

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

1995 Legislative Session

Bill No. _____ CB-13-1996

Chapter No. _____ 16

Proposed and Presented by Chairman Del Giudice (by request - Planning Board)

Introduced by _____ Council Member Del Giudice

Co-Sponsors

Date of Introduction _____ June 11, 1996

ZONING BILL

AN ORDINANCE concerning

Permits

For the purpose of providing that certain permits of a minor nature that have not been reviewed by the Planning Board are not subject to the requirements of Subtitle 27, Zoning.

BY repealing and reenacting with amendments:

Section 27-255,

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1991 Edition, 1994 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Section 27-255 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 7. BUILDING, GRADING, AND USE AND OCCUPANCY PERMITS.

Subdivision 2. Procedures.

Sec. 27-255. Referral to Planning Board.

(a) No grading, building, or use and occupancy permit, except as provided in (c), below, shall be issued by the Department of Environmental Resources until the application has been referred to the Planning Board (or its authorized representative) for:

(1) Its review and recommendations with respect to the requirements of this Subtitle, Subtitle 24, the Regional District Act, and any conditions placed on the property in a zoning or subdivision matter; and

(2) A determination as to whether the application is in conformance with any approved Conceptual Site Plan, Detailed Site Plan, Transit District Development Plan, or any other site or development plan applicable to development of the property.

(b) Any permit issued without the review and recommendation or determination of the Planning Board, or its authorized representative, is invalid. No permit shall be recommended for approval until after the expiration of the specified appeal period from a Planning Board decision concerning the subject property of the permit, unless the right of appeal has been waived; nor shall any permit be recommended for approval during the pendency of any appeal to, or review by, the District Council.

(c) This Section shall not apply to:

* * * * *

(2) Permits of a minor nature, which types of permits shall be approved by the District Council upon the recommendation of the Planning Board and the Director of the Department of Environmental Resources, and shall be maintained on a list available for public inspection in each of these offices. Any permits issued pursuant to these provisions shall not be subject to the requirements of this Subtitle. This exception shall not apply to any property which is located within a historic district or listed on the Master Plan for historic preservation as a historic resource.

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 9th day of July, 1996.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART
OF THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Stephen J. Del Giudice
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.