc.

**PROJECT NUMBER:** Alternative Compliance AC-21012

**COMPANION CASE:** Detailed Site Plan DSP-20039

**ALTERNATIVE COMPLIANCE**

**Recommendation:**   X   Approval        Denial

**Justification:** SEE ATTACHED

Tom Sievers

\_\_\_\_\_  
Reviewer's Signature

\_\_\_\_\_  
Reviewer's Signature

**PLANNING DIRECTOR'S REVIEW**

       Final Decision        Approval        Denial

  X   Recommendation   X   Approval        Denial

  X   To Planning Board

       To Zoning Hearing Examiner  
Planning Director's Signature

Andree Green  
Checkley

Digitally signed by  
Andree Green Checkley  
Date: 2021.06.01  
15:24:32 -04'00'

\_\_\_\_\_  
Date

**APPEAL OF PLANNING DIRECTOR'S DECISION**

**Appeal Filed:**

**Planning Board Hearing Date:**

**Planning Board**  
**Decision:**        Approval        Denial

**Resolution Number:**

Alternative Compliance: AC-21012  
Name of Project: Adelphi Friends Meeting, Inc.  
Companion Case: Detailed Site Plan DSP-20039  
Date: May 28, 2021

Alternative compliance is requested from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), for the eastern property line abutting existing single-family detached homes in the One-Family Detached Residential (R-55) Zone. This alternative compliance request is companion to Detailed Site Plan DSP-20039, Adelphi Friends Meeting, Inc., which proposes construction of a 4,722-square-foot addition to an existing church.

### **Location**

The subject property is located on the south side of Metzerott Road, at its intersection with 23rd Avenue in Hyattsville, Maryland. The site is situated between Riggs Road to the west and University Boulevard to the east. The site is also within the geography previously designated as the Developed Tier, of the 2014 *Plan Prince George's 2035 Approved General Plan*, as found in Prince George's County Planning Board Resolution No. 14-10 (see Prince George's County Council Resolution CR-26-2014).

### **Background**

The Adelphi Friends Meeting, Inc. project consists of Lot 9, approximately 1.30 acres in the Rural Residential (R-R) Zone, which is currently improved with the Adelphi Friends Meeting Church. The property is surrounded by rights-of-way of Metzerott Road, 23rd Avenue, and Apache Street on the north, west, and south sides, respectively. The site is also in an established single-family detached neighborhood in the R-R and R-55 Zones, with the Metzerott Plaza shopping center further to the northwest of the site in the Commercial Shopping Center Zone.

The development is subject to Section 4.7, Buffering Incompatible Uses, of the Landscape Manual because the subject site is adjacent to existing single-family detached houses along the eastern boundary area and there is an increase of more than 10 percent in the gross floor area of the church. Alternative compliance is being requested because an existing tool shed with concrete foundation and a portion of the existing parking lot are within the required building setback and landscape bufferyard. The applicant is seeking alternative compliance approval to compensate for the intrusion of existing improvements into the required bufferyard by providing a six-foot-high, sight-tight, vinyl fence along 104 feet of the boundary, and also utilizing approximately 32 existing trees as follows:

### **REQUIRED: Section 4.7. Buffering Incompatible Uses, along the eastern property line adjacent to existing single-family detached houses**

Length of bufferyard	198 linear feet
Minimum building setback	40 feet
Landscape yard	30 feet
Plant units (120 per 100 linear feet)	238

**PROVIDED: Section 4.7, Buffering Incompatible Uses, along the eastern property line adjacent to existing single-family detached houses**

Length of bufferyard	198 linear feet
Minimum building setback	100 feet
Landscape yard	Varied from 18 to 30 feet
Fence or wall	Yes, 104 linear feet
Plant units	317

**Justification of Recommendation**

The applicant is requesting alternative compliance from Section 4.7, Buffering Incompatible Uses, of the Landscape Manual, along the eastern boundary of the property adjacent to existing single-family detached houses in the R-55 Zone. A Type C bufferyard, which includes a 40-foot-wide building setback and a 30-foot-wide landscape yard to be planted with 120 plant units per 100 linear feet of property line, is required along this property line. The eastern edge of the existing parking lot is approximately 18 feet from the eastern property line. The applicant is proposing a six-foot-high, sight-tight, vinyl fence along 104 feet of the eastern property line to provide screening and privacy between the existing single-family detached houses and the subject site. In addition, the applicant has proposed 317 planting units, which is 33 percent more than normally required.



The Alternative Compliance Committee believes that the proposed alternative design options proposed by the applicant are as equally effective as normal compliance with Section 4.7(c)(4)(B), for the eastern boundary area.

