

INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND
ZONING HEARING EXAMINER OFFICE

October 6, 2021

TO: Jackie Brown, Director
Planning, Housing and Economic Development Committee

FROM: Maurene Epps McNeil
Chief Zoning Hearing Examiner

Re: CB-72-2021

This bill will allow townhouses in the R-R Zone under certain circumstances.

As drafted, I would suggest the following revisions:

- In subparagraph C of the footnote I would ask the sponsor to clarify whether the townhouses approved herein should be near similar uses, such as the referenced community approved for mixed use development, or whether the intent is to be removed from that use. If it's the former revise the language to "a maximum of 1500 feet from the closest property boundary" since a minimum would delete any need to add the requirement. If it's the latter the language should still be revised to "from the closest boundary."
- In Subparagraph D on the fourth line add "be" after "regulations shall".
- Finally, in Subparagraph G the bill should identify who will benefit from the covenants.