



# Prince George's County Council

County Administration  
Building  
14741 Governor Oden  
Bowie Drive  
Upper Marlboro, Maryland  
20772-3050

## Zoning Minutes - Draft Sitting as the District Council

*Derrick Leon Davis, District 6, Chairman*  
*Mel Franklin, District 9*  
*Dannielle M. Glaros, District 3, Vice Chairwoman*  
*Andrea C. Harrison, District 5*  
*Mary A. Lehman, District 1*  
*Obie Patterson, District 8*  
*Deni L. Taveras, District 2*  
*Karen R. Toles, District 7*  
*Todd M. Turner, District 4*

*Robert J. Williams, Jr., Council Administrator*

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Monday, January 23, 2017

10:00 AM

Council Hearing Room

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**9:30 AM AGENDA BRIEFING - (ROOM 2027)**

**10:21 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Section 27-132(a) of the Zoning Ordinance, the meeting was called to order at 10:21 a.m. with six members present at roll call. Council Member Toles arrived at 11:02 a.m. Council Member Patterson was absent due to illness and Council Member Franklin was absent.*

**Present:**        7 -     Chairman Derrick Davis  
                                 Vice Chair Dannielle Glaros  
                                 Council Member Andrea Harrison  
                                 Council Member Mary Lehman  
                                 Council Member Deni Taveras  
                                 Council Member Karen Toles  
                                 Council Member Todd Turner

**Absent:**            Council Member Mel Franklin  
                                 Council Member Obie Patterson

**INVOCATION**

*The Invocation was provided by Ms. Fatima Bah, County Employee. Council Member Davis requested prayer for the nation during this time of transition.*

**PLEDGE OF ALLEGIANCE**

*The Pledge of Allegiance was led by Council Member Harrison.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 01092017](#)

**District Council Minutes dated January 9, 2017**

**A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 5 - Davis, Glaros, Lehman, Taveras and Turner

**Absent:** Franklin, Harrison, Patterson and Toles

**Attachment(s):** [1-09-2017 District Council Minutes DRAFT](#)

DRAFT

**MANDATORY REVIEW (Using Oral Argument Procedures)****DSP-16034****H & E Equipment Services, Forestville Commercial Center, Lot 12, Block D**

- Applicant(s):** H & E Equipment Services, Inc.
- Location:** Located on the south side of Parston Drive, approximately 1,400 feet east of its intersection with Forestville Drive (1.71 Acres; I-1, D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan to change the Development District Overlay Zone (D-D-O) Zone use table to allow the sales and rental of heavy motorized equipment or construction equipment of all kinds with outdoor display, including maintenance of said equipment within an enclosed building, and two amendments to the development district standard to reduce the parking to no more than 30 spaces and to allow the existing barbed wire and chain-link fencing at the perimeter of the site.
- Council District:** 6
- Appeal by Date:** 1/5/2017
- Action by Date:** 3/3/2017
- Comment(s):** District Council review of this case is required by Section 27-548.09.01(b) (1) of the Zoning Ordinance

**History:**

*Susan Lareuse, M-NCPPC, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*Council referred item to staff for preparation of an approving document with conditions.*

**This Detailed Site Plan hearing was held; subsequently, a motion was made by Chairman Davis, seconded by Council Member Harrison, that this Detailed Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 6 - Davis, Glaros, Harrison, Lehman, Taveras and Turner

**Absent:** Franklin, Patterson and Toles

- Attachment(s):** [DSP-16034 Zoning AIS](#)  
[DSP-16034 Planning Board Resolution 16-130](#)  
 DSP-16034\_PORL  
[DSP-16034 Technical Staff Report](#)

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**ORAL ARGUMENTS****DSP-15016****Blue, Parcels 61 and 130**

- Applicant(s):** Hyattsville Route One Partners, LLC
- Location:** Located located on the western side of Baltimore Avenue (US 1), approximately 115 feet south of its intersection with Jefferson Street at 5334 Baltimore Avenue, in the City of Hyattsville (0.56 Acres; C-D-O / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for a 16-townhouse development.
- Council District:** 2
- Appeal by Date:** 12/1/2016
- Review by Date:** 1/2/2017
- Action by Date:** 2/13/2017
- Municipality:** City of Hyattsville

