



# 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

*Todd M. Turner, Chair, District 4*  
*Monique Anderson-Walker, District 8*  
*Derrick Leon Davis, District 6*  
*Thomas E. Dernoga, District 1*  
*Mel Franklin, At-Large*  
*Dannielle M. Glaros, District 3*  
*Sydney J. Harrison, District 9*  
*Calvin S. Hawkins, II, At-Large*  
*Jolene Ivey, District 5*  
*Rodney C. Streeter, Vice Chair, District 7*  
*Deni L. Taveras, District 2*

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

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**Monday, September 9, 2019**

**10:00 AM**

**Council Hearing Room**

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### **9:45 AM AGENDA BRIEFING - (ROOM 2027)**

*At 9:45 a.m., due to a lack of a quorum of members, a public statement was read and the Agenda Briefing was conducted as an informal discussion in lieu of a public meeting.*

### **10:17 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 by Chair Turner at 10:17 a.m. with 10 members present at roll call. Council Member was absent due to the passing of his mother.*

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**Present:** 10 - Chair Todd Turner  
Council Member Monique Anderson-Walker  
Council Member Derrick Davis  
Council Member Thomas Dernoga  
Council Member Mel Franklin  
Council Member Dannielle Glaros  
Council Member Sydney Harrison  
Council Member Jolene Ivey  
Vice Chair Rodney Streeter  
Council Member Deni Taveras

**Absent:** Council Member Calvin S. Hawkins

*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  
Donna J. Brown, Acting Clerk of the Council  
Leonard Moses, Zoning Assistant, Office of the Clerk  
James Walker-Bey, Zoning Reference Aide, Office of the Clerk*

*M-NCPPC  
Ras Cannady, Development Review Division  
Andrew Bishop, Development Review Division  
Thomas Burke, Development Review Division*

*DPIE  
Tim Holden, Inspector  
Larry Long, Inspector*

## **INVOCATION**

*The Invocation was provided by Mr. Edwin H. Brown, Jr. County Employee. Council Member Taveras, requested prayer for all of the people in the Bahamas that are suffering from Hurricane Dorian and mentioned that over 50,000 people are in pain an unable to receive refugee status. Council Member Turner added a request for those in the United States also affected by Hurricane Dorian. Council Member Ivey requested prayer for the family of Oliver Smith, a Washington, DC Police Officer who lived in Cheverly and recently passed. Chair Turner requested prayer for Legislative Branch family members including At-Large Member Hawkin's family in the loss of his mother and council staff Loshelle Ferguson's family in the loss of her father.*



**ORAL ARGUMENTS****A-10045****Clavelli Property**

**Applicant(s):** Loreto J. Clavelli

**Location:** Located on the west side of MD 337 (Allentown Road) approximately 1,200 feet north of the intersection of Allentown Road and Steed Road, also identified as 9005, 9009 and 9021 Allentown Road, Fort Washington, Maryland (11.952 Acres; R-E Zone).

**Request:** Requesting approval to rezone approximately 11.95 acres of land, in the R-E (Residential-Estate) to the R-80 (one-Family Detached Residential) Zone.

**Council District:** 8

**Appeal by Date:** 7/11/2019

**Action by Date:** 1/7/2020

**Opposition:** N/A

**History:**

*Ras Cannady, II, M-NCPPC, provided an overview of the Zoning Map Amendment (ZMA) application. Mr. Russel Shipley, attorney for the applicant, spoke in support of the application. Ms. Lynetta Stevens, person of record also spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.*

**This Zoning Map Amendment hearing was held and the case was taken under advisement.**

**Attachment(s):** [A-10045 Zoning Hearing Examiner Decision .pdf](#)  
A-10045 PORL

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**ORAL ARGUMENTS (Continued)****DSP-18024****Woodmore Overlook, Commercial**

