



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-20006 **Councilmanic District:** 1
Meeting Date: 3/22/2021 **Zone(s):** C-S-C / R-55
Case Name: Checkers Laurel
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: 12/24/2020

Review date: 1/25/2021

Action date: 3/26/2021

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).

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

Abstain: 1 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-O; Absent: Council Member Franklin).*

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

Absent: 1 Franklin

Sitting as the District Council 03/22/2021

Document(s): DSP-20006-Presentation Slides, DSP-20006_Notic of Oral Argument, DSP-20006 - Planning Board Resolution, DSP-20006_PORL, DSP-20006 Technical Staff Report, DSP-20006 Planning Board Transcripts, DSP-20006 PZC Notice of Intention to Participate, DSP-20006 Planning Board Record