



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-05098

| Application                                                                                                                                                                                                                                                            | General Data                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Project Name:</b><br><b>BELLE OAK ESTATES</b><br><br><b>Location:</b><br>South of Livingston Road, west of Bealle Hill Road<br>and East on Manning Road.<br><br><b>Applicant/Address:</b><br>Chesapeake Custom Homes<br>6196 Oxon Hill Road<br>Oxon Hill, MD. 20745 | Date Accepted: 01/23/2006              |
|                                                                                                                                                                                                                                                                        | Planning Board Action Limit: 04/3/2006 |
|                                                                                                                                                                                                                                                                        | Plan Acreage: 121.16                   |
|                                                                                                                                                                                                                                                                        | Zone: R-L                              |
|                                                                                                                                                                                                                                                                        | Lots: 42                               |
|                                                                                                                                                                                                                                                                        | Parcels: 4                             |
|                                                                                                                                                                                                                                                                        | Planning Area: 84                      |
|                                                                                                                                                                                                                                                                        | Tier: Developing                       |
|                                                                                                                                                                                                                                                                        | Council District: 09                   |
|                                                                                                                                                                                                                                                                        | Municipality: N/A                      |
|                                                                                                                                                                                                                                                                        | 200-Scale Base Map: 221/2SE01          |

| Purpose of Application                                                                                                                                                                                                               | Notice Dates                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>REQUEST FOR RECONSIDERATION:</b> The Preliminary Plan was DENIED by the Planning Board on June 8, 2006. Andre Gingles of Gingles, LLC, by letter dated July 12, 2006, requests a Reconsideration of that decision (PGCPB 06-136). | Adjoining Property Owners<br>Previous Parties of Record 09/11/2006<br>Registered Associations:<br>(CB-58-2003) |
|                                                                                                                                                                                                                                      | Sign(s) Posted on Site and<br>Notice of Hearing Mailed: N/A                                                    |
|                                                                                                                                                                                                                                      |                                                                                                                |

| Staff Recommendation |                          | Staff Reviewer: Alan Hirsch |            |
|----------------------|--------------------------|-----------------------------|------------|
| APPROVAL             | APPROVAL WITH CONDITIONS | DISAPPROVAL                 | DISCUSSION |
| X                    |                          |                             |            |