**Recommendation**

The Alternative Compliance Committee recommends APPROVAL of Alternative Compliance AC-21012, for Adelphi Friends Meeting, Inc., from the requirements of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual*, for the eastern side of the property abutting existing single-family detached houses in the R-55 Zone.

May 11, 2021

**MEMORANDUM**

**TO:** Tierre Butler, Senior Planner, Urban Design Section. Development Review Division  
**VIA:** David A. Green, MBA, Master Planner, Community Planning Division   
**FROM:** Karen Mierow, AICP, Planner Coordinator, Neighborhood Revitalization Section,  
Community Planning Division   
**SUBJECT:** **DSP-20039, DPLS-487 Adelphi Friends Meeting, Inc.**

**FINDINGS:**

Pursuant to Part 3, Division 9, Subdivision 3 of the Zoning Ordinance, Master Plan conformance is not required for this application.

**BACKGROUND**

**Application Type:** Detailed Site Plan for property outside of an overlay zone.

**Location:** 2303 Metzert Road, Adelphi, MD

**Size:** 1.3052 acres

**Existing Uses:** Church

**Proposal:** New addition to an existing church.

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

**General Plan:** This application is in the Established Communities. *Plan 2035 Prince George's Approved General Plan* (2014) finds that "Established Communities are most appropriate for context-sensitive infill and low-to-medium density development. (pg. 20)

**Master Plan:** The 1989 Approved Langley Park-College Park-Greenbelt Master Plan recommends Public or Quasi-Public land uses on the subject property.

**Planning Area:** 65

**Community:** Langley Park & Vicinity

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

**SMA/Zoning:** The 1990 Adopted Sectional Map Amendment for Langley Park-College Park-Greenbelt Sectional Map Amendment retained the subject property into the R-R zone.

c: Long-range Agenda Notebook

Frederick Stachura, JD. Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

May 20, 2021

## MEMORANDUM

**TO:** Tierre Butler, Senior Planner, Urban Design Section

**VIA:** Mridula Gupta, Planner Coordinator, Subdivision Section *MG*

**FROM:** Kayla DiCristina, Senior Planner, Subdivision Section *KD*

**SUBJECT:** DSP-20039 & DPLS-487 Adelphi Friends Meeting Inc.

The subject property considered in this Detailed Site Plan (DSP) is located on Tax Map 24 in Grid E-4 and is known as Lot 9, Block E of Heitmuller Estates, recorded in Prince George's County Land Records in Plat Book WWW 58 at page 72 dated December 28, 1965. The applicant has submitted this DSP to construct a 4,660 square-foot two-story addition on the subject property. The subject property is 1.30 acres zoned Rural Residential (R-R). The applicant's Statement of Justification (SOJ) indicates that the subject property currently contains a 3,066 square foot one-story building constructed around 1960, a 2,100 square foot two-story building constructed around 1910, and a parking lot that are used for religious services. The church exists as an approved non-conforming use on the property under CNU-14714-2017. SE-3682 permitted a school use on the property, which is no longer existing or proposed.

There is no record of a Preliminary Plan of Subdivision (PPS) approved for this site. Furthermore, there are no notes regulating development listed on the record plat. The DSP considered in this application is in conformance with the record plat with the correct bearings and distances. This application is exempt from filing a PPS per Section 24-111(c)(3) of the Subdivision Regulations which states the following:

- (c) A final plat of subdivision approved prior to October 27, 1970, shall be resubdivided prior to the issuance of a building permit unless:**
  - (3) The development proposed is in addition to a development in existence prior to January 1, 1990, and does not exceed five thousand (5,000) square feet of gross floor area;**

The subject property was platted prior to 1970 and the application proposes an addition to development which was in existence prior to January 1, 1990 and is less than 5,000 square feet of gross floor area.



## **Plan Comments**

1. The information shown for adjoining properties on the DSP is erroneous, and should be revised with correct plat and deed references.

The referral is provided for the purposes of determining conformance with any underlying subdivision approvals on the subject property and Subtitle 24. This DSP has been found to be in substantial conformance with the record plat. All property line bearings and distances must be clearly shown on the DSP and be consistent with the record plat or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.



Countywide Planning Division  
Transportation Planning Section

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
301-952-3680

May 25, 2021

# **MEMORANDUM**

TO: Tierre Butler, Development Review Division

FROM: Judith Howerton, Transportation Planning Section, Countywide Planning Division

VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division

SUBJECT: **Detailed Site Plan Review for Multimodal Transportation,  
DSP-20039, Adelphi Friends Meeting Inc**

The following detailed site plan (DSP) was reviewed for conformance with the appropriate sections of Subtitle 27, Part 3, Division 9 to provide the appropriate multimodal transportation recommendations.

