

Case No. DPLS 373 In Loving Hands

Applicant: Carlos Watson

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

ORDER AFFIRMING PLANNING BOARD DECISION TO APPROVE
DEPARTURE FROM PARKING AND LOADING STANDARDS WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, and after hearing oral argument from the applicant, that the Planning Board's decision in Resolution PGCPB No. 13-110, to approve a departure from parking and loading standards to waive three parking spaces from the required four parking spaces for a Congregate Living Facility in accordance with Subtitle 27 of the Prince George's County Code, located at the terminus of Lucille Court, approximately 210 feet from its intersection with Lucille Drive, identified as 8402 Lucille Court, Fort Washington, consisting of 20,819 square feet in the Rural Residential (R-R) Zone, Planning Area 76B, and Council District 8, is:

AFFIRMED, as the basis for this action, the District Council adopts the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-110, as its findings and conclusions in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to final disposition of the case, the following revisions shall be made to the site plan:
 - a. Provide a general note on the site plan concerning the square footage of the residents' bedrooms in order to demonstrate compliance with Section 27-344(a)(3) of the Zoning Ordinance.
 - b. Remove General Note 20 concerning Alternative Compliance Pre-Application ACP-11030. This information is no longer relevant to

the application since AC-11030 was denied by the Planning Director on March 21, 2013.

- c. Revise the parking schedule to remove the two required parking spaces for the dwelling.
 - d. Revise General Note 5 to include the gross floor area of the garage.
 - e. Show the limits of the existing tree line along the eastern property line, so that it is consistent with the Type II tree conservation plan.
2. Prior to final disposition of the case, the following revisions shall be made to the landscape plan:
- a. Remove the freestanding sign.
 - b. Revise the landscape schedules for Section 4.7 as follows:
 - (1) Designate the proposed use as a “Low-Impact” use, and the impact of the adjoining properties as “One-Family Detached.”
 - (2) Remove the reference to alternative compliance and replace it with “DDS-613.”
 - (3) Remove “Side A” and “Side B” and replace with “Eastern Property Line” and “Western Property Line.”
 - (4) Add the required number of plant units to each schedule.
 - (5) Correct the Section 4.7 schedule for the rear property line to indicate that the minimum required width of the landscaped yard is 20 feet (not ten feet).
 - (6) Update the revision box after all of the required changes have been made to the plan.
3. Prior to approval of a use and occupancy permit, the fee-in-lieu required to mitigate prior clearing, as shown on revised TCPII-079-94-06, shall be paid to the county Woodland Conservation Fund.

Ordered this 2nd day of June, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council