THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

PGCPB No. 2022-14 File No. CDP-9705-04

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Comprehensive Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on February 10, 2022, regarding Comprehensive Design Plan CDP-9705-04 for Cameron Grove, Lot 66, Block A (Johnston Sunroom), the Planning Board finds:

1. **Request:** The subject homeowner's minor amendment to a comprehensive design plan (CDP) is a request to construct a sunroom at the rear of an existing single-family detached dwelling within the rear yard setback and allow an increase of the total lot coverage by 9 percent.

2. **Development Data Summary:**

	EXISTING
Zone	R-L
Use	Residential
Lot size	7,269 square feet
Lot	1
Number of Dwelling Units	1

3. **Location:** The subject property is located at 13710 New Acadia Lane, on the south side of New Acadia Lane, approximately 288 feet west of its intersection with Fuller Avenue. The property is also located in Planning Area 74A and Council District 6, within the Cameron Grove Subdivision.

4. **Surrounding Uses:** The subject property is surrounded by similar single-family detached homes, and a stormwater management pond to the south, within the Residential Low Development (R-L) Zone.

5. **Previous Approvals:** The subject site was developed as part of the Cameron Grove subdivision. On November 24, 1997, the Prince George's County District Council approved Zoning Map Amendment A-9839-C, which revised the previously approved Basic Plan to allow a mixed retirement development on the western portion of the property totaling 156 acres. CDP-9705 was approved on February 19, 1998, for 856 dwelling units on approximately 156 acres, located on the west side of the Black Branch with sole access from MD 214 (Central Avenue). The remaining 149 acres east of Black Branch were not a part of the CDP, which covers the subject property zoned R-L. The development included a mixture of dwelling types including multifamily apartments and condominiums, cottage duplex units, and villa quadraplex units. On May 4, 2000, the Prince George's County Planning Board approved CDP-9705-02, which was for

the purpose of providing a single-family detached unit as a house type within the subject development. On July 10, 2003, the Planning Board approved CDP-9705-03 (PGCPB Resolution No. 03-138) with 19 conditions.

Preliminary Plan of Subdivision (PPS) 4-97119, was approved by the Planning Board on April 9, 1998. There have been a series of approved specific design plans and amendments to include SDP-0002, approved on May 18, 2000; SDP-0002-01, approved on November 30, 2000; SDP-0002-03, approved on December 12, 2002; and SDP-0002-04, approved on April 10, 2014.

6. **Design Features:** The subject application includes a proposal for a 12.6-foot by 16-foot sunroom attached to the rear of the existing single-family detached home. The sunroom will be 9 feet tall and designed to match the exterior architecture of the existing home. The sunroom extends into the 20-foot rear yard setback by 17 feet and is a minimum of 3 feet from the rear property line.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The project conforms with Section 27-514.09 of the Zoning Ordinance, regarding uses permitted in the R-L Zone. A single-family detached dwelling is a permitted use in the R-L Zone. The project is also in compliance with the requirements of Section 27-514.10, which includes regulations applicable to the R-L Zone. The project also conforms to the requirements of Section 27-521 of the Zoning Ordinance regarding required findings for CDP applications, and Section 27-524 of the Zoning Ordinance regarding amendments to approved CDP applications. See Findings 11 and 12 below for a more detailed discussion of this conformance.

8. **Zoning Map Amendment (Basic Plan) A-9839-C:** The project is in compliance with the requirements of A-9839-C, as the proposed sunroom in the rear yard setback does not alter findings of conformance with the basic plan that were made at the time of approval of the CDP.

9. **Comprehensive Design Plan CDP-9705:** The project complies with the requirements of CDP-9705, except regarding the required rear yard setback. The CDP stipulates that the minimum rear yard setback for single-family detached houses is 20 feet, as outlined in Condition 17 of PGCPB Resolution No. 03-138 for CDP-9705-03, as follows:

    17. The following lot standards shall guide the development of single-family detached houses in Cameron Grove – The Palisades at Oak Creek:

Minimum Lot Size (Square Feet)	**10,000**
Minimum Cumulative Yard Area (Square Feet)	**2,000**
Maximum Lot Coverage (%)	**40***
Maximum Height (Feet)	**35**
Minimum Lot Width at Front Building Line (Feet)	**70**
Minimum Lot Width at Street Line (Feet)	**25**

Deck Setbacks	
Side yard (Feet)	**5**
Rear Yard (Feet)	**15**
Yard Requirements	
Minimum Side Yard Setback (Feet)	**8**
Minimum Total Side Yard Setbacks (Feet)	**17**
Minimum Setback from Street Line (Feet)	**20**
Minimum Rear Yard Setback (Feet)	**20**

***Excludes patios and decks**

The proposed sunroom addition encroaches into the rear setback 17 feet. Therefore, this application was filed as the sunroom is located only 3 feet from the rear property line. The proposed sunroom also increases the total lot coverage to 49 percent, which is 9 percent over the requirement.

10. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The subject lot does not contain any woodland conservation; the sunroom addition would not alter the previous findings of conformance with the Woodland Conservation and Tree Preservation Ordinance that were made at the time of approval of the CDP.

11. Prior to approving a CDP, the Planning Board must make the required findings found in Section 27-521(a):

(1) **The plan is in conformance with the Basic Plan approved by application per Section 27-195; or when the property was placed in a Comprehensive Design Zone through a Sectional Map Amendment per Section 27-223, was approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation, is in conformance with the design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change;**

The CDP was previously found to be in conformance with A-9839-C. The proposed sunroom addition does not affect that finding.

(2) **The proposed plan would result in a development with a better environment than could be achieved under other regulations;**

(3) **Approval is warranted by the way in which the Comprehensive Design Plan includes design elements, facilities, and amenities, and satisfies the needs of the residents, employees, or guests of the project;**

(4) The proposed development will be compatible with existing land use, zoning, and facilities in the immediate surroundings;

(5) Land uses and facilities covered by the Comprehensive Design Plan will be compatible with each other in relation to:

(A) Amounts of building coverage and open space;

(B) Building setbacks from streets and abutting land uses; and

(C) Circulation access points

(6) Each staged unit of the development (as well as the total development) can exist as a unit capable of sustaining an environment of continuing quality and stability;

(7) The staging of development will not be an unreasonable burden on available public facilities;

Conformance with Requirements 2–7 was found at the time of approval of the original CDP, and the proposed sunroom addition does not change those findings.

(8) Where a Comprehensive Design Plan proposal includes an adaptive use of a Historic Site, the Planning Board shall find that:

(A) The proposed adaptive use will not adversely affect distinguishing exterior architectural features or important historic landscape features in the established environmental setting;

(B) Parking lot layout, materials, and landscaping are designed to preserve the integrity and character of the Historic Site;

(C) The design, materials, height, proportion, and scale of a proposed enlargement or extension of a Historic Site, or of a new structure within the environmental setting, are in keeping with the character of the Historic Site;

This finding is not applicable to this project. There is no adaptive use of historic sites proposed with this homeowner's minor amendment.

(9) The Plan incorporates the applicable design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle, and except as provided in Section 27-521(a)(11), where townhouses are proposed in the Plan, with the exception of the V-L and V-M Zones, the requirements set forth in Section 27-433(d);

Conformance with this requirement was found at the time of approval of the original CDP, and the proposed sunroom addition does not change that finding.

(10) The Plan is in conformance with an approved Type 1 Tree Conservation Plan;

Conformance with this requirement was found at the time of approval of the original CDP, and the proposed sunroom addition does not change that finding.

(11) The Plan demonstrates 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).

There are no regulated environmental features on the subject lot.

(12) Notwithstanding Section 27-521(a)(9), property placed in a Comprehensive Design Zone pursuant to Section 27-226(f)(4), shall follow the guidelines set forth in Section 27-480(g)(1) and (2); and

Conformance with this requirement was found at the time of approval of the original CDP, and the proposed sunroom addition does not change that finding.

(13) For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies the requirements for the use in Section 27-508(a)(1) and Section 27-508(a)(2) of this Code.

The subject site is not part of a regional urban community.

12. Section 27-524(b)(3) sets forth the criteria for granting minor amendments to approved CDPs for the purpose of making home improvements requested by a homeowner (or authorized representative) and approved by the Planning Director (or designee), in accordance with specified procedures, as follows:

(A) The Planning Board shall conduct a public hearing on the requested amendments.

(B) Findings. The Planning Board may grant the minor amendment if it finds that the requested modifications will not substantially impair the intent, purpose, or integrity of the approved Comprehensive Design Plan.

(C) The Planning Board shall approve, approve with modification, or disapprove the requested amendments, and shall state its reasons for the action. The Planning Board's decision (resolution) on the minor amendment shall be sent to all persons of record in the hearing before the Planning Board and to the District Council.

The subject CDP application is being reviewed by the Planning Board, in conformance with criterion (A) above. The Planning Board is required to make a decision on the CDP application, in conformance with criterion (C) above. In regard to criterion (B), the Planning Board finds that the proposed sunroom addition will not substantially impair the

intent, purpose, or integrity of the approved CDP. The proposed sunroom will not be detrimental to the community and will not negatively impact the visual characteristics of the neighborhood because it will be located to the rear of an existing single-family dwelling, facing an existing stormwater management pond, and not visible from the street or public space.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED Comprehensive Design Plan CDP-9705-04 for the above-described land.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * * * * * * * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Doerner, Washington, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, February 10, 2022, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 10th day of February 2022.

Elizabeth M. Hewlett
Chairman

By Jessica Jones
Planning Board Administrator

EMH:JJ:TB:rpg

Approved for Legal Sufficiency
M-NCPPC Office of General Counsel

Dated: 2/1/22