- Applicant(s):** Woodmore Overlook Commercial, LLC
- Location:** Located on the south side of Ruby Lockhart Boulevard, in the northwest quadrant of the intersection of Lottsford Road and MD 202 (Landover Road) (19.97 Acres; M-X-T Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of a 4,649-square-foot food and beverage store with a gas station on Parcel 3, a 164-unit multifamily building on Parcel 6, and infrastructure for future commercial development on Parcels 1, 2, 4 and 5.
- Council District:** 5
- Appeal by Date:** 7/18/2019
- Review by Date:** 7/18/2019
- Action by Date:** 9/19/2019
- History:**

*Andrew Bishop, M-NCPPC, provided an overview of the Detailed Site Plan application. Prior to testimony, Chair Turner addressed a procedural request by Mr. LaRay Benton and Mr. Samuel H. Dean asking for an additional 10 minutes for their Oral Argument testimony and an additional 5 minutes for rebuttal. Chair Turner granted an additional 10 minutes for Oral Argument testimony. Mr. Samuel H. Dean and Mr. LaRay Benton, appellants, spoke in opposition to the application. Norman Rivera, Esq., attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.*

**This Detailed Site Plan hearing was held and the case was taken under advisement.**

- Attachment(s):** [DSP-18024 Planning Board Resolution 19-72](#)  
DSP-18024\_PORL  
[DSP-18024 Technical Staff Report](#)

**EXECUTIVE SESSION (1ST FLOOR EXECUTIVE CONFERENCE ROOM)**

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[EX 09092019](#)

Motion to convene in executive session to consult with counsel to seek legal advice and to discuss pending or potential litigation in accordance with section 3-305(b)(7, 8), General Provisions Article, Annotated Code of Maryland.

**History:**

*The Chair read the following closing statement/motion to convene in executive session: Motion to convene in executive session pursuant to section 3-305(b)(7)–(8), General Provisions Article, Annotated Code of Maryland, in order to discuss and consider pending or potential litigation and to consult with counsel to seek legal advice, specifically, to be briefed by counsel as to and to discuss status of court rulings involving the Prince George’s County Council recently issued by the Court of Special Appeals of Maryland and the Circuit Court for Prince George’s County, Maryland, to maintain confidentiality regarding the current status of ongoing litigation and as to the Council’s position on pending litigation. The Executive Session was held (See County Council Minutes dated September 23, 2019 for details)*

*Beginning Time: 12:57 p.m.*

*Ending Time: 1:21 p.m.*

*Members Present:*

*CM Turner, Chairman, CM Streeter, Vice-Chairman, CM Franklin, CM Davis, CM Ivey, CM Taveras, CM Harrison, CM Anderson-Walker, CM Glaros, CM Dernoga*

*Others Present:*

*Robert Williams, Jr., William Hunt, Donna Brown, Rajesh Kumar, Ellis Watson*

*Topics Discussed:*

- 1. X4B Shriners United v. County Council – CAL 15-20084, Circuit Court for Prince George’s County.*
- 2. Jim Lorimer v. County Council – Appeal No. 1145, September Term 2017, Court of Special Appeals.*
- 3. Bruce Pletsch et. al. v. County Council – Appeal No. 486, September Term 2016, Court of Special Appeals.*
- 4. Thomas Terry et al. v. County Council – Appeal No. 2756, September Term 2015, Court of Special Appeals.*
- 5. Davona Grant et. al. v. County Council – Appeal No. 75, September 2018, Court of Appeals.*
- 6. Redeemed Church v. County Council – CAE 19-18641, Circuit Court for Prince George’s County.*
- 7. Corryne Carter et. al. v. County Council – CAL 19-23357, Circuit Court for Prince George’s County.*

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8. *County Council v. Barnabas Rd. Assoc., LLC. – Appeal No. 107, September Term 2015, Court of Special Appeals.*
  9. *Moore’s Corner v. County Council – CAL 19-19294, Circuit Court for Prince George’s County.*
  10. *Nico Banquet Hall v. County Council – Circuit Court for Prince George’s County.*
  11. *Varsity v. Prince George’s County – CAL 18-41277, Circuit Court for Prince George’s County.*

