



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-24003 **Councilmanic District:** 6  
**Meeting Date:** 5/5/2025 **Zone(s):** IE/LTO-E/MIO (Prior;I-1/M-I-O)  
**Case Name:** Space Maker Self Storage  
**Applicant:** Layton Warehouse LLC  
**Location:** Located on the east side of Westhampton Avenue, approximately 500 feet south of its intersection with MD 214 (Central Avenue) (3.30 Acres; IE/LTO-E/MIO Zones (Prior; I-1/M-I-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for the physical site improvements necessary to convert an existing 72,114-square-foot building (Building A, with rehabilitation) for use as a consolidated storage facility and the construction of a new 58,165-square-foot building, which also will be used as a consolidated storage facility (Building B).

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

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#### LEGAL DEADLINES:

**Appeal date:** 3/27/2025

**Review date:** 3/27/2025

**Action date:** 5/9/2025

*Comments:*

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**Staff:** Todd Price

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	01/15/2025	approval with conditions
M-NCPPC Planning Board	02/20/2025	approval with conditions
Sitting as the District Council	03/10/2025	elected to review

**Notes:** Council elected to review this item (Vote:8-0; Absent: Council Members Fisher and Watson).

Aye: 8 Ivey, Burroughs, Harrison, Blegay, Dernoga, Hawkins, Olson and Oriadha

Absent: 2 Fisher and Watson

Sitting as the District Council	04/01/2025	announced hearing date
Sitting as the District Council	04/14/2025	hearing held; case taken under advisement
<p><b>Notes:</b> <i>David Myerholtz, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Robert Antonetti Esq., attorney for applicant spoke in support. Council took this case under advisement.</i></p>		
Sitting as the District Council	04/22/2025	referred for document
<p><b>Notes:</b> <i>Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Member Hawkins).</i></p> <p>Aye:               9   Harrison, Blegay, Dernoga, Fisher, Olson, Watson, Burroughs, Oriadha and Ivey</p> <p>Absent:           1   Hawkins</p>		
Sitting as the District Council	05/05/2025	

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**Document(s):**   DSP-24003-Presentation Slides, DSP-24003-Notice of Oral Argument Hearing, DSP-24003-Planning Board Resolution, DSP-24003-PORL, DSP-24003-Technical Staff Report, DSP-24003-Transcripts 1-30-2025, DSP-24003- Planning Board Record, DSP-24003-PZC Notice of Intention to Participate District Council 4-14-2025