

Case No.: ERR-261

Applicant: Siamack Bahrami and Azar  
Dashti Living Trust

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 7 - 2017

AN ORDINANCE to approve, in accordance with the County Code and the Land Use Article, a request for validation of Prince George's County's Electrical Permit No. 481353-1996-00, issued in error for a 3-unit apartment building located in the M-U-I (Mixed Use-In fill) Zone, and identified as 4216 Knox Road, College Park, Maryland, in Councilmanic District 3.

WHEREAS, the application for validation was given public notice, in accordance with law, and a public hearing on the application was held before the Zoning Hearing Examiner; and

WHEREAS, the disposition recommendation of the Zoning Hearing Examiner was duly filed and considered by the District Council; and

WHEREAS, having reviewed the record, the District Council has determined that the application to approve a request for validation of Prince George's County's Electrical Permit No. 481353-1996-00, issued in error for a 3-unit apartment building located in the M-U-I (Mixed Use-In fill) Zone, and identified as 4216 Knox Road, College Park, Maryland, should be approved; and

WHEREAS, as the basis for this final action, the District Council adopts and incorporates, as if fully restated herein, the disposition recommendation of the Zoning Hearing Examiner.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Electrical Permit No. 481353-1996-00, issued in error, is hereby validated.

SECTION 2. The use of the subject structure as a three (3) dwelling unit apartment with related parking shall be declared to be a Certified Non-Conforming Use.

SECTION 3. The Site and Unit Location Plan shall be in accordance with Zoning Hearing Examiner Exhibit 7.

SECTION 4. This Ordinance shall take effect on the date of its enactment.

Enacted this 16<sup>th</sup> day of May, 2017, by the following vote:

In Favor: Council Members Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Taveras, and Toles.

Opposed:

Abstained:

Absent: Council Member Turner.

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: \_\_\_\_\_  
Derrick L. Davis, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council