



# Prince George's County Council

County Administration  
Building  
14741 Governor Oden  
Bowie Drive  
Upper Marlboro, Maryland  
20772-3050

## Zoning Minutes - Final Sitting as the District Council

*Derrick Leon Davis, District 6, Chairman*  
*Mel Franklin, District 9*  
*Dannielle M. Glaros, District 3, Vice Chairwoman*  
*Andrea C. Harrison, District 5*  
*Mary A. Lehman, District 1*  
*Obie Patterson, District 8*  
*Deni L. Taveras, District 2*  
*Karen R. Toles, District 7*  
*Todd M. Turner, District 4*

*Robert J. Williams, Jr., Council Administrator*

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Monday, February 27, 2017

10:00 AM

Council Hearing Room

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**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:19 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order at 10:19 a.m. with five members present at roll call. Chairman Davis announced that Council Members Glaros, Harrison, Lehman, and Toles were out on County Business representing the Council at the National Association of County Officials in Washington, DC.*

**Present:**           5 -     Chairman Derrick Davis  
  Council Member Mel Franklin  
  Council Member Obie Patterson  
  Council Member Deni Taveras  
  Council Member Todd Turner

**Absent:**               Vice Chair Dannielle Glaros  
  Council Member Andrea Harrison  
  Council Member Mary Lehman  
  Council Member Karen Toles

*Also Present: Stan Brown, People's Zoning Counsel  
Robert J. Williams, Jr., Council Administrator  
William M. Hunt, Deputy Council Administrator  
Rajesh Kumar, Principal Counsel to the District Council  
Redis C. Floyd, Clerk of the Council  
Donna J. Brown, Deputy Clerk of the Council*

*M-NCPPC  
Henry Zhang, Supervisor, Development Review Division  
Christina Pompa, Development Review Division*

*DPIE  
Michael O'Connell, Inspector  
Tim Holden, Inspector*

**INVOCATION**

*The Invocation was provided by Edwin H. Brown, Jr., County Employee. Council Member Franklin requested prayer for his sister as she recovers from a major health issue. Council Member Patterson requested prayer for victims of homicides and violence. Council Member Davis requested prayer for the family of Bill Humphrey, citizen activist who co-founded the Coalition of Civic Associations, in his passing.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Patterson.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 02132017](#)

**District Council Minutes dated February 13, 2017**

**A motion was made by Council Member Turner, seconded by Council Member Franklin, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 5 - Davis, Franklin, Patterson, Taveras and Turner

**Absent:** Glaros, Harrison, Lehman and Toles

**Attachment(s):** [2-13-2017 District Council Minutes DRAFT](#)

**ORAL ARGUMENTS****DSP-15025****6320 Allentown Road Day Care Center**

**Applicant(s):** ABDOW Family, LLC.

**Location:** Located in the northeast quadrant of the intersection of Allentown Road and Allentown Way, at 6320 Allentown Road in Camp Springs (0.46 Acres; C-S-C / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for a day care center for 78 children. The applicant proposes to locate the daycare center in an existing building that was previously used as a real estate office.

**Council District:** 8

**Appeal by Date:** 2/9/2017

**Review by Date:** 2/9/2017

**Action by Date:** 3/24/2017

**History:**

*Henry Zhang, M-NCCPC, provided an overview of the Detailed Site Plan application. Paul Jackson, Esq., spoke in support of behalf of the applicant, as did Leon Turner on behalf of the Camp Springs Civic Association. Dr. Downing, Director of the facility, answered questions posed by the Council. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.*

*Council took this case under advisement.*

**This Detailed Site Plan hearing was held and Council took this case under advisement.**

**Attachment(s):** [DSP-15025 Zoning AIS](#)  
[DSP-15025 Planning Board Resolution 16-154](#)  
DSP-15025\_PORL

**NEW CASE(S)****[ERR-262](#)****Westwood Place Apartments, LLC****Validation of Multifamily Rental License No. M-1160 Issued in Error**

