

Case No. SP-05040

Applicant: Toll Brothers, Inc.

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. 06-21, to approve with conditions an umbrella architecture detailed site plan for single-family detached homes, on property referred to as Marlboro Ridge, described as approximately 588.63 acres of land in the R-R Zone, located southwest of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road, Upper Marlboro, is hereby:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. All single-family detached models in Marlboro Ridge shall have a full front façade (excluding gables, bay windows, trim, and door) of brick or equivalent masonry treatment.
2. Every side elevation on a corner lot that is 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.

Ordered this 12th day of June, 2006, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Campos and Harrington

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