



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** SE-22002 Remand **Councilmanic District:** 4  
**Meeting Date:** 10/6/2025 **Zone(s):** RR  
**Case Name:** Stewart Property  
**Applicant:** ESC 8215 Springfield, L.C.  
**Location:** Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).  
**Request:** Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings and a variance for removal of four specimen trees on approximately 12.01 acres of RR (Rural Residential) zoned land.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:**

**Zoning Hearing Examiner:** Approval with Conditions

**Municipality:**

**Opposition:** Howard Aldag, Charles Holman, et. al.

#### LEGAL DEADLINES:

**Appeal date:** 8/11/2025

**Review date:** 9/12/2025

**Action date:** 2/9/2026

*Comments:*

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**Staff:** Andrew Shelly

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/20/2023	approval with conditions
Zoning Hearing Examiner	03/26/2024	remanded
Sitting as the District Council	04/08/2024	elected to make the final decision
<b>Notes:</b> Council elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).		
Office of the Clerk of the Council	04/19/2024	mailed

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

Applicant 04/24/2024 filed

**Notes:** *Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.*

Person of Record 04/25/2024 filed

**Notes:** *Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.*

Person of Record 05/09/2024 filed

**Notes:** *Howard Adlag, Person of Record filed written testimony.*

Sitting as the District Council 05/13/2024 announced hearing date

Applicant 05/31/2024 filed

**Notes:** *Christopher L. Hatcher Esq., attorney for the applicant filed Notice of Death and Estate of Property Owner - Appointment of Personal Representative.*

Sitting as the District Council 06/03/2024 hearing held; case taken under advisement

**Notes:** *Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception (SE) 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. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, Tatjana Aldag, Charles Holman and Andrew Fontanella spoke in opposition. Council took this case under advisement.*

Sitting as the District Council 07/08/2024 referred for document

**Notes:** *Council referred item to staff for preparation of an order of remand (Vote:6-0 Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).*

Sitting as the District Council 07/15/2024 remanded

**Notes:** *Council adopted prepared order of remand (Vote:8-0; Absent: Council Member Fisher and Oriadha).*

Clerk of the Council 07/19/2024 mailed

**Notes:** *The Notice of Decision of the District Council was mailed to Persons of Record.*

Clerk of the Council 07/22/2024 transmitted

**Notes:** *Memo transmitted to Maurene E. McNeil, Chief Zoning Hearing Examiner, that the District Council voted to remand the case to the Zoning Hearing Examiner.*

Zoning Hearing Examiner 07/10/2025 approval with conditions

Applicant 08/08/2025 filed

**Notes:** *Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.*

Person of Record 08/08/2025 filed

**Notes:** *Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.*

Office of the Clerk of the Council      08/22/2025      mailed

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

Sitting as the District Council      09/08/2025

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**Document(s):** SE-22002 Remand-Notice of Oral Argument, SE-22002 Remand - Suhar to Brown (Exceptions & Request for Oral Argument hearing) 8-8-2025, SE-22002 Remand - Hatcher to Brown (Exceptions & Request for Oral Argument hearing) 8-8-2025, SE-22002 Remand - Notice of ZHE Decision, SE-22002 Remand - ZHE Decision, SE-22002 Remand - PORL, SE-22002 Remand - Technical Staff Report, SE-22002 Remand - Exhibit List, SE-22002 Remand - Transcripts 3-12-2025, SE-22002 Remand - Transcripts 4-30-2025, SE-22002 Remand - Transcripts 5-07-2025, SE-22002 Remand - Exhibits #1-29