

Prince George's County Council

*County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland
20772-3050*



Zoning Agenda - Final

9:30 AM Agenda Briefing Rm 2027

Monday, January 22, 2018

10:00 AM

Council Hearing Room

Sitting as the District Council

Dannielle M. Glaros, District 3, Chair

Derrick Leon Davis, District 6

Mel Franklin, District 9

Andrea C. Harrison, District 5

Mary A. Lehman, District 1

Obie Patterson, District 8

Deni L. Taveras, District 2

Karen R. Toles, District 7

Todd M. Turner, District 4, Vice Chair

Robert J. Williams, Jr., Council Administrator

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language interpreters are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION

Mrs. Sylvia Taylor, International Church of Christ, Landover, Maryland

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 01082018](#)

District Council Minutes dated January 8, 2018

Attachment(s):

[1-08-2017 District Council Minutes DRAFT](#)

ORAL ARGUMENTS**DSP-17004****Turkish American Community Center Day Care****Applicant(s):**

Turkiye Diyanet Vakfi

Location:

Located on the north side of Good Luck Road, approximately 3,200 feet southwest of its intersection with Greenbelt Road (MD 193) (11.74 Acres; R-80 Zones).

Request:

Requesting approval of a Detailed Site Plan for addition of a day care center, with a maximum enrollment of 120 children, to an existing religious institution (mosque) in the One-Family Detached Residential (R-80) Zone.

Council District:

4

Appeal by Date:

11/27/2017

Review by Date:

11/27/2017

Action by Date:

2/15/2018

History:

09/07/2017	M-NCPPC Technical Staff	approval with conditions
10/19/2017	M-NCPPC Planning Board	approval with conditions
11/06/2017	Sitting as the District Council	did not elect to review
	<i>Council took no action on this item.</i>	
11/16/2017	Person of Record	appealed
	<i>On November 16, 2017, Mehmet Omur Naz, filed an appeal to the decision of the Planning Board and requested oral argument.</i>	
12/12/2017	Clerk of the Council	mailed
	<i>Notice of Oral Argument Hearing was mailed to all Persons of Record.</i>	
01/08/2018	Sitting as the District Council	announced hearing date

Attachment(s):[DSP-17004 Planning Board Resolution 17-129](#)[DSP-17004 Technical Staff Report](#)

DSP-17004_PORL

DSP-17004 Appeal

MANDATORY REVIEW (Using Oral Argument Procedures)[DSP-17008](#)**Iglesia de Dios Pentecostes, Mision el Buen Samaritano****Applicant(s):**

Iglesia de Dios Pentecostes, Mision el Buen Samaritano

Location:

Located on the northeast side of Finns Lane, approximately 220 linear feet west of its intersection with MD 450 (Annapolis Road), in Planning Area 69, Council District 3 (.8 Acres; R-10/T-D-O Zone).

Request:

Requesting approval of a Detailed Site Plan for a change of the underlying zoning of the subject property from the Multifamily High Density Residential (R-10) Zone to the Mixed Use–Transportation Oriented (M-X-T) Zone.

Council District:

3

Appeal by Date:

12/21/2017

Action by Date:

3/1/2018

Comment(s):

Mandatory Reivew:

{District Council review of this case is required by Section 27-548.09.01 (b) of the Zoning Ordinance}

History:

10/12/2017	M-NCPPC Technical Staff	approval with conditions
11/16/2017	M-NCPPC Planning Board	approval with conditions
11/30/2017	Clerk of the Council	mailed
	<i>Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.</i>	
01/08/2018	Sitting as the District Council	announced hearing date

Attachment(s):[DSP-17008 Planning Board Resolution 17-138](#)[DSP-17008 Technical Staff Report](#)

DSP-17008_PORL

1:30 PM ORAL ARGUMENTS (Continued)**A-9956-C Amend of
Conditions****The Revenue Authority of Prince George's County/DR Horton,
Inc./Balk Hill Village (Amendment of Conditions)****Applicant(s):**The Revenue Authority of Prince George's County/DR Horton,
Inc./Balk Hill Village**Location:**Located 1,460 feet northwest of the intersection of Campus Way North
and Lottsford Road (123.2 Acres, M-X-T Zone).**Request:**Requesting to amend Conditions 5 and 10, imposed by the District
Council upon its adoption of Zoning Ordinance 16-2002 which rezoned
approximately 123.2 acres of land from the I-3 to the M-X-T Zone.**Council District:**

5

Appeal by Date:

11/13/2017

Action by Date:

4/26/2018

Opposition:

Fox Lake Homeowner's Association, et. al.

