



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DDS-24004 **Councilmanic District:** 8
Meeting Date: 1/20/2026 **Zone(s):** RMF-48/IDO (Prior; M-X-T/I-D-O)
Case Name: National View
Applicant: Harbor View Development LLC c/o Rashid Salem
Location: Located on the north side of I-95/495 (Capital Beltway), approximately 1,100 feet west of its interchange with MD 210 (20.09 Acres; RMF-48/IDO Zones (Prior; M-X-T/I-D-O Zones).
Request: Requesting approval of a Departure from Design Standards (DDS) of a departure from Section 27-558(a) of the prior Prince George's County Zoning Ordinance, for a reduction in the size of standard, nonparallel parking spaces, from 9.5 feet by 19 feet to 9 feet by 18 feet.
Companion Case(s): DSP-24012

DECISIONS/RECOMMENDATION:

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

LEGAL DEADLINES:

Appeal date: 1/15/2026
Review date: 1/30/2026
Action date:
Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/06/2025	approval with conditions
M-NCPPC Planning Board	12/11/2025	approval

Document(s): DDS-24004- Planning Board Resolution, DSP-24012 & DDS-24004_PORL, DSP-24012 & DDS-24004-Technical Staff Report