**History:**

*Ruth Grover, M-NCPPC, provided an overview of the Detailed Site Plan application. Larry Taub, Esq., spoke in support on behalf of the applicant. Jim Chandler spoke in opposition on behalf of the City of Hyattsville. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*Council took this case under advisement.*

**This Detailed Site Plan hearing was held and the case was taken under advisement.**

- Attachment(s):** [DSP-15016 Zoning AIS](#)  
[DSP-15016 Planning Board Resolution 16-119](#)  
DSP-15016\_PORL  
[DSP-15016 Technical Staff Report](#)

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**ORAL ARGUMENTS (Continued)****DSP-16021****River of Life Church**

**Applicant(s):** River of Life Church

**Location:** Located on the south side of Norcross Street, approximately 260 feet southeast of its intersection with Saint Clair Drive (8.98 Acres; R-55 Zone).

**Request:** Requesting approval of a Detailed Site Plan to increase an existing day care center enrollment from 30 to 55 children.

**Council District:** 7

**Appeal by Date:** 11/24/2016

**Review by Date:** 11/24/2016

**Action by Date:** 2/13/2017

**History:**

*Jill Kosack, M-NCPPC, provided an overview of the Detailed Site Plan application. Michelle LaRocca, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.*

*Council took this case under advisement.*

**This Detailed Site Plan hearing was held and the case was taken under advisement.**

**Attachment(s):** [DSP-16021 Zoning AIS](#)  
[DSP-16021 Planning Board Resolution 16-120](#)  
DSP-16021\_PORL  
[DSP-16021 Technical Staff Report](#)

**REFERRED FOR DOCUMENT**[CNU-8825-2015](#)**Blair Hanna Apartment South**

- Applicant(s):** Angelino & Aurora Azurin
- Location:** Located Northwest of Parkwood Street approximately 100 feet southwest of 38th Avenue (0.167 Acres; R-18).
- Request:** Requesting certification of a nonconforming use for a four-unit apartment building in the R-18 Zone. At that time, the existing 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 apartment use became nonconforming.
- Council District:** 5
- Appeal by Date:** 11/17/2016
- Review by Date:** 11/17/2016
- Action by Date:** 3/10/2017
- Municipality:** Town of Cottage City
- History:**

*Council adopted the prepared Order of approval, with conditions (Vote: 7-0; Absent: Council Members Franklin and Patterson).*

**A motion was made by Council Member Harrison, seconded by Vice Chair Glaros, that this Certification of a Nonconforming Use be approved. The motion carried by the following vote:**

**Aye:** 7 - Davis, Glaros, Harrison, Lehman, Taveras, Toles and Turner

**Absent:** Franklin and Patterson

- Attachment(s):** [CNU-8825-2015 Zoning AIS](#)  
[CNU-8825-2015 Planning Board Resolution 16-109](#)  
 CNU-8825-2015\_PORL  
[CNU-8825-2015 Technical Staff Report](#)

**PENDING FINALITY**

*The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.*

**PLANNING BOARD****[CNU-45423-2016](#)****Prayer and Word Church****Applicant(s):**

Prayer and Word Church of Our Lord Jesus Christ, Inc.

**Location:**

Located east of Elsa Avenue at the intersection of Highland Park Drive. The property consists of four individual lots addressed as 1201 Elsa Avenue (Lots 22, 23) and 1203 Elsa Avenue (Lots 20, 21) (0.1390 Acres; R-55 Zone).

**Request:**

Requesting approval for Certification of a Nonconforming use for a church and associated parking in the R-55 Zone. Because zoning regulations were changed or adopted after the permitted use was lawfully established, the use became nonconforming.