History:

07/23/2002	Sitting as the District Council	approval with conditions
10/01/2002	Sitting as the District Council	approval with conditions
04/07/2017	Applicant	filed
04/10/2017	Clerk of the Council	transmitted
10/27/2017	Zoning Hearing Examiner	approval with conditions
11/03/2017	Person of Record	appealed

On November 3, 2017, G. Macy Nelson, filed exceptions to the recommendation of the Zoning Hearing Examiner on behalf of Anthony T. Stevenson and Foxlake Homeowner's Association and requested Oral Arguments.

11/13/2017	Applicant	appealed
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On November 13, 2017, Edward C. Gibbs, filed exceptions to the recommendation of the Zoning Hearing Examiner on behalf of Petrie Richardson Ventures, LLC (Applicant), and requested Oral Arguments.

Attachment(s):

[A-9956-C Zoning Hearing Examiner Decision](#)

[A-9956-C Zoning Ordinance No. 16-2002](#)

A-9956-C Appeal-Gibbs

A-9956 Appeal - Nelson

[A-9956-C_PORL](#)

ITEM(S) FOR DISCUSSION (Continued)[CNU-23926-2015](#)**Red Top Road Apartments, 6808 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming

Council District:

2

Appeal by Date:

8/17/2017

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017 Sitting as the District Council hearing held; case taken under advisement

Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The Oral Argument hearing was held and Council took this case under advisement.

01/08/2018 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/08/2018 Sitting as the District Council approval with conditions

Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/17/2018 Applicant filed

Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.

Attachment(s):

[CNU-23926-2015 Planning Board Resolution 17-100](#)

[CNU-23926-2015_PORL](#)

[CNU-23926-2015 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION (Continued)[CNU-23927-2015](#)**Red Top Road Apartments, 6810 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017 Sitting as the District Council hearing held; case taken under advisement

Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The Oral Argument hearing was held and Council took this case under advisement.

01/08/2018 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/08/2018 Sitting as the District Council approval

Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/17/2018 Applicant filed

Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.

Attachment(s):

[CNU-23927-2015 Planning Board Resolution 17-101](#)

[CNU-23927-2015_PORL](#)

[CNU-23927-2015 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION (Continued)[CNU-23928-2015](#)**Red Top Road Apartments, 6812 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017 Sitting as the District Council hearing held; case taken under advisement

Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The Oral Argument hearing was held and Council took this case under advisement.

01/08/2018 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/08/2018 Sitting as the District Council approval

Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/17/2018 Applicant filed

Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.

Attachment(s):

[CNU-23928-2015 Zoning AIS](#)

[CNU-23928-2015 Planning Board Resolution 17-102](#)

CNU-23928-2015_PORL

[CNU-23928-2015 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION (Continued)[CNU-23929-2015](#)**Red Top Road Apartments, 6814 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017 Sitting as the District Council hearing held; case taken under advisement

Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The Oral Argument hearing was held and Council took this case under advisement.

01/08/2018 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/08/2018 Sitting as the District Council approval

Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/17/2018 Applicant filed

Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.

Attachment(s):

[CNU-23929-2015 Zoning AIS](#)

[CNU-23929-2015 Planning Board Resolution 17-103](#)

[CNU-23929-2015_PORL](#)

[CNU-23929-2015 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION (Continued)[CNU-23930-2015](#)**Red Top Road Apartments, 6816 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.20 Acres; R-18 Zone)

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
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07/13/2017	M-NCPPC Planning Board	approval
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08/15/2017	Person of Record	appealed
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Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017 Sitting as the District Council hearing held; case taken under advisement

Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.

The Oral Argument hearing was held and Council took this case under advisement.

01/08/2018 Sitting as the District Council referred for document

Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/08/2018 Sitting as the District Council approval

Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).

01/17/2018 Applicant filed

Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.

