



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: A-10051 **Councilmanic District:** 9
Meeting Date: 2/9/2021 **Zone(s):** R-R
Case Name: Carozza Property
Applicant: Maria Volpe and Sandra Carey
Location: Located in the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), on the north side of Marlboro Pike (60.02 Acres; R-R Zone).
Request: Requesting approval for the rezoning of approximately 60.02 acres of R-R (Rural Residential) zoned land to the M-X-T (Mixed Use – Transportation Oriented) Zone within the M-I-O (Military Installation Overlay) Zone.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Disapproval
Planning Board:
Zoning Hearing Examiner: Remand with Conditions

LEGAL DEADLINES:

Appeal date: 9/21/2020
Review date:
Action date: 3/1/2021

Municipality:

Comments:

Opposition: None

Staff: Ras Tafari Cannady II, AICP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/17/2019	disapproval
Zoning Hearing Examiner	08/20/2020	remanded
Notes: <i>The Zoning Hearing Examiner recommended a Remand back to the Office of the Zoning Hearing Examiner, with conditions.</i>		
Applicant	09/21/2020	appealed
Notes: <i>Russell W. Shipley, Esq., attorney for the applicant, filed exceptions to the Zoning Hearing Examiner Decision and requested a hearing.</i>		
Sitting as the District Council	10/05/2020	elected to review

Notes: Council elected to review (Vote: 9-0; Absent: Council Members Franklin and Hawkins).

Aye: 9 Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter and Taveras

Absent: 2 Franklin and Hawkins

Clerk of the Council 12/18/2020 mailed

Notes: Notice of Oral Argument Hearing were mailed to Persons of Record.

Sitting as the District Council 01/11/2021 announced hearing date

Sitting as the District Council 01/25/2021 referred for document

Notes: People's Zoning Counsel, Stan Brown, provided an orientation, recommending that Council Remand the case in accordance with the Zoning Hearing Examiner recommendation and the concurring letter by Russell Shipley, Esq., attorney for the applicant. Subsequently, Council referred item to staff for preparation of an order of remand to the Zoning Hearing Examiner (Vote: 11-0).

Aye: 11 Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Sitting as the District Council 02/09/2021

Document(s): A-10051 Amendment to Exception Shipley to Brown 01212021, A-10051 Applicant_Exceptions to the ZHE Decision, A-10051 ZHE- Decison, A-10051 Technical Staff Report, A-10051 PORL, A-10051 Color Power Point Presentation Updated, A-10051 Color Power Point Presentation, A-10051 Oral Argument Hearing Notice, A-10051 ZHE Record (Part 1), A-10051 ZHE Record (Part 2)