



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-20013 **Councilmanic District:** 2  
**Meeting Date:** 5/24/2021 **Zone(s):** R-55 / D-D-O  
**Case Name:** St. Joseph's House  
**Applicant:** St. Joseph's House, LTD.  
**Location:** Located in the northeast quadrant of the intersection of Oliver Street and 40th Avenue, within the municipal limits of the City of Hyattsville (0.18 Acres; R-55 / D-D-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) to develop a family day care use within an existing single-family detached residential dwelling, including a building addition, within the Development District Overlay (D-D-O) Zone of the 2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District (Gateway Arts District Sector Plan and SMA).

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions  
**Planning Board:** Approval with Conditions  
**Zoning Hearing Examiner:**  
**Municipality:** Hyattsville

#### LEGAL DEADLINES:

**Appeal date:** 4/22/2021  
**Review date:** 4/22/2021  
**Action date:** 5/28/2021  
*Comments:*

#### Opposition:

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**Staff:** Adam Bossi

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/23/2021	approval with conditions
M-NCPPC Planning Board	03/18/2021	approval with conditions
Sitting as the District Council	03/29/2021	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 04/07/2021 mailed

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

Sitting as the District Council 04/26/2021 announced hearing date

Sitting as the District Council 05/10/2021 hearing held; referred for document

**Notes:** *Adam Bossi, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Daniel F. Lynch, Esq., attorney for the applicant, Joe Lahood, and Mark Ferguson, spoke in support. 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 an approving document, with conditions (Vote: 11-0).*

Aye: 11 Hawkins, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Sitting as the District Council 05/24/2021 approval with conditions

**Notes:** *Council adopted the prepared order of approval, with conditions (Vote: 10-0: Absent: Council Member Anderson-Walker).*

Aye: 10 Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: 1 Anderson-Walker

Clerk of the Council 05/27/2021 mailed

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

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**Document(s):** DSP-20013 Zoning Agenda Item Summary, DSP-20013 Planning Board Resolution 2021-39 - Signed, DSP-20013 PORL, DSP-20013 Technical Staff Report, DSP-20013 Planning Board Record, DSP-20013 Transcripts 03-11-2021 Planning Board, DSP-20013 PZC Notice of Intention to Participate, DSP-20013 NOTICE OF FINAL DECISION