

Case No.: SDP-0410/04

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. 10-88, approving with conditions a specific design plan for the addition of one single-family attached architectural model, to the previously approved Specific Design Plan SDP-0410, for property in the Beech Tree, North Village (Section 6) community, located on the west side of Robert Crain Highway (US 301), just south of the intersection of Leeland Road and US 301, Upper Marlboro, is:

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.

1. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco:
 - a. Four dwelling units in any building group containing five or six units; or
 - b. Three dwelling units in any building group containing four units; or
 - c. Two dwelling units in any building groups containing three units.
2. Every side elevation which is highly visible from the public street shall display significant architectural features, as provided in one of the following options:
 - a. Full brick, stone, stucco, or other masonry treatment, combined with at least three windows, doors, or other substantial architectural features; or
 - b. Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side entry door.

3. Prior to the approval of each building permit for a dwelling unit, the applicant shall demonstrate that the price of the dwelling unit will not be lower than \$150,000 (in 1989 dollars) for a single-family attached house.
4. Prior to certificate of approval of this specific design plan, the applicant shall revise the site plan cover sheet to provide the most recent information regarding all approved and submitted specific design plans for Beech Tree. All phase or section numbers shall also be labeled on the overall plan on the cover sheet.
5. Prior to certificate of approval of this specific design plan, the applicant shall revise the site plan to indicate that a one-story stone or brick water table will be standard on all side elevations.
6. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s):
 - a. Four dwelling units in any building group containing five or six units; or
 - b. Three dwelling units in any building group containing four units; or
 - c. Two dwelling units in any building group containing three units.
7. The following lots which back to either the golf course or to single family detached homes, shall have a rear deck:
 - Lots 1 through 6
 - Lots 24 through 27
 - Lots 28 through 33
 - Lots 34 through 39
 - Lots 40 through 43
 - Lots 44 through 47
 - Lots 48 through 51
 - Lots 52 through 57
 - Lots 75 through 80
 - Lots 81 through 85
 - Lots 86 through 89
 - Lots 90 through 94
 - Lot 101
 - Lots 102 through 103
 - Lots 111, 112, 113, 120, 121, 129, 130, 140, 146, 150

8. The following lots shall have side entry units:

Lots 1, 6, 7, 12, 13, 23, 24, 27, 28, 33, 34, 39, 40 43, 44, 51, 52, 89, 93, 94, 101, 102, 112, 113, 120, 121, 125, 126, 129, 130, 135, 136, 140, 145, 146, 150

9. The following lots shall have fenced rear yards with full private patios:

Lots 1 through 6
 Lots 24 through 27
 Lots 28 through 33
 Lots 34 through 39
 Lots 40 through 43
 Lots 44 through 47
 Lots 48 through 51
 Lots 52 through 57
 Lots 75 through 80
 Lots 81 through 85
 Lots 86 through 89
 Lots 90 through 93
 Lots 94 through 97
 Lots 98 through 101
 Lots 102 through 107
 Lots 108 through 112
 Lots 113 through 116
 Lots 117 through 120
 Lots 121 through 125
 Lots 126 through 129
 Lots 130 through 135
 Lots 136 through 140
 Lots 141 through 145
 Lots 146 through 150
 Lots 151 through 154
 Lots 155 through 158

10. The area of basements and garages shall not be counted, in calculating the total living area of a residential unit.

11. Prior to certificate of approval for this specific design plan:

- a. Each stick of townhouse elevations shall be revised to include a minimum of three different window trim styles such as shutters, pilasters, Juliet balconies, brick rowlock, or utilize bay or specialty windows to be reviewed and approved by the Urban Design Section as a designee of the Planning Board.

- b. Front entrances shall be defined with pilasters or brick rowlock with a variety of decorative headers or transom lights.
- c. High-visibility side elevations shall be revised to include shutters on all non-specialty windows. All other side elevations shall be revised to include enhanced trim or shutters on all windows.
- d. A materials palette shall be provided to the Urban Design Section as a designee of the Planning Board. These materials shall be clearly labeled on all elevations.
- e. The window in the stairwell on the side elevations of the Lismore model, which interrupts the brick soldier course, shall be replaced with a specialty window that is appropriate in size.
- f. All garage doors shall have a carriage style appearance.

Ordered this 27th day of September, 2010, by the following vote:

In Favor: Council Members Bland, Dean, Dernoga, Exum, Harrison, Knotts and Olson.

Opposed:

Abstained:

Absent: Council Members Campos and Turner.

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council