**Council District:** 7**Appeal by Date:** 1/19/2017**Review by Date:** 1/30/2017**History:**

*Council took no action on this item.*

**This Certification of a Nonconforming Use was not elected to review by Council.**

**Attachment(s):**

[CNU-45423-2016 Zoning AIS](#)

[CNU-45423-2016 Planning Board Resolution  
16-136](#)

CNU-45423-2016\_PORL

**PENDING FINALITY (Continued)****[CNU-48061-2015](#)****McGhee Property**

- Applicant(s):** Tommy and Fred McGhee
- Location:** Located approximately 100 feet west of its intersection with Ventura Avenue and Old Central Avenue (MD214). The rectangular shaped property, which consists of part of Lot 2, is comprised of 0.50 acre of land in the R-T (Townhouse) and T-D-O (Transit-District-Overlay) Zone (0.5 Acres; R-T / T-D-O Zones).
- Request:** Requesting approval of a certification of nonconforming use for an automotive repair facility with four service bays and an automobile parking compound in accordance with Subtitle 27 of the Prince George's County Code.
- Council District:** 7
- Appeal by Date:** 2/9/2017
- Review by Date:** 2/9/2017
- Action by Date:** 5/12/2017

**History:**

*Council elected to review this item (Vote: 6-0; Absent: Council Members Franklin, Patterson, and Turner).*

**A motion was made by Council Member Toles, seconded by Vice Chair Glaros, that this Certification of a Nonconforming Use be elected to review. The motion carried by the following vote:**

**Aye:** 6 - Davis, Glaros, Harrison, Lehman, Taveras and Toles

**Absent:** Franklin, Patterson and Turner

- Attachment(s):** [CNU-48061-2015 Zoning AIS](#)  
[CNU-48061-2015 Planning Board Resolution 16-141](#)  
 CNU-48061-2015\_PORL

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**PENDING FINALITY (Continued)****[CSP-15003](#)****Recovery Centers of America, Melwood Road Facility**

**Applicant(s):** 4620 Melwood Road OPCO LLC

**Location:** Located on the eastern side of Melwood Road, approximately 2,600 feet north of its intersection with Pennsylvania Avenue (MD 4) (68.6 Acres; M-X-T Zones).

**Request:** Requesting approval of a Conceptual Site Plan for a 85,733-square-foot, 120-bed, group residential facility and medical facility for 64 patients a day for recovering alcoholics and drug addicts.

**Council District:** 6

**Appeal by Date:** 2/9/2017

**Review by Date:** 2/9/2017

**History:**

*Council took no action on this item.*

**This Conceptual Site Plan was not elected to review by Council.**

**Attachment(s):** [CSP-15003 Zoning AIS](#)  
[CSP-15003 Planning Board Resolution 16-142](#)  
CSP-15003\_PORL  
[CSP-15003 Technical Staff Report](#)

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**PENDING FINALITY (Continued)**[DSP-14034](#)**Artisan**

**Applicant(s):** Landex Companies

**Location:** The subject property consists of 20 parcels and lots located in the northwest quadrant of the intersection of Shepherd Street and Rhode Island Avenue (US 1) in the Town of Brentwood (2.59 Acres; M-U-I / R-55 / D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for a mixed-use building with 84 multifamily residential units and 4,772 square feet of retail space within the Mixed Use–Infill (M-U-I) and One-Family Detached Residential (R-55) Zones, and 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).

**Council District:** 2

**Appeal by Date:** 2/9/2017

**Review by Date:** 2/9/2017

**Municipality:** Town of Brentwood

**History:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

**Attachment(s):** [DSP-14034 Zoning AIS](#)  
[DSP-14034 Planning Board Resolution 16-148](#)  
DSP-14034\_PORL  
[DSP-14034 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-15025****6320 Allentown Road Day Care Center**

**Applicant(s):** ABDOW Family, LLC.

**Location:** Located in the northeast quadrant of the intersection of Allentown Road and Allentown Way, at 6320 Allentown Road in Camp Springs (0.46 Acres; C-S-C / M-I-O Zones).

**Request:** Requesting approval of a Detailed Site Plan for a day care center for 78 children. The applicant proposes to locate the daycare center in an existing building that was previously used as a real estate office.

**Council District:** 8

**Appeal by Date:** 2/9/2017

**Review by Date:** 2/9/2017

**Action by Date:** 3/24/2017

**History:**

*Council elected to review this item (Vote: 7-0; Absent: Council Members Franklin and Patterson).*

**A motion was made by Chairman Davis, seconded by Council Member Turner, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 7 - Davis, Glaros, Harrison, Lehman, Taveras, Toles and Turner

**Absent:** Franklin and Patterson

**Attachment(s):** [DSP-15025 Zoning AIS](#)  
[DSP-15025 Planning Board Resolution 16-154](#)  
DSP-15025\_PORL

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**PENDING FINALITY (Continued)****DSP-15039****Daycare Center at 6000 Marlboro Pike**

**Applicant(s):** Rosbor, Tillie

**Location:** Located in the northeast quadrant of the intersection of Belwood Street and Marlboro Pike, at 6000 Marlboro Pike (0.74 Acres; C-S-C Zone).

