



ADDITIONS

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

Zoning Agenda - Final

Sitting as the District Council

Derrick Leon Davis, District 6, Chairman

Mel Franklin, District 9

Dannielle M. Glaros, District 3, Vice Chairwoman

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

Robert J. Williams, Jr., Council Administrator

Tuesday, May 16, 2017

11:45 AM

Council Hearing Room

CALL TO ORDER - (COUNCIL HEARING ROOM)

REFERRED FOR DOCUMENT

[DSP-16021](#)
[Reconsideration](#)

River of Life Church (Reconsideration Request)

Companion Case(s): DSP-16021

Applicant(s): River of Life Church

Location: Located on the south side of Norcross Street, approximately 260 feet southeast of its intersection with Saint Clair Drive (8.98 Acres; R-55 Zone).

Request: Requesting reconsideration of the District Council's February 13, 2017 decision, specifically requesting that Condition 1(f) be deleted to allow the existing, six foot high chain link fence to remain.

Council District: 7

History:

09/27/2016	M-NCPPC Technical Staff	approval with conditions
10/26/2016	M-NCPPC Planning Board	approval with conditions
11/07/2016	Sitting as the District Council	deferred

Council deferred this item to November 14, 2016.

11/14/2016	Sitting as the District Council	elected to review <i>Council elected to review this item (Vote: 9-0).</i>
12/12/2016	Clerk of the Council	mailed <i>Notice of Oral Argument Hearing was mailed to Persons of Record.</i>
01/23/2017	Sitting as the District Council	hearing held; case taken under advisement <i>Jill Kosack, M-NCPPC, provided an overview of the Detailed Site Plan application. Michelle LaRocca, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i> <i>Council took this case under advisement.</i>
02/13/2017	Sitting as the District Council	referred for document <i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0). Under discussion, Council Member Toles and Raj Kumar, Principal Counsel to the District Council, delineated revisions to the prepared document.</i>
02/13/2017	Sitting as the District Council	approval with conditions <i>Council adopted the revised Order of approval, with conditions (9-0).</i>
02/17/2017	Clerk of the Council	mailed <i>The Notice of Final Decision of the District Council was mailed to Persons of Record.</i>
03/01/2017	Applicant	filed <i>Michele La Rocca, Esq., attorney for the applicant, filed a request with the Clerk of the Council for reconsideration of the District Council's February 13, 2017 decision.</i>
03/13/2017	Sitting as the District Council	reconsideration hearing granted <i>Stan Brown, People's Zoning Counsel, spoke to the process and clarified that the motion will allow the case to be scheduled for a reconsideration hearing. Council reconsidered this item and set it in for a reconsideration hearing (Vote: 8-0; Absent: Council Member Franklin).</i>
05/15/2017	Sitting as the District Council	reconsideration approved <i>Jill Kosack, M-NCCPC, provided an overview of request for</i>

reconsideration. Michelle LaRocca, Esq., spoke in support of behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the request. The reconsideration request was approved (Vote: 7-0; Absent: Council Members Franklin and Glaros).

05/15/2017 Sitting as the District Council condition removal granted

Michelle LaRocca, Esq., outlined the basis for removal of Condition 1(f) from the District Council's decision. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented. The request for removal of the condition was granted (Vote: 7-0; Absent: Council Members Franklin and Glaros).

05/15/2017 Sitting as the District Council referred for document

Council referred this item to staff for preparation of an approving document, with conditions; which redacts Condition 1(f) (Vote: 7-0; Absent: Council Members Franklin and Glaros).

Attachment(s):

[DSP-16021 Zoning AIS](#)

[DSP-16021 Planning Board Resolution 16-120](#)

DSP-16021_PORL

[DSP-16021 Technical Staff Report](#)

REFERRED FOR DOCUMENT - (CONTINUED)

[DSP-16030](#)

JSF Largo

Applicant(s):

4620 Melwood Road OPCO LLC

Location:

Located in the northwestern quadrant of the intersection of Arena Drive and MD Route 202 (10.94 Acres; M-U-I / D-D-O Zone).

Request:

Requesting approval of a Detailed Site Plan proposing to construct a building with 134,439 square feet of consolidated storage and 4,965 square feet of commercial space and to modify the list of permitted uses to allow the consolidated storage use on the subject property as authorized by Section 27-548.26(b) of the Prince George's County Zoning Ordinance.

Council District:

6

Appeal by Date:

5/10/2017

Action by Date:

6/12/2017

Comment(s):

District Council review of this case is required by Section 27-548.26(b) (1)(B) of the Zoning Ordinance.

