



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SE-4667 **Councilmanic District:** 5
Meeting Date: 5/4/2015 **Zone(s):** R-R
Case Name: Sycamore Hill
Applicant: Presidential Care, LLC / Stoddard Baptist Home, Inc.
Location: Located on the east side of Lottsford Vista Road, across from its intersection with Cleary Lane, also identified as 3911 Lottsford Vista Road, Bowie, Maryland (7.91 Acres; R-R Zone).
Request: Requesting approval of a Special Exception for an Adult Day Care for 15 persons and a 63-unit Assistant Living Facility for 78 persons.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions
Planning Board: No Motion to Consider
Zoning Hearing Examiner: Approval, with Conditions

LEGAL DEADLINES:

Appeal date: 11/14/2014
Review date: 1/14/2015
Action date: 5/14/2015

Municipality:

Comments:

Opposition: The Willow Grove Citizens Association, et. al.

Staff: Taslima Alam

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/28/2014	approval with conditions
M-NCPPC Planning Board	05/15/2014	no motion to consider
Zoning Hearing Examiner	10/15/2014	approval with conditions
Sitting as the District Council	10/20/2014	deferred
Notes: Council deferred this item.		
Sitting as the District Council	10/28/2014	did not elect to make the final decision
Notes: Council took no action on this item.		

- Person of Record 11/14/2014 appealed
Notes: *Ms. Florence Miller, on behalf of Willow Grove Citizens Association, filed exceptions to the decision of the Zoning Hearing Examiner and requested Oral Argument.*
- Person of Record 11/14/2014 appealed
Notes: *Ms. Tiffany Alston Gray filed exceptions to the decision of the Zoning Hearing Examiner and requested Oral Argument*
- Clerk of the Council 03/12/2015 mailed
Notes: *Notice of Oral Argument Hearing scheduled for April 13, 2015 was mailed to Persons of Record.*
- Clerk of the Council 03/26/2015 mailed
Notes: *Notice of Oral Argument Hearing rescheduled to April 27, 2015 was mailed to Persons of Record.*
- Sitting as the District Council 04/27/2015 hearing held; case taken under advisement
Notes: *Taslina Alam, M-NCPPC, provided an overview of the Special Exception application. Tiffany Alston Gray and Margaret Boles spoke in opposition. Arthur Horne, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Council, spoke to the legalities of the arguments presented and pointed out that the listed applicant, Presidential Care, LLC would need to be reinstated by the State prior to a final decision on this case.*

Council took this case under advisement.
- Sitting as the District Council 05/04/2015 referred for document
Notes: *Council referred item to staff for preparation of a document of Remand to the Zoning Hearing Examiner (Vote: 8-0; Absent: Council Member Patterson).*
Aye: 8 Franklin, Davis, Glaros, Harrison, Lehman, Taveras, Toles and Turner
Absent: 1 Patterson
- Sitting as the District Council 05/04/2015 remanded
Notes: *Council adopted the prepared Order of Remand to the Zoning Hearing Examiner (Vote: 8-0; Absent: Council Member Patterson).*
Aye: 8 Franklin, Davis, Glaros, Harrison, Lehman, Taveras, Toles and Turner
Absent: 1 Patterson
- Clerk of the Council 05/12/2015 mailed
Notes: *The Notice of Decision of the District Council was mailed to Persons of Record.*

Document(s): SE4667 POR List, SE-4667 Zoning Hearing Examiner Decision, SE-4667 Technical Staff Report, SE-4667 Appeal Letters