Attachment(s):

[CNU-23930-2015 Zoning AIS](#)

[CNU-23930-2015 Planning Board Resolution 17-104](#)

CNU-23930-2015_PORL

[CNU-23930-2015 Technical Staff Report](#)

ITEM(S) FOR DISCUSSION (Continued)

[SE/VSE-4783](#)

Chuck's Used Auto Parts

Applicant(s):

CC Clifton Road, LLC./Chuck's Used Auto Parts, Inc.

Location:

Located on the west side of Clifton Road, approximately 688 feet south of St. Barnabas Road (MD 414), also identified as 4743 Clifton Road, Temple Hills, Maryland (0.99 Acres; I-1 Zone).

Request:

Requesting approval of a Special Exception for permission to use approximately 0.99 acre of land in the I-1 (Light Industrial) Zone to operate a Vehicle Salvage Yard. Also requesting approval of Variance 4783, a two (2) foot variance to Section 27-474(a)(1) of the Zoning Ordinance, which requires a thirty (30) foot side yard setback from adjoining land in any nonresidential zone, for the existing one-story brick building, and a waiver of this setback requirement for the proposed eight (8)-foot-tall sight-tight fence to be located on the property line.

Council District:

7

Appeal by Date:

9/28/2017

Review by Date:

10/2/2017

Action by Date:

2/28/2018

Opposition:

None

History:

01/03/2017	M-NCPPC Technical Staff	approval with conditions
02/16/2017	M-NCPPC Planning Board	no motion to consider
08/29/2017	Zoning Hearing Examiner	approval with conditions
09/11/2017	Sitting as the District Council	elected to make the final decision

Council elected to make the final decision on this item (Vote: 9-0).

10/06/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to all Persons of Record.

11/13/2017

Sitting as the District Council

hearing held; case taken under advisement

Taslina Alam, M-NCPPC, provided an overview of the Special Exception application. Nate Forman, Esq., spoke in support on behalf of the applicant. Chuck Pounds, applicant, assisted in responding to questions posed by the Council. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented. The Oral Argument hearing was held and Council took this case under advisement.

Attachment(s):

SE-4783 PORL

[SE-4783 Technical Staff Report](#)[SE-4783 Zoning AIS](#)[SE-VSE-4783 Zoning Hearing Examiner Decision](#)

REFERRED FOR DOCUMENT[ERR-269](#)**Morris Family Trust, et. al. /Warren T. Morris, Trustee,
Validation of Multifamily Rental License No. M-587 Issued in Error****Applicant(s):**

Warren T. Morris/Morris Family Trust, et. al.

Location:

Located northeast corner of 59th Place and Veterans Monument Place, identified as 701 59th Place, Capital Heights, Maryland (.12 Acres; R-20 Zone).

Request:

Requesting validation of Prince George's County Multifamily Rental License No. M-587 issued in error for a 3-unit apartment building.

Council District:

5

Appeal by Date:

11/27/2017

Action by Date:

3/26/2018

Opposition:

None

History:

10/25/2017

Zoning Hearing Examiner

approval with conditions

01/08/2018

Sitting as the District Council

referred for document

*Council referred item to staff for preparation of an approving document, with conditions**(Vote: 8-0; Absent: Council Member Toles).***Attachment(s):**

ERR2-69 PORL

[ERR-269 Zoning Hearing Examiner Decision](#)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(b) PLANNING BOARD**DPLS-434****Family Dollar****Applicant(s):**

Hunt Real Estate

Location:

Located on the west side of Walker Mill Road, approximately 350 feet south of its intersection with Addison Road in Capitol Heights (1 Acres; C-S-C Zone).

Request:

Requesting approval for a Departure from Parking and Loading Standards of 18 parking spaces from the 51 spaces required by the Zoning Ordinance for the development of a 9,180-square-foot department and variety store (without food and beverage). The application was approved for 33 parking spaces.

Council District:

7

Appeal by Date:

1/4/2018

Review by Date:

1/30/2018

History:

10/25/2017	M-NCPPC Technical Staff	approval with conditions
11/30/2017	M-NCPPC Planning Board	approval with conditions
01/08/2018	Sitting as the District Council	deferred

Council deferred this item to January 22, 2018.

