

Case No. SP-06084

Applicant: Shelby Homes, LLC

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. 07-86, to approve with conditions a detailed site plan for the construction of one single-family detached, and six semidetached residential units, for a project referred to as Gateview, on property described as approximately .89 acres of land in the R-18C Zone, on the southeast corner of the intersection of Iverson Street and Owens Road, Oxon Hill, 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 certification of the plans for the project, the following revisions shall be made or additional information submitted:
 - a. Revise and delineate the proposed 22-foot-wide WSSC water and sewer easement to a minimum 30-foot width.
 - b. The proposed sewer main shall be extended to the property line of proposed Lot 6.
 - c. Delineate and label private rights-of-way on proposed Lot 6 to serve Lots 5 and 7.
 - d. Correct the minimum street frontage note for a corner lot to 120 feet.
 - e. Correct the minimum allowable yard area note to 800 square feet per lot. Include the minimum allowable yard area in the table.

- f. Revise “semidetached #7” to read “building coverage.”
 - g. Provide all actual lot and yard calculations.
 - h. As revisions are made to the plans submitted, the revision boxes on each plan sheet shall be used to describe what revisions were made, when, and by whom.
 - i. The fence and fence detail shall be added to the plan. The fence shall be six-foot and sight-tight, and not board on board.
2. Prior to certificate approval, the applicant shall submit revised plans in conformance with the approved stormwater management concept plan that includes the dry wells not shown on the detailed site plan. The DSP shall be revised to show implementation of the concept.
 3. Provide garage dimension on typicals for semidetached unit.
 4. There shall be no use of alternative driveways or alternative sidewalk materials.
 5. The chimneys shall be enclosed with brick or masonry.
 6. All facades shall be treated as follows:
 - a. All dwellings shall have a full front façade (excluding gables, bay windows, trim, door, and porches) of brick, stone, stucco, or other masonry treatment.
 - b. Every side elevation that is visible from the public street shall have full brick, stone, stucco, or other masonry treatment (excluding gables, bay windows, trim, and door) and display significant architectural features. Significant architectural features include, but are not limited to, bay projections, wrap-around porches, sunrooms, conservatories, pergolas, and other architectural embellishments consistent with the architecture defined on the front elevation of the unit.
 7. The applicant shall combine Lots 1 and 2, as stated in PGCPB No. 07-86, finding 8c (page 3):

Should the applicant wish to avoid Alternative Compliance, or if Alternative Compliance is not supported at the time of detailed site plan, the applicant may have the ability to combine Lots 1 and 2, and delete the semidetached dwellings proposed on these lots, to provide one building lot with one single-family detached dwelling that has adequate land area available to provide the landscape bufferyard and building setback required by the Landscape Manual.

Ordered this 9th day of February, 2009, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Olson

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: _____
Marilynn M. Bland, Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council