

Case No. SP-03061

Applicant: Dr. Roger D. Allen

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. 04-205, to approve a detailed site plan for a medical practitioner's office building, on property described as approximately 0.82 acres of land in the C-O Zone, located in the northeast corner of the intersection of Central Avenue and Norair Avenue, approximately one-half mile west of the Capital Beltway (I-95), Landover, is hereby:

AFFIRMED, for the reasons stated in the Planning Board's 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. Provide evidence to demonstrate that the subject site does not include those portions of land that have been conveyed to governmental agencies for public use.
  - b. Revise the landscape plan to show the corrected number of plant units to be provided in the two Section 4.7 bufferyards, as shown in the alternative compliance report.

c. Show graphically the exact location of the proposed free-standing sign on the plan, pursuant to Section 27-614, including height and calculation of sign face area.

d. Provide a sidewalk connection from the parking lot to the concrete walkway in front of the proposed medical practitioner's office building.

2. Prior to issuance of any building permits, the applicant, his heirs, successors and/or assignees shall:

a. Record a permanent 22-foot-wide access easement along the drive aisle in the rear of Lot 23, to provide access to adjoining properties.

b. Record a permanent 22-foot-wide access easement along the entrance drive aisle at the east side of Lot 23, to provide access to adjoining properties.

c. Note recorded liber and folio data for both easements on the plans.

d. Obtain a permit from the State Highway Administration for improvements, if any, required within the right-of-way of Central Avenue.

Ordered this 24th day of January, 2005, by the following vote:

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

Opposed:

Abstained:

Absent:

Vote: 9-0

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: \_\_\_\_\_  
Samuel H. Dean, Chairman

ATTEST:

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