

Case No.: ERR-245

Applicant: Forest Lake Apartments

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

ZONING ORDINANCE NO. 13- 2015

AN ORDINANCE to approve the validation of Multifamily Rental Housing License No. M-0538, issued in error.

WHEREAS, Multifamily Rental Housing License No. M-0538 was issued in error on April 17, 2015, for 317 multifamily dwelling units within seven (7) buildings known as Forest Lake Apartments, with street address of 9857, 9859, 9861, 9863, 9865, 9867, 9869, 9871, 9873, 9875, 9877, 9879, 9881, 9883, 9885, 9887, 9889, 9891, 9893, 9895, 9897 and 9899 Good Luck Road, Lanham, Maryland, within Planning Area 70, Council District 3; and

WHEREAS, the subject property is described as approximately 14.0956 acres of land in the R-18 (Multifamily Medium Density Residential), improved with seven (7) multifamily buildings constructed in 1965 with a total of 317 total multifamily dwelling units, specifically, forty-eight (48) one-bedroom units (15.14%), 161 two-bedroom units (50.79%), and 108 three-bedroom units (34.07%); and

WHEREAS, Applicant, Forest Lake Apartments, appealed to the District Council for an ordinance to approve the Multifamily Rental Housing License that was issued in error; and

WHEREAS, in accordance with the procedures prescribed by law, the Zoning Hearing Examiner conducted a public hearing concerning the subject application; and

WHEREAS, after considering the evidence within the administrative record, the District Council determined that the application to validate Multifamily Rental Housing License No. M-0538 should be approved; and

WHEREAS, as the basis for this final decision, and as expressly authorized by the Zoning Ordinance, as well as the provisions of the Regional District Act set forth in Title 22 and Title 25 of the Land Use Article, the District Council hereby adopts and incorporates, as if restated fully herein, the findings and conclusions within the disposition recommendation of the Zoning Hearing Examiner as the District Council’s findings of fact and conclusions of law in this case.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Multifamily Rental Housing License No. M-0538 be and the same is hereby APPROVED.

SECTION 2. By operation of law, upon validation of Multifamily Rental Housing License No. M-0538, the 317-unit multifamily residential apartment complex on the subject property shall be deemed a Certified Non-Conforming Use in accordance with the Site Plan and Unit Location Plans.

SECTION 3. This Ordinance shall take effect on the date of its enactment.

Enacted this 6<sup>th</sup> day of July, 2015, by the following vote:

In Favor: Council Members Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

---

Redis C. Floyd  
Clerk of the Council