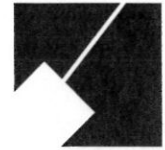


The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



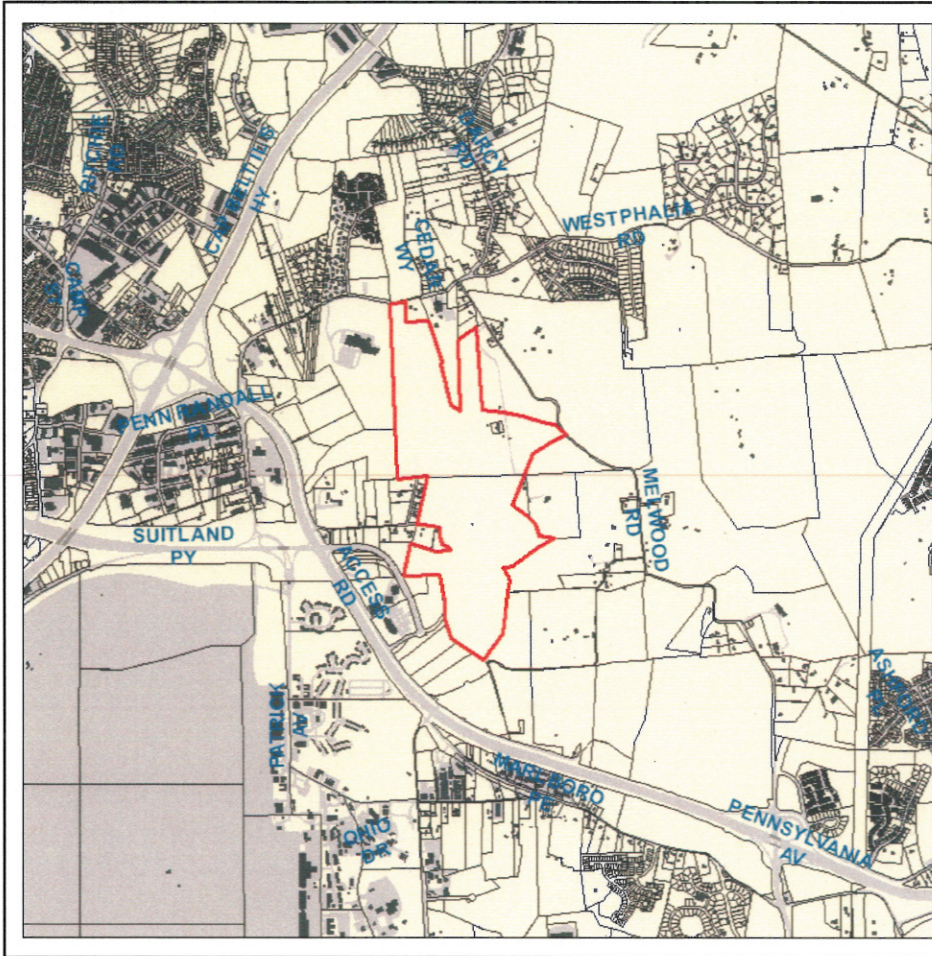
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Specific Design Plan SDP-1003-06 Waiver of the Rules

Application	General Data	
<p>Project Name: Smith Home Farm, Sections 1A, 1B, 2, and 3</p> <p>Location: Approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4).</p> <p>Applicant/Address: SHF Project Owner, LLC. 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067</p>	Planning Board Hearing Date:	04/16/15
	Memorandum Date:	03/25/15
	Date Accepted:	01/13/15
	Planning Board Action Limit:	N/A
	SDP Acreage:	250.85
	Section 3 Acreage:	27.85
	Zone:	R-M
	SDP Dwelling Units:	1,114
	Section 3 Dwelling Units:	275
	Gross Floor Area:	N/A
	Planning Area:	78
	Council District:	06
	Election District:	15
	Municipality:	NA
200-Scale Base Map:	206SE08	







Purpose of Application	Notice Dates	
<p>WAIVER OF THE RULES: Alejandro Villegas, Vice President of Dewberry Consultants LLC, by letter dated March 25, 2015 requests a Waiver of the Rules of Procedure on behalf of their client, SHF Project Owner LLC, to allow the April 16, 2015 Planning Board hearing to proceed. The applicant is asking for relief for one day of the required 30-day posting of the property.</p>	Informational Mailing:	06/26/14
	Acceptance Mailing:	01/08/15
	Sign Posting Deadline:	03/17/15

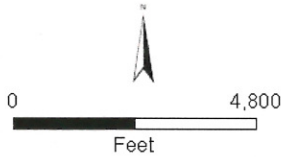
Staff Recommendation			<p>Staff Reviewer: Ruth E. Grover, MUP, AICP Phone Number: (301) 952-4317 email address: ruth.grover@ppd.mncppc.org</p>
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X



SITE VICINITY MAP

Legend

-  Site Boundary
-  Property
-  Building
-  Bridge
-  Pavement
-  Railroad Line



1 Inch = 2,400 feet



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: January 6, 2011



Dewberry Consultants LLC | 301.731.5551
10003 Derekwood Lane, Suite 204 | 301.731.0188 fax
Lanham, MD 20706 | www.dewberry.com

March 25, 2015

The Honorable Elizabeth Hewlett, Chair
Prince George's County Planning Board
Maryland-National Park and Planning Commission
County Administration Building, 4th Floor
Upper Marlboro, Maryland 20772

RE: Specific Design Plan 1003/06
Smith Home Farm
Planning Board Agenda Date: April 16, 2015

Dear Chairwoman Hewlett:

I am writing to request a waiver of the Planning Board's Rules of Procedure on behalf of our client, SHF Project Owner, LLC, to allow the April 16, 2015 Planning Board hearing on SDP 1003/06 to proceed. The nature of the revision to this Specific Design Plan is to revise the layout of Section 3 of the Smith Home Farm and to add architecture.

Section 2 of the Planning Board's Rules of Procedure provides that notice of public hearings shall be in accordance with Section 3 of the Administrative Practice for the Planning Department and/or the Zoning Ordinance.

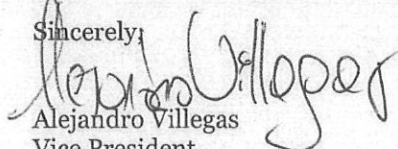
Section 3 of the Administrative Practice for the Planning Department provides:

The applicant is responsible for posting and maintaining the required public hearing sign(s) on the subject property at least 30 continuous days prior to the Planning Board's hearing, in the accordance with the general location and legibility requirements specified in Section 27-125.03 of the Zoning Ordinance. Hearing signs shall be prepared by staff and released to applicants for posting no less than 31 days prior to the hearing. The signs shall be removed by the applicant within 15 days after the hearing.

For the April 16, 2015 hearing, signs needed to be posted by March 17, 2015. Dewberry personnel posted several signs on the property on March 17, but did not finish posting the signs until March 18, 2015. High winds on March 17, coupled with a faulty staple gun, hindered our efforts to post the signs with confidence they would stay up. A decision was made in the field to wait until the next day to make sure the signs could be erected securely.

Given that some of the signs were posted on time and the rest were posted the next day, we believe that we have substantially complied with the notice requirements and that no harm has come to the public by the one day delay in posting some of the signs. Part of the site was posted a full 30 days prior to the hearing and the remainder was posted 29 days prior. Therefore, we respectfully request a waiver of the rules to allow the April 16, 2015 Planning Board hearing on the merits to proceed.

Sincerely,



Alejandro Villegas
Vice President

cc: Marva Jo Camp, Esq.
Susan Lareuse
Ruth Grover