- Applicant(s):** Westwood Place Apartments, LLC
- Location:** Located in the R-18 (Multifamily Medium Density Residential) Zone, and identified as 7200 Jaywick Avenue, Fort Washington, Maryland (11.65 Acres; R-18 Zone).
- Request:** Requesting approval for validation of Prince George's County Multifamily Rental License No. M-1160 issued in error for a 246-unit apartment building located in the R-18 (Multifamily Medium Density Residential) Zone.
- Council District:** 8
- Appeal by Date:** 2/10/2017
- Action by Date:** 5/11/2017
- Opposition:** None
- History:**

*Cynthia Pompa, M-NCPPC, provided an overview of the application for validation of a permit issued in error. Mr. Tim Holden, Department of Permits, Inspections and Enforcement, responded to questions posed by the Council.*

*Council referred this item to staff for preparation of an approving document (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).*

**A motion was made by Council Member Patterson, seconded by Council Member Taveras, that this Permit issued in error be referred for document. The motion carried by the following vote:**

**Aye:** 5 - Davis, Franklin, Patterson, Taveras and Turner

**Absent:** Glaros, Harrison, Lehman and Toles

**Attachment(s):** [ERR-262 Zoning AIS](#)  
[ERR-262 Zoning Hearing Examiner Decision](#)

**PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**PLANNING BOARD****[CNU-24691-2016](#)****Hampshire View, Lot 4, Block 2**

**Applicant(s):** Aster DeMissie Revocable Trust

**Location:** Located on the east side of Red Top Road in Takoma Park, approximately 510 feet south of the intersection of Red Top Road and East-West Highway (MD 410) (0.1240 Acres; R-18 Zone).

**Request:** Requesting approval for certification of an existing, three-unit multifamily apartment building that was built in 1951. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

**Council District:** 2

**Appeal by Date:** 3/23/2017

**Review by Date:** 3/23/2017

**History:**

*Council elected to review this item (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Franklin, that this Certification of a Nonconforming Use be elected to review. The motion carried by the following vote:**

**Aye:** 5 - Davis, Franklin, Patterson, Taveras and Turner

**Absent:** Glaros, Harrison, Lehman and Toles

**Attachment(s):** [CNU-24691-2016 Zoning AIS](#)

**PENDING FINALITY (Continued)**[CNU-43544-2015](#)**Langley Terrace Apartments**

**Applicant(s):** Zupnik-Langley Park Associates, LLC

**Location:** Located on the east side of 14th Avenue and Langley Way (4.507 Acres; R-18 Zone).

**Request:** Requesting approval for certification of an existing, 106-unit multifamily garden-style apartment complex, that was built in 1950. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

**Council District:** 2

**Appeal by Date:** 3/23/2017

**Review by Date:** 3/23/2017

**History:**

*Council elected to review this item (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).*

**A motion was made by Council Member Taveras, seconded by Council Member Franklin, that this Certification of a Nonconforming Use be elected to review. The motion carried by the following vote:**

**Aye:** 5 - Davis, Franklin, Patterson, Taveras and Turner

**Absent:** Glaros, Harrison, Lehman and Toles

**Attachment(s):** [CNU-43544-2015 Zoning AIS](#)

**PENDING FINALITY (Continued)**[DDS-635](#)**Dollar General - Livingston Road****Companion Case(s):** DPLS-431**Applicant(s):** Pace Livingston, LLC.**Location:** Located on the east side of Livingston Road 125 feet north of its intersection with Saint Barnabas Road (MD 414), also identified as 6712 Livingston Road (0.84 Acres: C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards for a waiver of 38.5 feet from Section 27-579(b) to allow access to the loading space to be located within 50 feet of residentially-zoned property.**Council District:** 8**Appeal by Date:** 3/2/2017**Review by Date:** 3/2/2017**History:**

*Council elected to review this item (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).*

**A motion was made by Council Member Patterson, seconded by Council Member Turner, that this Departure from Design Standards be elected to review. The motion carried by the following vote:**

**Aye:** 5 - Davis, Franklin, Patterson, Taveras and Turner**Absent:** Glaros, Harrison, Lehman and Toles**Attachment(s):** [DDS-635 Zoning AIS](#)