History:

03/09/2017	M-NCPPC Technical Staff	approval with conditions
04/06/2017	M-NCPPC Planning Board	approval with conditions
04/24/2017	Sitting as the District Council	announced hearing date
05/15/2017	Sitting as the District Council	hearing held; referred for document

Jill Kosack, M-NCCPC, provided an overview of the Detailed Site Plan application. Edward Gibbs, Jr., Esq., spoke in support of behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented. Council referred this item to staff for preparation of an approving document with conditions (Vote: 6-0; Absent: Council Members Franklin, Glaros and Taveras).

Attachment(s):

[DSP-16030 Zoning AIS](#)
[DSP-16030 Planning Board Resolution 17-51](#)
 DSP-16030_PORL
[DSP-16030 Technical Staff Report](#)

REFERRED FOR DOCUMENT - (CONTINUED)[ERR-258](#)

Manucher and Soraya Bahrami
Validation of Prince George's County Electrical Permit
511968-1998-00

Applicant(s): Manucher and Soraya Bahrami
Location: Located at 4212 Knox Road, College Park, Maryland (0.119 Acres; M-U-I Zone).
Request: Requesting approval for validation of Prince George's County Electrical Permit 511968-1998-00 issued in error for a three (3) unit apartment building located in the M-U-I (Mixed Use-In fill) Zone.
Council District: 3
Appeal by Date: 4/24/2017
Action by Date: 7/24/2017
Municipality: City of College Park
Opposition: None

History:

03/24/2017 Zoning Hearing Examiner approval
 05/15/2017 Sitting as the District Council referred for document
Council referred this item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner (Vote: 7-0; Absent: Council Members Franklin and Glaros).

Attachment(s): [ERR-258 Zoning AIS](#)
[ERR-258 Zoning Hearing Examiner Decision](#)
 ERR-258 PORL

REFERRED FOR DOCUMENT - (CONTINUED)

[ERR-259](#)

Manucher Bahrami and Cameron Bahrami
Validation of Electrical Permit 481352-1996-00

Applicant(s): Manucher Bahrami and Cameron Bahrami
Location: Located at 4210 Knox Road, College Park, Maryland (0.119 Acres; M-U-I Zone).
Request: Requesting approval for validation of Prince George's County Electrical Permit 481352-1996-00 issued in error for a three (3) unit apartment building located in the M-U-I (Mixed Use-In fill) Zone.
Council District: 3
Appeal by Date: 4/24/2017
Action by Date: 7/24/2017
Municipality: City of College Park
Opposition: None
History:

03/24/2017 Zoning Hearing Examiner approval
 05/15/2017 Sitting as the District Council referred for document
Council referred this item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner (Vote: 7-0; Absent: Council Members Franklin and Glaros).

Attachment(s): [ERR-259 Zoning AIS](#)
[ERR-259 Zoning Hearing Examiner Decision](#)
 ERR-259 PORL

REFERRED FOR DOCUMENT - (CONTINUED)[ERR-260](#)**Manucher Bahrami and Cameron Bahrami
Validation of Prince George's County Electrical Permit
481354-1996-00**

Applicant(s): Manucher Bahrami and Cameron Bahrami

Location: Located at 4214 Knox Road, College Park, Maryland (0.119 Acres; M-U-I Zone).

Request: Requesting approval for validation of Prince George's County Electrical Permit 481354-1996-00 issued in error for a three (3) unit apartment building located in the M-U-I (Mixed Use-In fill) Zone.

Council District: 3

Appeal by Date: 4/24/2017

Action by Date: 7/24/2017

Municipality: City of College Park

Opposition: None

History:

03/24/2017	Zoning Hearing Examiner	approval
05/15/2017	Sitting as the District Council	referred for document

Council referred this item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner (Vote: 7-0; Absent: Council Members Franklin and Glaros).

Attachment(s): [ERR-260 Zoning AIS](#)
[ERR-260 Zoning Hearing Examiner Decision](#)
ERR-260 PORL

REFERRED FOR DOCUMENT - (CONTINUED)[ERR-261](#)**Siamack Bahrami and Azar Dashti LivingTrust
Validation of Electrical Permit 481353-1996-00****Applicant(s):**

Siamack Bahrami and Azar Dashti LivingTrust

Location:

Located at 4216 Knox Road, College Park, Maryland (0.119 Acres; M-U-I Zone).

Request:

Requesting approval for validation of Prince George's County Electrical Permit 481353-1996-00 issued in error for a three (3) unit apartment building located in the M-U-I (Mixed Use-In fill) Zone.

Council District:

3

Appeal by Date:

4/24/2017

Action by Date:

7/24/2017

Municipality:

City of College Park

Opposition:

None

History:

03/24/2017

Zoning Hearing Examiner

approval

05/15/2017

Sitting as the District Council

referred for document

*Council referred this item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner (Vote: 7-0; Absent: Council Members Franklin and Glaros).***Attachment(s):**[ERR-261 Zoning AIS](#)[ERR-261 Zoning Hearing Examiner Decision](#)

ERR-261 PORL

ADJOURN