



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-15031-01 **Councilmanic District:** 1  
**Meeting Date:** 11/9/2020 **Zone(s):** I-2  
**Case Name:** EZ Storage College Park  
**Applicant:** 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:** Applicant is requesting Reconsideration of the October 7, 2019 District Council Final Decision approving 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.  
**Companion Case(s):** DDS-648; DPLS-459

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions  
**Planning Board:** Approval with Conditions  
**Zoning Hearing Examiner:**  
**Municipality:**  
**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 7/18/2019  
**Review date:** 7/18/2019  
**Action date:** 10/7/2019  
*Comments:*

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**Staff:** Thomas Burke

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	05/07/2019	approval with conditions
M-NCPPC Planning Board	06/13/2019	approval with conditions
Sitting as the District Council	07/08/2019	elected to review

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**Notes:** Council elected to review this item (Vote: 9-0; Absent: Council Members Franklin and Ivey).

Aye: 9 Turner, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Hawkins, Streeter and Taveras  
Absent: 2 Franklin and Ivey

Clerk of the Council 08/06/2019 mailed

**Notes:** *Notice of Oral Argument Hearing was mailed to Persons of Record.*

09/09/2019

Sitting as the District Council 09/09/2019 hearing held; case taken under advisement

**Notes:** *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.*

Sitting as the District Council 09/23/2019 referred for document

**Notes:** *Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Dernoga and Franklin).*

Aye: 9 Turner, Anderson-Walker, Dernoga, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Absent: 2 Davis and Franklin

Sitting as the District Council 10/07/2019 approval with conditions

**Notes:** *Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Members Franklin, Glaros, and Taveras).*

Aye: 8 Turner, Anderson-Walker, Davis, Dernoga, Harrison, Hawkins, Ivey and Streeter

Absent: 3 Franklin, Glaros and Taveras

Clerk of the Council 10/16/2019 mailed

**Notes:** *The Notice of Final Decision of the District Council was mailed to Persons of Record.*

Applicant 10/28/2019 filed

**Notes:** *Bradley S. Farrar, Esq., attorney for the applicant, filed a request for reconsideration of the October 7, 2019 District Council Final Decision.*

Sitting as the District Council 11/04/2019 reconsideration hearing granted

**Notes:** *Council directed the Clerk to schedule a reconsideration evidentiary hearing (Vote: 10-0; Absent: Council Member Hawkins).*

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

Absent: 1 Hawkins

Applicant 11/07/2019 filed  
**Notes:** *Bradley Farrar Esq., attorney for the applicant, filed a petition for judicial review.*

Principal Counsel to the District 01/02/2020 transmitted  
Council  
**Notes:** *Appealed case record transmitted to Circuit Court via Principal Counsel's Office.*

Applicant 09/14/2020 filed  
**Notes:** *Bradley S. Farrar, Esq., attorney for the applicant filed with the Circuit Court for CAL19-36228 to be "DISMISSED BY PLAINTIFF WITHOUT PREJUDICE".*

Sitting as the District Council 10/19/2020 denied for reconsideration  
**Notes:** *Council referred item to staff to prepare a document denying reconsideration hearing (Vote: 11-0).*  
Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros,  
Harrison, Hawkins, Ivey, Streeter and Taveras

Sitting as the District Council 11/09/2020

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**Document(s):** DSP-15031-01 Court Line of Dismissal - Ez Storage, DSP-15031-01 Planning Board Resolution 19-65, DSP-15031-01 PORL, DSP-15031-01 Technical Staff Report, DSP-15031-01 EZ STORAGE FINAL