**PENDING FINALITY (Continued)**[DPLS-431](#)**Dollar General - Livingston Road****Companion Case(s):** DDS-635**Applicant(s):** Pace Livingston, LLC.**Location:** Located on the east side of Livingston Road 125 feet north of its intersection with Saint Barnabas Road (MD 414), also identified as 6712 Livingston Road (0.84 Acres: C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards for a departure of 17 parking spaces from the Zoning Ordinance requirement of 43 parking spaces.**Council District:** 8**Appeal by Date:** 3/2/2017**Review by Date:** 3/2/2017**History:**

*Council elected to review this item (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).*

**A motion was made by Council Member Patterson, seconded by Council Member Turner, that this Departure from Parking and Loading Standards be elected to review.**

**The motion carried by the following vote:**

**Aye:** 5 - Davis, Franklin, Patterson, Taveras and Turner

**Absent:** Glaros, Harrison, Lehman and Toles

**Attachment(s):** [DPLS-431 Zoning AIS](#)



**PENDING FINALITY (Continued)**[DSP-16020](#)**Allentown Andrews Gateway****Companion Case(s):** DDS-638**Applicant(s):** Camp Springs Allentown, LLC.**Location:** Located in the northeast quadrant of the intersection of Branch Avenue (MD 5) and Allentown Road (MD 337) (13.03 Acres; M-X-T Zone).**Request:** Requesting approval of a Detailed Site Plan for a mixed-use project consisting of 55,600 square-foot commercial development including one 36,000-square-foot grocery store (LIDL), one 5,600 square-foot gas station with food and beverage store (WAWA), one 14,000 square-foot in-line commercial building, of which 500 square feet is to be used for community meeting space, and 59 townhouse units.**Council District:** 8**Appeal by Date:** 3/9/2017**Review by Date:** 3/9/2017**History:**

*Council elected to review this item (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).*

**A motion was made by Council Member Patterson, seconded by Council Member Turner, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 5 - Davis, Franklin, Patterson, Taveras and Turner**Absent:** Glaros, Harrison, Lehman and Toles**Attachment(s):** [DSP-16020 Zoning AIS](#)

**PENDING FINALITY (Continued)**[DDS-638](#)**Allentown Andrews Gateway****Companion Case(s):** DSP-16020**Applicant(s):** Camp Springs Allentown, LLC.**Location:** Located in the northeast quadrant of the intersection of Branch Avenue (MD 5) and Allentown Road (MD 337) (13.03 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards for three departures from Section 27-579(b) of the Prince George's County Zoning Ordinance which prohibits loading spaces and access to a loading space to be located less than 50 feet from property proposed to be used for residential purposes.**Council District:** 8**Appeal by Date:** 3/9/2017**Review by Date:** 3/9/2017**History:**

*Council elected to review this item (Vote: 5-0; Absent: Council Members Glaros, Harrison, Lehman and Toles).*

**A motion was made by Council Member Patterson, seconded by Council Member Franklin, that this Departure from Design Standards be did not elect to review. The motion carried by the following vote:**

**Aye:** 5 - Davis, Franklin, Patterson, Taveras and Turner

**Absent:** Glaros, Harrison, Lehman and Toles

**Attachment(s):** [DDS-638 Zoning AIS](#)

**PENDING FINALITY (Continued)**

[SDP-1604](#)

**Brandywine Village Commercial Outlots 6, 7, & 8**

**Applicant(s):** Brandywine Partners, LLC  
**Location:** Located in the northwestern quadrant of the intersection of Chadds Ford Drive and Robert Crain Highway (US 301) (24.06 Acres; L-A-C Zones).  
**Request:** Requesting approval of a Specific Design Plan for an infrastructure specific design plan (SDP) for grading and installation of one stormwater management pond for the commercial portion of the Brandywine Village development.

**Council District:** 9

**Appeal by Date:** 3/23/2017

**Review by Date:** 3/23/2017

**History:**

*Council took no action on this item.*

**This Specific Design Plan was not elected to review by Council.**

**Attachment(s):** [SDP-1604 Zoning AIS](#)

**11:25 AM ADJOURN**

*The meeting was adjourned at 11:25 a.m.*

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

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Redis C. Floyd, Clerk of the Council