Attachment(s):

[DPLS-434 Planning Board Resolution 17-143](#)

DPLS-434_PORL

[DPLS-434 Technical Staff Report](#)

PENDING FINALITY (Continued)**DSP-15015****Harbor Place Apartments****Applicant(s):**

Morgan Properties

Location:

Located on the south side of Palmer Road, approximately 1,300 feet east of its intersection with Indian Head Highway (MD 210), in Planning Area 76B and Council District 8 (10.37 Acres; R-18 Zone).

Request:

Requesting approval of a Detailed Site Plan to construct a new 4,968-square-foot clubhouse at Harbor Place Apartments on parcel B.

Council District:

8

Appeal by Date:

2/7/2018

Review by Date:

2/8/2018

History:

11/29/2017

M-NCPPC Technical Staff

approval with conditions

01/04/2018

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)[DPLS-454](#)**Harbor Place Apartments****Companion Case(s):** DSP-15015**Location:** Located On the south side of Palmer Road, approximately 1,300 feet east of its intersection with Indian Head Highway (MD 210) (10.37 Acres; R-18 Zone).**Request:** Requesting approval for a Departure from Parking and Loading Standards to allow reduction in six required parking spaces for the proposed clubhouse.**Council District:** 8**Appeal by Date:** 1/7/2018**Review by Date:** 2/8/2018**History:**

11/29/2017	M-NCPPC Technical Staff	approval with conditions
01/04/2018	M-NCPPC Planning Board	approval with conditions

PENDING FINALITY (Continued)**DSP-16044****The Woodlands at Reid Temple****Applicant(s):**

Reid Temple Community Development Corporation

Location:

Located on the eastern side of MD 193 (Glenn Dale Boulevard), approximately 170 feet north of its intersection with Daisy Lane (10.75 Acres, R-R/R- 18C Zone).

Request:

Requesting approval of a Detailed Site Plan for a 261,205-square-foot, 252-unit apartment housing for the elderly and associated site improvements on a 10.75-acres property in the Rural Residential (R-R) and Multifamily Medium Density Residential-Condominium (R-18C) Zones (10.75 Acres; R-R/R-18C Zone).

Council District:

4

Appeal by Date:

1/11/2018

Review by Date:

1/30/2018

History:

11/07/2017

M-NCPPC Technical Staff

approval with conditions

12/07/2017

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-16044 Planning Board Resolution 17-151](#)[DSP-16044 Technical Staff Report](#)

DSP-16044_PORL

PENDING FINALITY (Continued)[DSP-16060](#)**Horace and Dickies Carryout****Applicant(s):**

Royette Smith

Location:

Located on the southside of MD 704 (Martin Luther King Jr. Highway),
700 feet northeast of its intersection
with Barlowe Road (0.42 Acres; M-U-I/D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan for construction of a
1,030-square-foot addition to an existing commercial building, for an
eating and drinking establishment excluding drive-through service.

Council District:

5

Appeal by Date:

2/7/2018

Review by Date:

2/8/2018

History:

11/27/2017

M-NCPPC Technical Staff

approval with conditions

01/04/2018

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)[DSP-17003](#)**BA/WRPR College Park****Location:**

Located on the west side of US 1 (Baltimore Avenue), bounded to the north by Hartwick Road and to the south by Guilford Drive (5.82 Acres; M-U-I/D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan for development of 393 multifamily residential units and 78,669 square feet of ground-floor commercial space, including an existing 5,698-square-foot Applebee's Restaurant.

Council District:

3

Appeal by Date:

2/7/2018

Review by Date:

2/8/2018

History:

12/11/2017

M-NCPPC Technical Staff

approval with conditions

01/04/2018

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)[DSP-17024](#)**Academy Bus****Applicant(s):**

Franmar Properties of MD, LLC

Location:

Located approximately 250 feet north of the intersection of Walker Mill Road and Rochell Avenue (5.56 Acres; I-1 Zone).

Request:

Requesting approval of a Detailed Site Plan to raze a portion (9,496 square feet) of the 16,656-square-foot existing vehicle repair and service station and build an 11,245-square-foot building addition, resulting in a new gross floor area (GFA) of 18,405 square feet.

