



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CNU-35221-2016 **Councilmanic District:** 5
Meeting Date: 4/24/2017 **Zone(s):** R-18
Case Name: Obinne Enterprises 3802 38th Avenue
Applicant: Ferdinand & Anthonia Obichere
Location: Located on the southwest side of 38th Avenue where it intersects Parkwood Street, approximately 800 feet west of Bladensburg Road, also known as 3802 38th Avenue (0.088 Acres; R-18 Zones).
Request: Requesting certification of nonconforming use for an existing, four-unit apartment building that was constructed in 1936. At that time, the property was subject to the requirements of the Residential "C" Zone classification. Because development regulations were changed or adopted after the use was lawfully established, the density of the multifamily apartment building became nonconforming.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval

Planning Board: Approval

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 5/11/2017

Review date: 5/11/2017

Action date:

Comments:

Staff: Ivy R. Thompson

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/27/2017	approval
M-NCPPC Planning Board	04/06/2017	approval

Document(s):