Case No.: SDP-0410/02

Applicant: VOB L.P.

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. 09-154, approving with conditions a specific design plan for the addition of one single-family attached architectural model to previously approved SDP 0410, in the Beech Tree community, located on the west side of MD 301, south of Leeland Road, in the north-central area of the Beech Tree development, Upper Marlboro, 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. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco:

    a. Four dwelling units in any building group containing five or six units; or

    b. Three dwelling units in any building group containing four units; or

    c. Two dwelling units in any building groups containing three units.

2. Every side elevation which is highly visible from the public street shall display significant architectural features, as provided in one of the following options:

a. Full brick, stone, stucco, or other masonry treatment, combined with at least three windows, doors, or other substantial architectural features; or

b. Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side entry door.

3. Prior to the approval of each dwelling unit, the applicant shall demonstrate that the price of the dwelling unit will not be lower than $150,000 (in 1989 dollars) for a single-family attached house.

4. Prior to certificate of approval of this specific design plan, the applicant shall revise the site plan cover sheet to provide the most recent information regarding all approved and submitted specific design plans for Beech Tree. All phase or section numbers shall also be labeled on the overall plan on the cover sheet.

5. Prior to certificate of approval of this specific design plan, the applicant shall revise the site plan to indicate that a one-story stone or brick watertable will be standard on all side elevations.

6. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s):

a. Four dwelling units in any building group containing five or six units; or

b. Three dwelling units in any building group containing four units; or

c. Two dwelling units in any building group containing three units.

7. The following lots which back to either the golf course or to single family detached homes, shall have a rear deck:

Lots 1 through 6
Lots 24 through 27
Lots 28 through 33
Lots 34 through 39
Lots 40 through 43
Lots 44 through 47
Lots 48 through 51
Lots 52 through 57
Lots 75 through 80
Lots 81 through 85
Lots 86 through 89
Lots 90 through 94

Lot 101
Lots 102 through 103
Lots 111, 112, 113, 120, 121, 129, 130, 140, 146, 150

8. The following lots shall have side entry units:

Lots 1, 6, 7, 12, 13, 23, 24, 27, 28, 33, 34, 39, 40 43, 44, 51, 52, 89, 93, 94, 101, 102, 112, 113, 120, 121, 125, 126, 129, 130, 135, 136, 140, 145, 146, 150

9. The following lots shall have fenced rear yards with full private patios:

Lots 1 through 6
Lots 24 through 27
Lots 28 through 33
Lots 34 through 39
Lots 40 through 43
Lots 44 through 47
Lots 48 through 51
Lots 52 through 57
Lots 75 through 80
Lots 81 through 85
Lots 86 through 89
Lots 90 through 93
Lots 94 through 97
Lots 98 through 101
Lots 102 through 107
Lots 108 through 112
Lots 113 through 116
Lots 117 through 120
Lots 121 through 125
Lots 126 through 129
Lots 130 through 135
Lots 136 through 140
Lots 141 through 145
Lots 146 through 150
Lots 151 through 154
Lots 155 through 158

10. The area of basements and garages shall not be counted, in calculating the total living area of a residential unit.

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