*Vote Closing the Meeting pursuant to Section 3-305(b) (7,8): 10 - 0 (Absent: Council Member Hawkins)*

**A motion was made by Council Member Davis, seconded by Council Member Taveras, that this Executive Session be convened. The motion carried by the following vote:**

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

[REC44-19](#)

### **RECESS**

#### **History:**

*The meeting was recessed at 12:44 p.m.*

**A motion was made by Council Member Dernoga, seconded by Vice Chair Streeter, that this RECESS be motion to recess passed. The motion carried by the following vote:**

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

### **RECONVENE**

*The meeting was reconvened at 1:48 p.m.*

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**1:48 PM ORAL ARGUMENTS (Continued)**[DSP-15031-01](#)**EZ Storage College Park****Companion Case(s):** DDS-648; DPLS-459**Applicant(s):** Siena Corporation**Location:** Located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue (1.82 Acres; I-2 Zone).**Request:** Requesting for approval of a Detailed Site Plan (DSP) for a 122,190-square-foot, 950-unit consolidated storage facility on 1.82 acres, including variances to Section 27-474(b) of the Prince George's County Zoning Ordinance for minimum setback from the street, and Section 27-475.04(a)(1)(c) of the Zoning Ordinance for maximum building height.**Council District:** 1**Appeal by Date:** 7/18/2019**Review by Date:** 7/18/2019**Action by Date:** 10/7/2019**History:**

*Chair Turner announced that the three EZ Storage College Park cases, DSP-15031-01, DDS-648, and DPLS-459 would be held in tandem. Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan, Departure from Design Standards, and Departure from Parking and Loading Standards applications. Mr. Bradley Farrar, Esq., attorney for the applicant, spoke in support along with Ms. Terry Shum, City of College Park, Mr. Laurent Mounaud, Vika Maryland LLC, and Mr. Craig Pittinger, Siena Corporation. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.*

**This Detailed Site Plan hearing was held and the case was taken under advisement.**

**Attachment(s):** [DSP-15031-01 Planning Board Resolution 19-65](#)  
DSP-15031-01 PORL  
[DSP-15031-01 Technical Staff Report](#)

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**1:48 PM ORAL ARGUMENTS (Continued)**[DDS-648](#)**EZ Storage College Park****Companion Case(s):** DPLS-459; DSP-15031-01**Applicant(s):** Siena Corporation**Location:** Located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue (1.82 Acres; I-2 Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) from the requirements of Section 27-578(a) of the Prince George's County Zoning Ordinance, to allow the loading space size to be reduced to 10 feet wide by 20 feet long.**Council District:** 1**Appeal by Date:** 7/18/2019**Review by Date:** 7/18/2019**Action by Date:** 11/8/2019**History:**

*Chair Turner announced that the three EZ Storage College Park cases, DSP-15031-01, DDS-648, and DPLS-459 would be held in tandem. Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan, Departure from Design Standards, and Departure from Parking and Loading Standards applications. Mr. Bradley Farrar, Esq., attorney for the applicant, spoke in support along with Ms. Terry Shum, City of College Park, Mr. Laurent Mounaud, Vika Maryland LLC, and Mr. Craig Pittinger, Siena Corporation. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.*

**This Departure from Design Standards hearing was held and the case was taken under advisement.**

**Attachment(s):** [DDS-648 Planning Board Resolution 19-67](#)

DDS-648\_PORL

[DDS-648\\_Technical Staff Report](#)

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**1:48 PM ORAL ARGUMENTS (Continued)**[DPLS-459](#)**EZ Storage College Park****Companion Case(s):** DDS-648; DSP-15031-01**Applicant(s):** Siena Corporation**Location:** Located on the south side of Branchville Road approximately 1,800 feet east of its intersection with Rhode Island Avenue (1.82 Acres; I-2 Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) from the requirements of Section 27-568(a) of the Prince George's County Zoning Ordinance, to provide a reduced number of parking spaces.**Council District:** 1**Appeal by Date:** 7/18/2019**Review by Date:** 7/18/2019**Action by Date:** 11/8/2019**History:**