## Type of Master Plan Bikeway or Trail

Municipal R.O.W.	_____	Public Use Trail Easement	_____
PG Co. R.O.W.	<u>X</u>	Nature Trails	_____
SHA R.O.W.	_____	M-NCPPC – Parks	_____
HOA	_____	Bicycle Parking	_____
Sidewalks	<u>X</u>	Trail Access	_____
Additional Signage	_____	Bicycle Signage	_____

DEVELOPMENT APPLICATION BACKGROUND	
Building Square Footage (non-residential)	4,580 SF
Number of Units (residential)	N/A
Abutting Roadways	Metzerott Road Apache Road 23 <sup>rd</sup> Avenue
Abutting or Nearby Master Plan Roadways	Metzerott Road (C-218)
Abutting or Nearby Master Plan Trails	Bicycle Lane (Planned): Metzerott Road
Proposed Use(s)	Religious/Church
Zoning	R-R (non-conforming use)
Number of Parking Spaces Required	25
Number of Parking Spaces Provided	17
Centers and/or Corridors	N/A
Prior Approvals on Subject Site	N/A
Prior Approval Subject to 24-124.01	N/A

### **Development Proposal**

The applicant is proposing a 4,580 square foot two-story addition to an existing church. The new structure is to provide more space for gathering, religious education, administrative functions.

### **Existing Conditions**

The subject property is approximately 1.3 acres. The existing church is a two-story building constructed in 1910 and a one-story meeting house (basement) built around 1960. The meeting room currently seats 100 persons. The average attendance at the church on Sunday is 75 persons. The applicant states that the seating and attendance numbers will not change as a result of the application.

### **Prior Conditions of Approval**

This application does not have any prior conditions of approval germane to multimodal transportation.

### **Access and Circulation and conformance with Zoning Ordinance**

The site access is via Metzerott Road, which is north of the site. The access point which serves both ingress and egress leads directly to the parking lot.

The submitted site plan shows 17 surface parking spaces. Pursuant to Section 27-568, the subject site is required to provide 25 parking spaces.

**Comment:** The submitted development application would typically include a Departure from Parking/Loading Spaces (DPLS) in addition to this DSP. Since the use is not increasing the number of seats, it is therefore not increasing the required number of parking spaces. The application is subject to 27-584 (a)(3) which allows the number of parking spaces required at the time of the prior approval. Staff find that the submitted application meets the requirements pursuant to Section 27-584, and does not need to comply with the minimum number of parking spaces per Section 27-568.

The submitted site plan does not propose a loading area.

**Comment:** The submitted site plan reflects the design guidelines of the zoning ordinance. Pursuant to Section 27-582, a loading area is not required for institutions with less than 10,000 square feet of gross floor area (GFA).

The subject site provides motor vehicle access from Metzerott Road at two points. One driveway provides access into the parking lot, and the other driveway abuts the existing building. The drive aisles of the parking lot and the width of the parking spaces provide sufficient space for maneuvering vehicles into and out of the subject site.

**Comment:** Staff finds that the motor vehicle circulation of the submitted plan is sufficient and consistent with the site plan design guidelines pursuant to 27-283 and 27-274.

There are several pedestrian walkways that are connected to the buildings. There are two pedestrian site access points along 23<sup>rd</sup> Avenue. The driveway along Metzerott Road leads to a sidewalk that connects to one of the buildings. Additionally, there is an existing sidewalk from the parking lot that leads to the buildings. The sidewalk from the parking lot is accessible and meets Americans with Disabilities Act (ADA) requirements. Vehicles can only access the parking lot which allows for two-way traffic.

There are no sidewalks along the entire frontage of the property. Section 27-274(a)(2) includes the

following provisions:

(C) Vehicular and Pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers. To fulfill this goal, the following guidelines should be observed:

(viii) Pedestrian access should be provided into the site and through parking lots to the major destinations on site;

(ix) Pedestrian and vehicular circulation routes should generally be separated and clearly marked;

There are existing pedestrian sidewalks from Metzerott Road and 23rd Avenue connecting to the building, consistent with 27-274(a)(2), however these sidewalks lead into the street. Sidewalks on the subject site roadway frontages would support separation of pedestrian and motor vehicle traffic at the subject site. This is consistent with Section 27-274 (a)(2)(C) and will provide pedestrian facilities for people visiting the subject site.

Section 27-274(a)(6) provides:

(A) Site and streetscape amenities should contribute to an attractive coordinated development and should enhance the use and enjoyment of the site. To fulfill this goal, the following guidelines should be observed:

(i) The design of light fixtures, benches, trash receptacles, bicycle racks and other street furniture should be coordinated in order to enhance the visual unity of the site;

The subject site provides one bicycle rack near the rear of the parking lot, consistent with Section 27-274 (a)(6)(A).

