

Case No. SP-98022/01

Applicant: Beltsville Land, LLP

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

ORDER AFFIRMING PLANNING BOARD DECISION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 07-112, to approve with conditions a detailed site plan for a 32,400 square-foot expansion (a three-story addition, 36 feet in height), at the rear of an existing storage facility, on property described as approximately 2.96 acres of land in the I-1 Zone, on the northeast corner of the intersection of Sunnyside Avenue and Rhode Island Avenue, Beltsville, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

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

1. Prior to certificate approval of the proposed detailed site plan, the following revisions shall be made to the plans:
 - a. DSP notes shall indicate that the building addition must be constructed of gray EIFS and textured metal matching that on the existing storage facility and car wash, as submitted at the Planning Board hearing.
 - b. The number of parking spaces shall be corrected to provide 33, or the general note shall be corrected to indicate 34 spaces.
 - c. The height of the addition and the area of each structure shall be labeled, in square feet.
 - d. The word "proposed" shall be removed from all existing structures (including the dumpster, fence, storage facility, screen wall, gate, equipment building slab, and car wash).
 - e. Specifications for all fences and gates shall be stated on the site plan.

- f. The distance of the drive aisle between loading spaces and seven parking spaces shall be labeled, or the parking spaces shall be relocated.
 - g. The diagonal lines from previous recreational vehicle storage areas shall be removed.
 - h. The setbacks on all sides of the building shall be labeled.
2. The District Council notes and finds, as confirmed by DPW&T, that the subject property has two stormwater management facilities on-site, an oil-grit separator for the auto-wash use and a "storm-ceptor" for collection and treatment of stormwater from the roof of the building and the impervious areas of the property. These two stormwater receptacles shall be maintained and cleaned out on a regular basis, and semiannual reports of the maintenance shall be filed with and retained by DER.

Ordered this 17th day of November, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Dernoga, Exum, Harrison, Knotts, Olson, 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: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council