

Case No.: SDP-0001/12

Applicant: VOB, L.P.

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. 09-152, approving with conditions, a specific design plan to add two additional single-family detached architectural models to the architectural umbrella, to be available for construction throughout the Beech Tree development, located on the west side of MD 301, south of Leeland Road, 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, the applicant and the applicant's heirs, successors, and/or assignees shall:
  - a. Include on the cover sheet a clearly legible overall plan of the Beech Tree project on which are shown, in their correct relation to one another, all phase or section numbers, all approved or submitted specific design plan numbers, and all approved or submitted tree conservation plan numbers for Beech Tree.
  - b. Revise the plans to indicate that brick or stone (depending on the primary finish material of the front façade) will be wrapped on all front façade projections.

- c. Revise the plans to indicate that all chimneys will be clad with brick or stone.
  - d. Revise the plans to indicate that architectural shingles will be standard on all roofs where standing seam metal is not proposed.
  - e. Revise the plans to indicate that a brick or stone water table will be an optional feature on all side and rear elevations.
  - f. Revise the plans to show a minimum of two standard architectural features, such as windows, doors, or fireplace chimneys, arranged in a reasonably balanced design on all side elevations, and a minimum of three such features on all highly visible side elevations.
2. Prior to approval of each building permit for a dwelling unit, the applicant shall demonstrate to the satisfaction of the Urban Design Section that prices of proposed dwelling units will not be lower than the following range (in 1989 dollars):
- Single-Family Detached:                      \$225,000-500,000+
- 3. All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable County laws and regulations.
  - 4. All architectural models shall include a minimum of four standard endwall features on side elevations.
  - 5. The Savoy model shall not be approved and shall be removed from the architectural elevation package prior to certification of the specific design plan.
  - 6. The area of basements and garages shall not be counted, in calculating the total living area of a residential unit.

Ordered this 25<sup>th</sup> day of January, 2010, by the following vote:

In Favor:        Council Members Dernoga, Bland, Campos, Dean, Exum, Knotts, Olson and Turner

Opposed:

Abstained:

Absent: Council Member Harrison

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: \_\_\_\_\_  
Thomas E. Dernoga, Chairman

ATTEST:

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