

Case No. SP-90101/01

Applicant: Haverford Homes

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

ORDER AFFIRMING PLANNING BOARD DECISION

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 03-43, to approve a Detailed Site Plan for 129 single-family detached homes on property described as approximately 70.38 acres of land in the R-R Zone, located southeast of the intersection of Dangerfield Drive and Cheltenham Avenue, at the terminus of Wendy Street, Clinton, Maryland, is hereby:

AFFIRMED, for the reasons stated by the Planning Board in its resolution, whose findings and conclusions 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 certificate approval of this detailed site plan, the applicant shall make the following revisions:
 - (a) Demonstrate surface storm drain easements on Lots 11-14, Block B.
 - (b) On the cluster modifications table, revise "Standard Lot Width at Building Line" to 100 feet, and "Allowable Modification of Frontage along Cul-de-Sac" to 50 feet.
2. Prior to the issuance of any permits that impact jurisdictional wetlands, wetland buffers, streams, or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

3. No two units located next to or across the street from each other may have identical front elevations.

4. The developer, his heirs, successors, or assignees, shall display in the sales office all of the plans approved by the Planning Board and District Council for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.

5. All units shall have brick fronts. In addition, the units on lots A-1, A-4, B-1, B-17, C-1, and C-64 shall have brick on the side closest to the abutting subdivision.

Ordered this 21st day of July, 2003, by the following vote:

In Favor: Council Members Shapiro, Bland, Dean, Dernoga, Exum, Harrington, Hendershot and Knotts

Opposed:

Abstained:

Absent: Council Member Peters

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: _____
Peter A. Shapiro, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council