

Case No.: SDP-0413/02

Applicant: M/I Homes

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. 09-156, approving with conditions, a specific design plan to add five M/I Homes architectural models to the approved architecture for Phase I of the Balmoral development, located on the west side of MD 301, south of Village Lane, 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. Prior to certification of the specific design plan, all side and rear elevations shall be revised so that at least three standard architectural features, such as windows, doors, and fireplace chimneys are shown on those elevations.
2. At least 100 percent of the single-family detached units in Phase I shall have a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco, or shall be treated with a full-width front porch.
3. All chimneys shall be constructed of brick or stone. All side elevations directly facing the public street shall be designed with materials and details in a manner consistent with the front elevation. All side elevations which are highly visible from the public street, as a result of being angled on a corner lot or which project forward from the two neighboring houses more than 20 feet, shall display significant

architectural features which contribute to the design aesthetic of the unit. Significant architectural features include, but are not limited to, bay projections, wraparound porches, sunrooms, conservatories, pergolas, and other architectural embellishments consistent with the architecture defined in the front elevation of the unit. At the time of building permit, in the event the opposite side of such dwelling unit is not highly visible from the public street, and, as a result, the homeowner chooses not to display such treatment, the side yard of such unit shall be planted with an evergreen buffer. The note below the tracking chart on the SDP shall be revised to reflect the requirements of this condition prior to certification.

4. The Montana model line will be removed from SDP-0413/02.

Ordered this 22<sup>nd</sup> day of February, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, 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: \_\_\_\_\_  
Thomas E. Dernoga, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council