



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-20006 Remand **Councilmanic District:** 1
Meeting Date: 10/4/2021 **Zone(s):** C-S-C / R-55
Case Name: Checkers Laurel (Remand)
Applicant: Mar Chek, Inc.
Location: Located on the east side of US 1 (Baltimore Avenue), approximately 400 feet north of its intersection with Mulberry Street (0.84 Acres; C-S-C / R-55 Zones).
Request: Requesting approval of a Detailed Site Plan (DSP) for the development of a 1,170-square-foot eating and drinking establishment with drive-through service, specifically a Checkers.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 7/22/2021

Review date: 7/22/2021

Action date: 10/12/2021

Comments:

Staff: Adam Bossi

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/14/2020	approval with conditions
M-NCPPC Planning Board	11/19/2020	approval with conditions
Sitting as the District Council	01/11/2021	deferred
Notes: Council deferred this item to January 25, 2021.		
Sitting as the District Council	01/25/2021	elected to review
Notes: Council elected to review this item (Vote: 10-0-1; Abstain: Council Member Franklin).		
Clerk of the Council	02/03/2021	mailed

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

Sitting as the District Council 02/22/2021 announced hearing date

Sitting as the District Council 03/08/2021 referred for document

Notes: *Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., Attorney for the applicant spoke in support. Michael Ostroff, Esq., attorney for Kathryn A. Nuzback Revocable Trust, person of record, spoke in opposition. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council referred item to staff for preparation of a document of remand to the Planning Board (Vote: 10-0; Absent: Council Member Franklin).*

Sitting as the District Council 03/22/2021 remanded

Notes: *Council adopted the prepared Order of remand to the Planning Board (Vote: 10-0; Absent: Council Member Franklin)*

Clerk of the Council 03/24/2021 mailed

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

M-NCPPC Technical Staff 05/06/2021 approval with conditions

M-NCPPC Planning Board 06/17/2021 approval with conditions

Sitting as the District Council 07/13/2021 elected to review

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

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

Absent: 1 Franklin

Clerk of the Council 08/06/2021 mailed

Notes: *Notice of District Council Hearing Scheduled for Monday, September 13, 2021 was mailed to all Persons of Record.*

Sitting as the District Council 09/13/2021 hearing held; referred for document

Notes: *Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Matthew Tedesco, Esq., Attorney for the applicant spoke in support. R. Manny Montero, Esq. and Michael A. Ostroff, Esq spoke in opposition. Council referred this item to staff for preparation of a document of approval with conditions (Vote: 10-0; Absent: Council Member Streeter).*

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

Absent: 1 Streeter

Sitting as the District Council 10/04/2021

Document(s): DSP-20006 Remand Presentation Slides, DSP-20006 Remand Planning Board Resolution 2020-152(A) - Signed, DSP-20006_PORL, DSP-20006 Technical Staff Report, DSP-20006 Notice of District Council Decision_Remand, DSP-20006 Remand_Notice of District Council Oral Argument, DSP-20006 PLB Transcripts 05-20-2021, DSP-20006 Remand Planning Board Record, PZC Notice of Intention to Participate District Council 9-13-2021