

Case No.: SDP-0319/01

Applicant: Bailey's Associates

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 Planning Board's decision in Resolution PGCPB No. 09-96, approving with conditions a specific design plan for one model of townhouse architecture for use on 40 townhouse lots, for a project referred to as Bailey's Village, described as 23.16 acres in the L-A-C and R-L zones, located on the southeast side of the intersection of Floral Park Road and St. Mary's View Road, Accokeek, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, which are hereby adopted as the findings of fact and conclusions of law of the District Council.

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

1. Prior to signature approval of the specific design plan, the applicant shall revise the plans as follows:
 - (a) Correct the house outlines on the SDP and landscape plan for Lots 10-23 in Block D to show the outline of the Livingston unit.
 - (b) Add brick front and side tracking tables to the plans.
 - (c) The plans shall indicate that full brick facades shall be provided for the front and side elevations of the houses on Lots 1, 7, 8, and 26 of Block F, and Lots 10 and 23 of Block D.

- (d) At least 60 percent of the houses within each stick of attached units shall utilize a full brick front.
2. Prior to signature approval of the specific design plan, the following changes shall be made on the architectural elevations:
- (a) The optional loft shall be removed from the plans and shall not be offered as an option.
 - (b) The bay windows shown on the second floor of front elevations shall be replaced with standard windows. The bay windows may be moved to the ground floor.
 - (c) Label the concrete wall on the side elevation of the walkout-style model to be stamped painted concrete.
 - (d) Label the rear decks to be constructed of stained wood that complements the house color.
 - (e) Indicate that roofs on the side elevations shall overhang the gable ends by eight inches.
 - (f) The proposed standard endwall elevation shall be revised to add standard windows in the owner's bedroom and the front bedroom to provide a roughly symmetrical arrangement of four windows in the endwall elevation. The new windows shall utilize decorative lintels and shutters.
 - (g) Due to its prominent location at a street intersection opposite the village green, a special architectural treatment, such as side bay windows or a front-and-side wraparound porch shall be shown for the house on Lot 7, Block F.
 - (h) In a stick of five attached units, one unit may have a standard roof (without gables or dormers). In a stick of seven attached units, two units may have a standard roof. All other units shall provide a front roof treatment consisting of a small reverse gable or a pair of dormer windows.

Ordered this 25th day of January, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Knotts, Olson and Turner

Opposed:

Abstained:

Absent: Council Member Harrison

Vote: 8-0

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council