



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SE-4694 Remand **Councilmanic District:** 7
Meeting Date: 10/4/2021 **Zone(s):** R-18
Case Name: Word Power Baptist Tabernacle
Applicant: Word Power Baptist Tabernacle, Inc.
Location: Located on the southern side of Marlboro Pike, approximately 2,000 feet east of its intersection with Penn Crossing Drive. (0.65 Acres; R-18 Zone).
Request: Requesting approval of a Special Exception (SE) for permission to use approximately 0.65- acre of R-18 (Multifamily Medium Density Residential) zoned land, for a 128-seat, 2,540-square-foot church. Also requesting approval of a variance to reduce the minimum setback requirements for a church, set forth in Sections 27-341.02(a)(1) and 442-(e) of the Zoning Ordinance.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions
Planning Board: No Motion to Consider
Zoning Hearing Examiner: Approval with Conditions

LEGAL DEADLINES:

Appeal date: 10/21/2021
Review date: 10/21/2021
Action date: 2/22/2022

Municipality:

Comments:

Opposition: None

Staff: DeAndre Spradley

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/11/2016	approval with conditions
M-NCPPC Planning Board	03/03/2016	no motion to consider
Zoning Hearing Examiner	08/21/2019	dismissed
Applicant	09/20/2019	withdrew appeal

Notes: *Traci R. Scudder, Esq., attorney for the applicant, filed an appeal to the 8/21/2019 Zoning Hearing Examiner dismissal and requested the case not be dismissed.*

Clerk of the Council 10/15/2019 mailed
Notes: *Notice of appeal consideration was mailed to Persons of Record.*

Sitting as the District Council 10/28/2019 case taken under advisement
Notes: *Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the facts and current posture of the case. Traci Scudder, Esq., attorney for the applicant, presented the appeal of the Zoning Hearing Examiner dismissal. Council took this case under advisement.*

Sitting as the District Council 11/04/2019 referred for document
Notes: *Council referred item to staff for preparation of document reversing the Zoning Hearing Examiner dismissal order and remanding the item to the Zoning Hearing Examiner for further processing. (Vote: 9-0; Absent: Council Member's Franklin and Hawkins).*

Sitting as the District Council 11/18/2019 deferred
Notes: *Council deferred this item to a later date.*

Sitting as the District Council 01/06/2020 reversed ZHE dismissal and remanded for further processing
Notes: *Council adopted the prepared Order reversing the Zoning Hearing Examiner (ZHE) dismissal order and remanding the item to the ZHE for further processing (Vote: 10-0; Absent: Council Member Anderson-Walker).*

Clerk of the Council 01/15/2020 mailed
Notes: *The Notice of Decision of the District Council was mailed to Persons of Record.*

M-NCPPC Technical Staff 01/27/2021 approval with conditions
Notes: *This Special Exception was approved with conditions.*

M-NCPPC Planning Board 02/17/2021 no motion to consider

Zoning Hearing Examiner 09/21/2021 approval with conditions

Sitting as the District Council 10/04/2021 waived election to review
Notes: *Council waived election to review for this item (Vote:9-0; Absent Council Members Glaros and Streeter).*
 Aye: 9 Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Harrison, Ivey, Taveras and Turner
 Absent: 2 Glaros and Streeter

Clerk of the Council 10/22/2021 mailed
Notes: *The Notice of Declaration of Finality of the Zoning Hearing Examiner Decision was mailed to Persons of Record.*

Document(s): SE-4694 Remand Declaration of Finality, SE-4694 Remand ZHE Notice of Decision, SE-4694 Remand ZHE Decision, SE-4694 Remand PORL, SE-4694

Technical Staff Report, SE-4694 Remand Exhibit List, SE-4694 Remand Memo to Clerk, SE-4694 Remand Transcripts 6-09-2021, SE-4694 Transcripts 6-23-2016, SE-4694 District Council Decision