

Case No. DSDS 634

Applicant: Ritchie Hill, LLC
(Ritchie Station
Marketplace)

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

ORDER APPROVING DEPARTURE FROM
SIGN DESIGN STANDARDS

IT IS HEREBY ORDERED, after review of the administrative record, and hearing oral argument from the applicant, that the Planning Board's decision in PGCPB No. 06-156, for a departure of 328 square feet above the maximum area and 15 feet above the maximum height allowed for a freestanding sign, on property described as approximately 528 square feet of land in the I-3 and R-R zones, on the south side of Ritchie Marlboro Road, west of the Capital Beltway (I-495/I-95), Upper Marlboro, is hereby:

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. A note shall be added to the site plan, stating: "Prior to issuance of sign permits for the subject freestanding sign, a detailed site plan shall be submitted for at least one other store in the subject property that measures a minimum of 100,000 square feet, pursuant to criteria in CB-65-2003 and Condition 1 (h) in DSP-04080/01 (PGCPB No. 06-76)."

2. On each face of the sign, there shall be no more than one business advertised on each of eight individual sign panels.

Ordered this 30th day of October, 2006, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Knotts and Peters

Opposed:

Abstained:

Absent: Council Members Exum, Harrington and Hendershot

Vote: 6-0

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