*Chair Turner announced that the three EZ Storage College Park cases, DSP-15031-01, DDS-648, and DPLS-459 would be held in tandem. Thomas Burke, M-NCPPC, provided an overview of the Detailed Site Plan, Departure from Design Standards, and Departure from Parking and Loading Standards applications. Mr. Bradley Farrar, Esq., attorney for the applicant, spoke in support along with Ms. Terry Shum, City of College Park, Mr. Laurent Mounaud, Vika Maryland LLC, and Mr. Craig Pittinger, Siena Corporation. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. The Oral Argument Hearing was held and Council took this case under advisement.*

**This Departure from Parking and Loading Standards hearing was held and the case was taken under advisement.**

**Attachment(s):** [DPLS- Planning Board Resolution 19-66](#)

DPLS-459 PORL

[DPLS-459 Technical Staff Report](#)

**NEW CASE(S)**[ERR-273](#)**Abdul Q. Muhammad****Validation of Multi-Family Rental Housing License M-0790****Applicant(s):** Abdul Q. Muhammad**Location:** Located at 3523 Maywood Lane, Suitland, Maryland (0.2560 Acres; R-10 / D-D-O Zones).**Request:** Requesting validation of Prince George's County's Multi-Family Rental Housing License No. M-0790, issued in error.**Council District:** 7**Appeal by Date:** 9/4/2019**Action by Date:** 1/29/2020**Opposition:** None**History:**

*Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner decision (Vote: 10-0; Absent: Council Member Hawkins).*

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

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

**Attachment(s):** [ERR 273-ZHE Decision](#)  
ERR 273-PORL

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

NEW CASE(S) (Continued)[ERR-278](#)**KBIZ Dry Cleaning****Validation of Use and Occupancy Permit 40101-2013 for a Dry Cleaning/Laundry Service**

**Applicant(s):** KBIZ, Inc.

**Location:** Located on the northwest side of Annapolis Road approximately 320 feet south west of its intersection with Gallatin Street, also identified as 7450 Annapolis Road, Landover Hills, Maryland (0.6890 Acres; M-U-I / D-D-O Zones).

**Request:** Requesting validation of Prince George's County's Use and Occupancy Permit 40101-2013-00, issued in error.

**Council District:** 3

**Appeal by Date:** 9/6/2019

**Action by Date:** 1/29/2020

**Opposition:** None

**History:**

*Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner decision (Vote: 10-0; Absent: Council Member Hawkins).*

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

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

**Attachment(s):** [ERR 278 - ZHE Decision](#)  
ERR 278 - PORL

*In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).*

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**ITEM(S) FOR DISCUSSION****SDP-1801****Bevard East Umbrella Architecture**

**Applicant(s):** Lennar Bevard, LLC

**Location:** Located on the east side of MD 223 (Piscataway Drive), approximately four miles southwest of its intersection with MD 5 (Branch Avenue), and bounded on the east by Thrift Drive (562.85 Acres; R-L Zone).

**Request:** Requesting approval of a Specific Design Plan (SDP) for umbrella architecture for 18 single-family detached models and 4 single-family attached (townhouse) models for the Bevard East Subdivision.

**Council District:** 9

**Appeal by Date:** 6/27/2019

**Review by Date:** 6/27/2019

**Action by Date:** 9/16/2019

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Council Member Harrison, seconded by Council Member Franklin, that this Specific Design Plan be referred for document. The motion carried by the following vote:**

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

**Attachment(s):** [SDP-1801 Planning Board Resolution](#)  
[SDP-1801 Technical Staff Report](#)  
SDP-1801\_PORL

**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.

**(a) PLANNING BOARD****DPLS-462****7-Eleven Marlboro Pike**

- Applicant(s):** 7-Eleven, Inc.
- Location:** Located at the southeast quadrant of the intersection of Marlboro Pike and Walker Mill Road. (35,133 sq. ft.; C-S-C Zone).
- Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) for a reduction in the number of required parking spaces.
- Council District:** 7
- Appeal by Date:** 8/29/2019
- Review by Date:** 9/30/2019
- Comment(s):** This item has a companion case, SE-4822, which is pending before the Zoning Hearing Examiner.