**Request:** Requesting approval of a Detailed Site Plan for a 2,757-square-foot day care center for 63 children. The applicant proposes to locate the daycare center in an existing building previously used for a professional office.

**Council District:** 7

**Appeal by Date:** 2/9/2017

**Review by Date:** 2/9/2017

**Action by Date:** 3/24/2017

**History:**

*Council elected to review this item (Vote: 6-0; Absent: Council Members Franklin and Patterson).*

**A motion was made by Council Member Toles, seconded by Council Member Lehman, that this Detailed Site Plan be elected to review. The motion carried by the following vote:**

**Aye:** 7 - Davis, Glaros, Harrison, Lehman, Taveras, Toles and Turner

**Absent:** Franklin and Patterson

**Attachment(s):** [DSP-15039 Zoning AIS](#)  
[DSP-15039 Planning Board Resolution 16-153](#)  
DSP-15039\_PORL  
[DSP-15039 Technical Staff Report](#)

**PENDING FINALITY (Continued)****DSP-15046****College Park Honda, Lot 28, Block E****Applicant(s):** CPHH, LLC**Location:** Located on the western side of Baltimore Avenue (US 1), approximately 560 feet north of its intersection with Erie Street, at 9400 Baltimore Avenue in the City of College Park (3.14 Acres; M-U-I / D-D-O Zones).**Request:** Requesting approval of Detailed Site Plan for a 10,238-square-foot addition to an existing two-story 21,470-square-foot car dealership building.**Council District:** 1**Appeal by Date:** 2/9/2017**Review by Date:** 2/9/2017**Municipality:** City of College Park**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.****Attachment(s):** [DSP-15046\\_Zoning AIS](#)  
[DSP-15046 Planning Board Resolution 16-155](#)  
DSP-15046\_PORL  
[DSP-15046 Technical Staff Report](#)**DSP-16009****Steeplechase Business Park, Parcel 65****Companion Case(s):** DPLS-427; DSDS-690**Applicant(s):** Atapco Richie Interchange, Inc.**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court, also known as Parcel 65 (1.75 Acres; I-1 Zone).**Request:** Requesting approval of a Detailed Site Plan for an 8,920-square-foot multi-tenant retail building within the retail area of Steeplechase Business Park.**Council District:** 6**Appeal by Date:** 1/5/2017**Review by Date:** 1/30/2017**History:***Council took no action on this item.***This Detailed Site Plan was not elected to review by Council.**

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**Attachment(s):** [DSP-16009\\_Zoning AIS](#)  
[DSP-16009 Planning Board Resolution 16-133](#)  
DSP-16009\_PORL  
[DSP-16009 Technical Staff Report](#)

**PENDING FINALITY (Continued)**

[DPLS-427](#)

**Steeplechase Business Park, Parcel 65**

**Companion Case(s):** DSDS-690; DSP-16009

**Applicant(s):** Atapco Ritchie Interchange, Inc.

**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court, also known as Parcel 65 (1.75 Acres; I-1 Zone).

**Request:** Requesting approval of a Departure from Parking and Loading Standards to allow a departure of 31 parking spaces from the required 106 for an 8,920-square-foot multi-tenant retail building within the retail area of Steeplechase Business Park.

**Council District:** 6

**Appeal by Date:** 1/5/2017

**Review by Date:** 1/30/2017

**History:**

*Council took no action on this item.*

**This Departure from Parking and Loading Standards was not elected to review by Council.**

**Attachment(s):** [DPLS-427\\_Zoning AIS](#)  
[DPLS-427 Planning Board Resolution 16-135](#)  
DPLS-427\_PORL  
[DPLS-427 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****[DSDS-690](#)****Steeplechase Business Park, Parcel 65**

**Companion Case(s):** DPLS-427; DSP-16009

**Applicant(s):** Atapco Ritchie Interchange, Inc.

**Location:** Located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court, also known as Parcel 65 (1.75 Acres; I-1 Zone).

