Case No. DDS 627
Bhagya Village

Applicant: Bhagya Village, LLC

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

FINAL DECISION — APPROVAL OF DEPARTURE FROM DESIGN STANDARDS

IT IS HEREBY ORDERED, after review of the administrative record, that Application No. 627, to approve a departure from design standards to locate an exterior loading space and vehicular driveway located within 50 feet of a residentially zoned property per Section 27-579(b) of the Zoning Ordinance and a waiver of 39.8-feet for the driveway and a departure of 31.5 feet for the location of an exterior loading space, is hereby conditionally APPROVED.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and Subtitle 27 of the Prince George's County Code, we hereby adopt the findings and conclusions set forth in PGCPB No. 15-53.

Final Approval of DDS 627 is subject to the following conditions:

1. The site and landscape plans shall be revised to include the following:

    a. Update the sight-tight fencing detail to show the proposed ground plane, and avoid gaps in screening that might occur under the fence.

    b. Update the required building restriction line (BRL) and landscape yard delineations along the southern property line consistently with the requirements of the 2010 *Prince George's County Landscape Manual*. A 35-foot-wide BRL and a 25-foot-wide landscape yard shall be delineated.

    c. Include the building height, in feet, within the building footprint on the site and landscape plans.

d. Add a note on the site plan indicating the location of the video surveillance camera on the premise.

2. Fast growing evergreen trees will be added to the landscape plan along the east side of the property in order to supplement the buffering of the building from Saint Anne Avenue.

3. The landscape plan will show plant material at an increased size (over the standard 2.5" to 3" caliper/6-8' height requirement) and utilize species to quickly and densely buffer the adjacent homes along Magnolia Drive.

4. The use of the loading space will be restricted to 7 A.M. to Noon, Monday through Friday and 9 A.M to 2:00 P.M, Saturday and Sunday.

Ordered this 14th day of March, 2016, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, 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: _____
Derrick Leon Davis, Chairman

ATTEST:

_____
Redis C. Floyd
Clerk of the Council