**History:**

*Council waived its election to review (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Vice Chair Streeter, seconded by Council Member Davis, that Council waive election to review for this Departure from Parking and Loading Standards. The motion carried by the following vote:**

- Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras
- Absent:** Hawkins

- Attachment(s):** [DPLS-462 Planning Board Resolution 19-89](#)  
SE-4822 & DPLS-462\_PORL  
[DPLS-462 Technical Staff Report](#)  
[DPLS-462 FINAL](#)

**PENDING FINALITY (Continued)**

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

**(a) PLANNING BOARD (Continued)**[DSP-17048-01](#)**Capital Court-Clubhouse****Applicant(s):** SLDM, Inc.**Location:** Located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and the Capital Beltway (I-95/495), on the south side of MD 214 (28.67 Acres; C-O Zone).**Request:** Requesting approval of a Detailed Site Plan (DSP) amendment for the construction of a two-story, 4,120 square-foot community building and recreational facility on Parcel EE for the Capital Court townhouse development and the revision of on-street parking in the vicinity.**Council District:** 6**Appeal by Date:** 8/29/2019**Review by Date:** 9/30/2019**History:**

*Council waived election to review for this item (Vote: 9-0; Absent: Council Members Hawkins and Streeter).*

**A motion was made by Council Member Davis, seconded by Council Member Franklin, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey and Taveras

**Absent:** Hawkins and Streeter

**Attachment(s):** [DSP-17048-01 Planning Board Resolution 19-86](#)[DSP-17048-01\\_PORL](#)[DSP-17048-01 Technical Staff Report](#)[DSP-17048-01 FINAL](#)

**PENDING FINALITY (Continued)**

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

**(a) PLANNING BOARD (Continued)****DSP-18018****Skyview Condominiums**

- Applicant(s):** Mohammed A. Shirazi
- Location:** Located at 3300 Brinkley Road, Temple Hills, 1,500 feet east of the intersection of Brinkley Road and Fisher Road (4.75 Acres; R-18C Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of two multifamily residential buildings for a total of approximately 149,004 square feet, including 95 dwelling units and structured parking.
- Council District:** 8
- Appeal by Date:** 8/22/2019
- Review by Date:** 9/23/2019
- History:**

*Council elected to review this item (Vote 10-0; Absent: Council Member Hawkins).*

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

- Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras
- Absent:** Hawkins

- Attachment(s):** [DSP-18018 Planning Board Resolution](#)  
[DSP-18018\\_PORL](#)  
[DSP-18018 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

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

**(a) PLANNING BOARD (Continued)****DSP-81010-02****Glen Ora, Parcel R (Windsor Green Community Center)**

- Applicant(s):** Windsor Green Homeowners Association
- Location:** Located on the south side of MD 193, in the southwest quadrant of its intersection with Frankfort Drive (3.32 Acres; R-30 Zone).
- Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of an 848-square-foot addition to an existing community building on Parcel R, removal of two existing tennis courts and the retaining wall along MD 193 (Greenbelt Road), the addition of new recreational amenities, landscaping, and stormwater management (SWM) facilities, and relocation of the existing maintenance yard.
- Council District:** 4
- Appeal by Date:** 8/28/2019
- Review by Date:** 9/30/2019
- Municipality:** City of Greenbelt

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Chair Turner, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

- Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras
- Absent:** Hawkins

- Attachment(s):** [DSP-81010-02 Planning Board Resolution 19-85](#)  
[DSP-81010-02\\_PORL](#)  
[DSP-81010-02 Technical Staff Report](#)  
[DSP-81010-02 FINAL](#)

