



# Prince George's County Council

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

## Zoning Minutes - Final 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*

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**Monday, January 22, 2018**

**10:00 AM**

**Council Hearing Room**

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**9:42 AM AGENDA BRIEFING - (ROOM 2027)**

**10:07 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order at 10:07 a.m. with six members present at roll call. Council Member Davis arrived at 10:10 a.m. and Council Member Toles arrived at 10:30 a.m.*

**Present:**           8 -     Chair Dannielle Glaros  
                                  Council Member Derrick Davis  
                                  Council Member Andrea Harrison  
                                  Council Member Mary Lehman  
                                  Council Member Obie Patterson  
                                  Council Member Deni Taveras  
                                  Council Member Karen Toles  
                                  Vice Chair Todd Turner

**Absent:**                Council Member Mel Franklin

*Also Present: Stan Brown, People's Zoning Counsel  
Robert J. Williams, Jr., Council Administrator  
William M. Hunt, Deputy Council Administrator  
Rajesh Kumar, Principal Counsel to the District Council  
Redis C. Floyd, Clerk of the Council  
Leonard D. Moses, Digitization Manager / IT Liaison to the Clerk*

*M-NCPPC  
Ivy Thompson, Development Review Division  
Ruth Grover, Development Review Division*

**INVOCATION**

*The Invocation was provided by Mrs. Sylvia Taylor, International Church of Christ, Landover, Maryland. Council Member Lehman requested prayer for the two side of congress to come together and reopen the federal government.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Patterson.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 01082018](#)

**District Council Minutes dated January 8, 2018**

**A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this be approved. The motion carried by the following vote:**

**Aye:** 7 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Franklin and Toles

**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:**

*Ivy Thompson, M-NCCPC, provided an overview of the Detailed Site Plan application. Omar Naz, spoke in opposition. Arthur Horne, attorney for the applicant, spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-0; Absent: Council Members Franklin, Harrison, and Toles)*

**This Oral Argument hearing was held; subsequently, a motion was made by Vice Chair Turner, seconded by Council Member Davis, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Glaros, Davis, Lehman, Patterson, Taveras and Turner

**Absent:** Franklin, Harrison and Toles

**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:**

*Ruth Grover, M-NCCPC, provided an overview of the Detailed Site Plan application.*  
*Michele LaRocca, attorney for the applicant, spoke in support on behalf of the applicant.*  
*Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 7-0; Absent: Council Members Franklin and Toles).*

**The Mandatory Review Hearing was held . Subsequently, A motion was made by Chair Glaros, seconded by Vice Chair Turner, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 7 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras and Turner

**Absent:** Franklin and Toles

**Attachment(s):** [DSP-17008 Planning Board Resolution 17-138](#)  
[DSP-17008 Technical Staff Report](#)  
 DSP-17008\_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**Action by Date:** 7/13/2018**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:**

*Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Council Member Lehman, that this Certification of a Nonconforming Use be reconsidered. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

*Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Council Member Harrison, that this Certification of a Nonconforming Use reconsideration hearing be scheduled. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

**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**Action by Date:** 7/13/2018**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:**

*Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use be reconsidered. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

*Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use reconsideration hearing be scheduled.**

**The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

**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**Action by Date:** 7/13/2018**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:**

*Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use be reconsidered. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

*Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use reconsideration hearing be scheduled. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

**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**Action by Date:** 7/13/2018**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:**

*Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use be reconsidered. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

*Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Vice Chair Turner, that this Certification of a Nonconforming Use reconsideration hearing be scheduled. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

**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**Action by Date:** 7/13/2018**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:**

*Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that this Certification of a Nonconforming Use be reconsidered. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

*Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Taveras, seconded by Vice Chair Turner, that this Certification of a Nonconforming Use reconsideration hearing be scheduled. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

**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:**

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

**A motion was made by Council Member Toles, seconded by Council Member Harrison, that this Special Exception/Variance SE be referred for document. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

- 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:**

*Council adopted the prepared Zoning Ordinance No. 1 - 2018 of approval, with conditions validating Prince George's County Multifamily Rental License No. M-587, issued in error (Vote 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Harrison, seconded by Council Member Davis, that this Permit issued in error be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

**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:**

*Council took no action on this item.*

**This Departure from Parking and Loading Standards was not elected to review by Council.**

**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:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

**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:** 2/7/2018

**Review by Date:** 2/8/2018

**History:**

*Council took no action on this item.*

**This Departure from Parking and Loading Standards was not elected to review by Council.**

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**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
- Action by Date:** 3/23/2018

**History:**

*Council elected to review this item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Vice Chair Turner, seconded by Council Member Davis, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

- 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:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**



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

**Applicant(s):** BA/WPRP College Park, LLC

**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:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

**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
- Action by Date:** 3/23/2018
- Municipality:** Capitol Heights
- History:**

*This item was deferred to later on the agenda.*

**This Detailed Site Plan was deferred to later on the agenda..**

- Attachment(s):** [DSP-17024 Planning Board Resolution 17-148](#)  
[DSP-17024 Technical Staff Report](#)  
DSP-17024\_PORL

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**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

**This Detailed Site Plan hearing date was announced.**

**Attachment(s):** [DSP-16053 Planning Board Resolution 17-144](#)  
[DSP-16053 Technical Staff Report](#)  
DSP-16053\_PORL

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**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:** 3/27/2018

**Opposition:** None

**This Permit issued in error hearing date was announced.**

**Attachment(s):** [ERR 268 Zoning Hearing Examiner Decision](#)

ERR 268 PORL

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**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

**Action by Date:** 3/15/2018

**Opposition:** None

**History:**

*Council announced the hearing date.*

**This Special Exception hearing date was announced.**

**Attachment(s):** [SE-4794 Zoning Hearing Examiner Decision](#)

[SE-4794 Technical Staff Report](#)

SE-4794 PORL

**11:14 AM RECESS**

*The meeting was recessed 11:14 a.m.*

**1:41 PM RECONVENED**

*The meeting reconvened at 1:41 p.m.*

**1:41 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:**

*Ivy Thompson, M-NCCPC, provided an overview of the Detailed Site Plan application. Bishop Edward Campbell, St. Joseph's Catholic Church, spoke in opposition. Edward Gibbs, attorney for the contract purchaser, Petrie Richardson Ventures, LLC., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*Council took this case under advisement.*

**This Amendment of Conditions hearing was held and Council took this case under advisement.**

- 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](#)

**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

**Action by Date:** 3/23/2018

**Municipality:** Capitol Heights

**History:**

*Council elected to review this item (Vote: 8-0; Absent: Council Member Franklin).*

**A motion was made by Council Member Toles, seconded by Council Member Harrison, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 8 - Glaros, Davis, Harrison, Lehman, Patterson, Taveras, Toles and Turner

**Absent:** Franklin

**Attachment(s):** [DSP-17024 Planning Board Resolution 17-148](#)  
[DSP-17024 Technical Staff Report](#)  
DSP-17024\_PORL

**2:15 PM ADJOURN**

*The meeting was adjourned at 2:15 p.m.*

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

*(SEE SEPARATE AGENDA)*

Prepared by:

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Leonard Moses, Digitization Manager

Submitted by:

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Redis C. Floyd, Clerk of the Council