Council District:

7

Appeal by Date:

1/11/2018

Review by Date:

1/30/2018

Municipality:

Capitol Heights

History:

11/02/2017

M-NCPPC Technical Staff

approval with conditions

12/07/2017

M-NCPPC Planning Board

approval with conditions

01/08/2018

Sitting as the District Council

deferred

*Council deferred this item to January 22, 2018.***Attachment(s):**[DSP-17024 Planning Board Resolution 17-148](#)[DSP-17024 Technical Staff Report](#)

DSP-17024_PORL

CASE(S) SCHEDULED FOR MANDATORY REVIEW (USING ORAL ARGUMENT PROCEDURES) HEARING ON FEBRUARY 12, 2018 AT 10:00 A.M.

[DSP-16053](#)

"4550 Rhode Island Avenue"

Companion Case(s): CP-17003

Applicant(s): 4550 Rhode Island Avenue, LLC

Location: Located on the north side of US 1 (Rhode Island Avenue), approximately 225 feet northeast of its intersection with Wallace Street (.28 Acres, I-D-0/R-55/M-U-1/D-D-0 Zones).

Request: Requesting approval of a Detailed Site Plan to add the use of "outdoor storage" to the table of uses for the subject property in the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA) as a permitted use in the Neighborhood Arts and Production character area for Lots 31-33, Block A (and part of Parcel 295 and Lot 46A).

Council District: 2

Appeal by Date: 1/4/2018

Action by Date: 3/1/2018

Comment(s): Mandatory Reivew:
{District Council review of this case is required by Section 27-548.26(b) (1)(B) of the Zoning Ordinance}

Municipality: North Brentwood

History:

10/31/2017 M-NCPPC Technical Staff approval with conditions

11/30/2017 M-NCPPC Planning Board approval with conditions

12/15/2017 Clerk of the Council mailed

Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.

01/08/2018 Sitting as the District Council announced hearing date

Attachment(s): [DSP-16053 Planning Board Resolution 17-144](#)

[DSP-16053 Technical Staff Report](#)

DSP-16053_PORL

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 12, 2018 AT 10:00 A.M.

[ERR-268](#)

835 Fairview Ave

Validation of Multifamily Rental License No. M-0131 Issued In Error

Applicant(s):

Carline Brice

Location:

Located at 835 Fairview Avenue, Takoma Park, Maryland (0.17 Acres, R-18 Zone).

Request:

Requesting approval of validation of Prince George's County Multi-Family Rental Housing License No. M-0131 issued in error on April 18, 2015, for six (6) apartment units, on approximately 7448 square feet of land, located in the R-18 (Multi-Family Medium Density Residential) Zone.

Council District:

2

Appeal by Date:

10/27/2017

Action by Date:

2/26/2018

Opposition:

None

History:

09/27/2017

Zoning Hearing Examiner

disapproval

11/06/2017

Sitting as the District Council

elected to make the final decision

Council elected to schedule Oral Arguments (Vote: 8-0; Absent: Council Member Toles).

Attachment(s):

[ERR 268 Zoning Hearing Examiner Decision](#)

ERR 268 PORL

CASE(S) SCHEDULED FOR ORAL ARGUMENT HEARING ON FEBRUARY 12, 2018 AT 10:00 A.M.

[SE-4794](#)

Uptown Suites; Lanham

Applicant(s):

Connor & Gaskin Unlimited, LLC.

Location:

Located on the southeast side of Willowdale Road, approximately 1000 feet east of its intersection with Forbes Boulevard (3.01 Acres; I-2 Zone)

Request:

Requesting approval of a Special Exception for a Hotel in the I-2 Zone.

Council District:

5

Appeal by Date:

10/16/2017

Review by Date:

10/16/2017

Opposition:

None

History:

05/18/2017	M-NCPPC Technical Staff	approval with conditions
05/23/2017	M-NCPPC Planning Board	no motion to consider
09/15/2017	Zoning Hearing Examiner	approval with conditions
09/25/2017	Sitting as the District Council	deferred

Council deferred this item to October 16, 2017.

10/16/2017	Sitting as the District Council	elected to make the final decision
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Council elected to make the final decision on this item (Vote: 8-0; Absent: Council Member Toles).

Attachment(s):

[SE-4794 Zoning Hearing Examiner Decision](#)

[SE-4794 Technical Staff Report](#)

SE-4794 PORL

4:00 PM - CHARTER REVIEW COMMISSION - (ROOM 2027)

(SEE SEPARATE AGENDA)

ADJOURN