

Case No: ROSP SE-3344-05

Applicant: Collington Episcopal Life  
Care Community, Inc.

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

ZONING ORDINANCE NO. 10 - 2016

AN ORDINANCE, approving Revision of Site Plan Special Exception 3344-05, (ROSP SE-3344-05), for a further amendment to the approved Site Plan to allow the construction of small sunrooms and/or additions to existing dwellings (cottages and villas), on property located north of Lottsford Road and west of Bald Hill Branch, in Councilmanic District 5.

WHEREAS, the Applicant is requesting to revise the approved Site Plan to increase the existing development to allow residents to construct relatively small additions (sunrooms) to their existing homes. These existing homes range in size from fairly compact to 3 bedroom/2 car garage villas. The additions will range in size from (230) to (285) square feet. There will only be a maximum of 139 additions constructed. The lot coverage for the site is proposed to increase to 28.23%, less than the 40% permitted under the Zoning Ordinance. None of the proposed additions directly abut any adjacent properties; and

WHEREAS, Special Exception 3344 was approved on August 25, 1982, when the Zoning Hearing Examiner's decision on a Medical/Residential Campus became final, subject to conditions. The District Council approved subsequent amendments to the approved Site Plan on July 30, 1985, May 9, 1989, and September 25, 2000<sup>1</sup>; and

WHEREAS, the Planning Board and its Technical Staff recommended approval of ROSP SE-3344-05, with conditions; and

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<sup>1</sup> The prior approvals and record are adopted and incorporated by reference herein.

WHEREAS, the subject application was advertised and the property was posted prior to the public hearing, in accordance with law; and

WHEREAS, the Zoning Hearing Examiner conducted a public hearing in accordance with the requirements of the Prince George's County Code on the proposed application; and

WHEREAS, on April 28, 2016, the Zoning Hearing Examiner filed a disposition recommendation of approval, subject to conditions; and

WHEREAS, upon review of the Zoning Hearing Examiner's disposition recommendation, the District Council determined that the subject application should be approved; and

WHEREAS, as expressly authorized by the Regional District Act within Title 22 of the Land Use Article of the Annotated Code of Maryland, and Subtitle 27 of the Prince George's County Code, we hereby adopt the disposition recommendation of the Zoning Hearing Examiner filed with the District Council on April 28, 2016.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1: The Revision of Site Plan for Special Exception 3344-05 (ROSP SE-3344-05) is hereby, APPROVED, and subject to the applicable conditions from the prior revisions, except as modified below:

1. A revision date shall be added to the Special Exception Site Plan stamped and signed by the engineer/surveyor who prepared it.
2. A copy of the Special Exception Site Plan shall be submitted to the Office of the Zoning Hearing Examiner for review and inclusion in the record. The boundaries of the Site Plan shall be outlined in red and the Site Plan shall be labeled "Special Exception Site Plan SE-3344/05" on all pages.
3. Any building permit application must be reviewed by the Urban Design Review Staff (M-NCPPC) for compliance with the approved Special Exception Site Plan.

[Note: The Special Exception Site Plan is Exhibit 40(a) – (l); the Tree Conservation Plan is Exhibit 16(a) – (i)]

SECTION 2: This Ordinance shall take effect on the date of its enactment.

Enacted this 20<sup>th</sup> day of June, 2016, by the following vote:

In Favor: Council Members Davis, Glaros, Harrison, Lehman, Patterson, Taveras, and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin and Toles

Vote: 7-0

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: \_\_\_\_\_  
Derrick L. Davis, Chairman

ATTEST:

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