

Case No.: S.E. 4573

Applicant: Manor Care of Largo, Inc.

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

ORDER AFFIRMING EXAMINER DECISION AND
APPROVING SPECIAL EXCEPTION, WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Zoning Hearing Examiner for Application No. S.E. 4573, approving a special exception for expansion of an existing Nursing or Care Home for property described as approximately five (5) acres of land, in the R-R Zone, located on the east side of MD Route 202 (Largo Road) between Kettering Drive and Lucretia Drive, identified as 600 Largo Road, Largo, Maryland, is

AFFIRMED, for the reasons stated by the Zoning Hearing Examiner, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council, with the following conditions:

1. No trash or waste may be picked up from the property before 7:00 a.m.
2. The applicant shall file a new site plan, amending the special exception site plan in the record. The new plan, to be reviewed and approved by Development Review Division staff, shall address the following points:
 - a. A new drainage and stormwater management system is required, in and adjacent to the parking lot being reconstructed next to the proposed addition.
 - b. A sight-tight fence with vinyl ("Shadow Box" type or substantially similar) facing shall be shown and installed along the northern and southern property lines, as shown on the revised site plan and landscape plan exhibits admitted into the record by the ZHE, except that the fence shall be extended on the northern side to the southwest corner of the house on the Cole property.

- c. The dumpster shall be screened by a masonry retaining wall and a six-foot-high, board-on-board vinyl screen.

Ordered this 10th day of September, 2007 by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Harrington

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: _____
Camille A. Exum, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council