**PENDING FINALITY (Continued)**

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

**(a) PLANNING BOARD (Continued)**[DSP-99044-17](#)**Mall at Prince George's Plaza- Miller's Ale House****Applicant(s):** Miller's Ale House, Inc.**Location:** Located in the northwest quadrant of the intersection of MD 410 (East West Highway) and Belcrest Road, approximately 1,600 feet west of the intersection of MD 410 and MD 500 (Queens Chapel Road), within the property known as the Mall at Prince George's. (51.03 Acres; M-U-I / T-D-O Zones).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the construction of an 8,285-square-foot, freestanding eating and drinking establishment at The Mall at Prince George's Plaza, and a request to amend the transit district standards.**Council District:** 2**Appeal by Date:** 8/29/2019**Review by Date:** 9/30/2019**Municipality:** City of Hyattsville**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Council Member Taveras, seconded by Council Member Davis, that Council waive election to review for this Detailed Site Plan. The motion carried by the following vote:**

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

**Attachment(s):** [DSP-99044-17 Planning Board Resolution 19-84](#)  
[DSP-99044-17\\_PORL](#)  
[DSP-99044-17 Technical Staff Report](#)  
[DSP-99044-17 FINAL](#)



**PENDING FINALITY (Continued)**

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

**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)****CNU-19075-2019-U**      **2511 Kenilworth Avenue**

**Applicant(s):** April Mackoff

**Location:** Located on the east side of Kenilworth Avenue approximately 172 feet northeast of the intersection with Creston Street. Also identified as 2511 Kenilworth Avenue, Hyattsville, Maryland 20781 (0.4650 Acres; I-2 Zone).

**Request:** Requesting Certification of Nonconforming Use for an existing outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016. It requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1974.

**Council District:** 5

**Review by Date:** 9/18/2019

**Comment(s):** In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Council Member Ivey, seconded by Council Member Davis, that Council waive election to review for this Certification of a Nonconforming Use.**

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

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

**Attachment(s):** [CNU-19075-2019-U Case File Material](#)  
[CNU-19075-2019-U Final](#)

**PENDING FINALITY (Continued)**

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

**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)**[CNU-24892-2019-U](#)**Martin Luther King Jr. Hwy****Applicant(s):**

April Mackoff

**Location:**

Located on the north side of Martin Luther King Jr. Highway, approximately 350 feet southwest of the intersection with Ardwick Ardmore Road. (0.3970 Acres; I-1 Zone).

**Request:**

Requesting Certification of Nonconforming Use for existing outdoor advertising signs. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016. It requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1979.

**Council District:**

5

**Review by Date:**

9/30/2019

**Comment(s):**

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Hawkins).*

**A motion was made by Council Member Ivey, seconded by Council Member Davis, that Council waive election to review for this Certification of a Nonconforming Use.**

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

**Aye:** 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras

**Absent:** Hawkins

**Attachment(s):**

[CNU-24892-2019-U CASE FILE](#)

[MATERIALS001](#)

[CNU-24892-2019-U CASE FILE MATERIALS](#)

[CNU-24892-2019-U Final](#)

**PENDING FINALITY (Continued)**

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

**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)**[CNU-55664-2018- U](#)**6300 Foxley Road****Applicant(s):** April Mackoff**Location:** Located on the south side of Dower House Road approximately 140 feet southeast of the intersection of Dower House Road and Foxley Road. Also identified as 6300 Foxley Road, Upper Marlboro, MD 20772(1.162 Acres; I-4 Zone).**Request:** Requesting Certification of Nonconforming Use for existing outdoor advertising signs. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016. It requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1983.**Council District:** 9**Review by Date:** 9/18/2019**Comment(s):** In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.**History:**

*Council waived election to review for this item (Vote: 9-0; Absent: Council Members Glaros and Hawkins).*

**A motion was made by Council Member Harrison, seconded by Council Member Franklin, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 9 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Harrison, Ivey, Streeter and Taveras

**Absent:** Glaros and Hawkins

**Attachment(s):** [CNU-55664-2018-U Case File Materials](#)  
[CNU-55664-2018-U Final](#)