**Comment:** Staff would recommend that standard sidewalks be provided along the subject site's frontages of Metzerott Road, 23<sup>rd</sup> Avenue, and Apache Road. However, the Department of Permitting, Inspections and Enforcement (DPIE) has approved a total waiver to road frontage improvements. This includes building sidewalks. While staff does not agree with the waiver, these roads are within the public right-of-way and DPIE has authority to make the ultimate decision regarding sidewalks within the public right-of-way. Should DPIE change and require frontage improvements, including sidewalks, staff would be in support.

Staff find that the vehicular and pedestrian circulation in proposed plans, reflect the design guidelines of the zoning ordinance.

### **Conclusion**

Based on the findings presented above, staff conclude that the multimodal transportation site access and circulation of this plan is acceptable, consistent with the site design guidelines pursuant to Sections 27-283 and 27-274, parking and loading requirements pursuant to Sections 27-568 and 27-582 and meets the findings required by Section 27-584 (a)(3) for a detailed site plan for multimodal transportation purposes.

## DSP-20039 Adelphi Friends Meeting

Finch, Kim <Kim.Finch@ppd.mncppc.org>

Tue 4/27/2021 11:42 AM

To: Butler, Tierre <Tierre.Butler@ppd.mncppc.org>

Cc: Nickle, Suzanne <Suzanne.Nickle@ppd.mncppc.org>; Reiser, Megan <Megan.Reiser@ppd.mncppc.org>

399Hello, Tierre:

The Environmental Planning Section (EPS) has reviewed the referral information received by EPS on April 22, 2021. The proposal is for an addition to an existing church with associated site improvements including SWM.

The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-098-2020) because the site is greater than 40,000 square feet in size, has no woodland on-site, and has no previous TCP approval. An NRI equivalency letter has been issued for the site (NRI-100-2019). The NRI was issued based on the standard woodland conservation exemption and that no regulated environmental features will be impacted. A stormwater management concept plan and approval letter (39970-2019-00) were submitted and show the use of a modified raingarden and a stormwater management fee of \$26,095. in lieu of providing on-site attenuation/ quality control measures.

No other environmental requirements have been identified for this application. This email serves in lieu of a memo.

**Kim I. Finch**

*Master Planner | Environmental Planning Section*

*Countywide Planning Division*



14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

301-952-3506 | [kim.finch@ppd.mncppc.org](mailto:kim.finch@ppd.mncppc.org)





# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

Countywide Planning Division  
Historic Preservation Section

301-952-3680

April 30, 2021

## **MEMORANDUM**

TO: Tierre Butler, Urban Design Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JRS**  
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

**SUBJECT: DSP-20039 Adelphi Friends Meeting, Inc.**

The subject property comprises 1.30-acres and is located at 2303 Metzerott Road on the south side of Metzerott Road at its intersection with 23<sup>rd</sup> Avenue. The subject application proposes the construction of a 4,580 square-foot addition to an existing church, including church office space, religious education classrooms, and fellowship space.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any designated Prince George's County Historic Sites or resources. Historic Preservation Section staff recommend approval of DSP-20039 Adelphi Friends Meeting, Inc. without conditions




# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

May 24, 2021

## **MEMORANDUM**

TO: Tierre Butler, Senior Planner, Urban Design Section

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

SUBJECT: DSP-20039 – Adelphi Friends Meeting, Inc.

1. Revise the detailed site plan to show the proposed deck and porch dimensions.
2. Revise site plan to show location of existing freestanding sign with setback.
3. The site plan identifying label says “DSP-20039 & DPLS-487.” The parking schedule indicates that parking will be met per Section 27-586. Remove the note referring to Section 27-586, site does not meet the required 30% threshold.
4. Alternative Compliance number should be added to the plan at the time of approval. AC approval is necessary for DSP to be approved.
5. For general information: General Note 15 refers to an application type that expires every 2 years and will most likely require a new number and letter at the time of permit.
6. The Permit Review Section offers no further comments on this development application.

**Additional Back-up**

**For**

**Detailed Site Plan DSP-20039**  
**Adelphi Friends Meeting, Inc.**



## **APPLICANT'S PROPOSED REVISIONS TO CONDITIONS OF APPROVAL**

### **DSP-20039**

1. Prior to certification, the detailed site plan (DSP) shall be revised, as follows:
  - a. Revise the information shown for adjoining properties with the correct plat and deed references.
  - b. Revise the DSP to show the location of the existing freestanding sign and setback from the right-of-way.
  - c. Include the alternative compliance number on the landscape plan