

Case No. DSDS 657

Applicant: First Baptist Church of Glenarden

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER APPROVING DEPARTURE FROM
SIGN DESIGN STANDARDS, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, and after hearing oral argument from the applicant, that Application No. DSDS 657, for a departure for the size (14 square feet) and number (2) of proposed freestanding signs, for a project referred to as First Baptist Church of Glenarden, on property described as approximately 83.24 acres of land in the R-E Zone, located on the east side of Watkins Park Drive, approximately 2,000 feet north of its intersection with Oak Grove Road, Largo, is:

APPROVED, and the decision of the Planning Board is hereby REVERSED, for the reason that the administrative record shows compliance with all requirements in § 27-239.01(b) of the Zoning Ordinance.

A. The subject property has substantial frontage, almost 0.4 miles, on Watkins Park Drive. The departures requested, to permit two signs instead of one and to allow each sign to be 62 square feet in area instead of 48 square feet, are not substantial departures from sign design standards, and the purposes of the Zoning Ordinance are better served by allowing the signs as proposed, with insubstantial waivers.

B. The subject property and the church site are unique, in the size of the property, the large capacity of the sanctuary and parking compounds, and the substantial frontage on Watkins Park Drive. The departures as requested are the minimum necessary to accommodate the signage needs of the applicant church.

C. The property size, structure size and placement, parking compounds capacity, and substantial frontage are unique to the subject property, for purposes of this sign standards departure case.

D. Because the requested departures are minimal departures from applicable sign design standards, Council approval of the two departures, as to number of signs and sign area, will not impair the site's or surrounding neighborhood's visual or functional quality or integrity. (No environmental issues are presented in this case.)

Ordered this 21st day of September, 2009, by the following vote:

In Favor: Council Members Bland, Campos, Dean, Dernoga, Exum, Harrison and Olson.

Opposed:

Abstained:

Absent: Council Members Knotts and Turner.

Vote: 7-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY _____
Marilynn M. Bland, Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council