

Case No. DSP-05052-01 Holmehurst Estates
(formerly Henderson Property)

Applicant: Caruso Homes, Inc.

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. 13-71, to approve with conditions a detailed site plan for revision to a limited DSP for new residential architecture, which reduces the minimum house size, for an 11-unit, single-family, detached home development in the Rural Residential (R-R) Zone, located in the southwest quadrant of the intersection of Annapolis Road (MD 450) and Enterprise Road (MD 193), within Planning Area 70, Council District 5, in the Developing Tier, is:

AFFIRMED, pursuant to §§ 27-132(f)(1) and 27-290 of the Zoning Ordinance.

As the basis for this decision, the District Council adopts and incorporates by reference, as if fully stated herein, the findings and conclusions of the Planning Board in PGCPB No. 13-71.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of this detailed site plan, the applicant shall:
 - a. Add a note that all houses shall have at least a partial brick or masonry front façade.
 - b. Add a note that all side elevations shall have a minimum of two standard features.
 - c. List the correct base finished square-footage for each house on the template sheet.
 - d. Revise the architectural plans as follows:

- (1) Revise all side elevations to include a minimum of two standard features.
 - (2) Remove Florida State Front Elevation 1.
 - (3) Either remove Kingsport Front Elevation 1, or make the optional roof gable standard.
 - (4) Either remove Oxford Front Elevation 1, or make the optional dormers standard.
 - (5) Either remove Penn State Front Elevations 1 and 2, or make the optional dormers standard.
 - (6) Remove Rembrandt Front Elevation 1.
2. Any roadway improvements on Annapolis Road (MD 450) or Enterprise Road (MD 193) shall be carried out in accordance with the *Design Guidelines and Standards for Scenic and Historic Roads*, prepared by the Department of Public Works and Transportation, unless modified by SHA.

Ordered this 4th day of November, 2013, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Patterson, Toles 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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council