**Request:** Requesting approval of a Departure from Sign Design Standards to allow an additional 217.3 square feet above the 221.3 square feet of wall signage allowed for an 8,920-square-foot multi-tenant retail building within the retail area of Steeplechase Business Park.

**Council District:** 6

**Appeal by Date:** 1/5/2017

**Review by Date:** 1/30/2017

**History:**

*Council took no action on this item.*

**This Departure from Sign Design Standards was not elected to review by Council.**

**Attachment(s):** [DSDS-690 Zoning AIS](#)  
[DSDS-690 Planning Board Resolution 16-134](#)  
DSDS-690\_PORL  
[DSDS-690 Technical Staff Report](#)

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**PENDING FINALITY (Continued)****DSP-16023****Steeplechase 95 Business Park, Parcel 57, Building H**

- Applicant(s):** Atapco Ritchie Interchange, Inc.
- Location:** Located at the far east end of Alaking Court, west of the Capital Beltway (I-95/495) (5.16 Acres; I-1 Zone).
- Request:** Requesting approval of a Detailed Site Plan for approval of a 45,753-square-foot multi-tenant office/warehouse building.
- Council District:** 6
- Appeal by Date:** 2/9/2017
- Review by Date:** 2/9/2017
- History:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

- Attachment(s):** [DSP-16023\\_Zoning AIS](#)  
[DSP-16023 Planning Board Resolution 16-139](#)  
DSP-16023\_PORL  
[DSP-16023 Technical Staff Report](#)

**DSP-16026****Belnor Senior Residences**

- Applicant(s):** Belnor Senior Residentces, LLC
- Location:** Located on the east side of Saint Barnabas Road, approximately 1,300 linear feet south of its intersection with Silver Hill Road and 150 linear feet north of its intersection with Bedford Way (4.72 Acres; C-S-C / D-D-O Zones).
- Request:** Requesting approval of a Detailed Site Plan for the construction of a four-story, 46-foot-high, 122-unit multifamily apartment building for the elderly or physically handicapped. The DSP proposes 96 one-bedroom and 26 two-bedroom units. The proposal also includes a variance from Section 25-122(b)(1)(G) for removal of six specimen trees and an Alternative Compliance from Section 4.6(c)(1)(B)(i) of the 2010 Prince George's County Landscape Manual.
- Council District:** 7
- Appeal by Date:** 1/19/2017
- Review by Date:** 1/30/2017
- History:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

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**Attachment(s):** [DSP-16026 Zoning AIS](#)  
[DSP-16026 Planning Board Resolution 16-145](#)  
DSP-16026\_PORL

**PENDING FINALITY (Continued)**

[DSP-98061-04](#)

**Navy Federal Credit Union**

**Applicant(s):** Navy Federal Credit Union  
**Location:** Located at the intersection of Heritage Boulevard and Mitchellville Road, specifically, at 16300 Heritage Boulevard (2.24 Acres; C-M Zone).  
**Request:** Requesting approval of a Detailed Site Plan for approval of a 4,175-square-foot bank with drive-through service on Lot 5, Block A.  
**Council District:** 4  
**Appeal by Date:** 2/9/2017  
**Review by Date:** 2/9/2017  
**Municipality:** City of Bowie

**History:**

*Council took no action on this item.*

**This Detailed Site Plan was not elected to review by Council.**

**Attachment(s):** [DSP-98061-04 Zoning AIS](#)  
[DSP-98061-04 Planning Board Resolution 16-138](#)  
DSP-98061-04\_PORL

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**PENDING FINALITY (Continued)****[SDP-1302-01](#)****Parkside (formerly Smith Home Farm), Sections 5 & 6**

**Applicant(s):** SHF Project Owner, LLC.

**Location:** The larger Parkside (formerly known as Smith Home Farm) subdivision is a tract of land consisting of wooded undeveloped land and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and Pennsylvania Avenue (MD 4), and measuring approximately 757 acres. Sections 5 and 6 are located in the far southeastern portion of the larger Parkside development on both sides of Melwood Road (144.20 Acres; R-M Zone)

**Request:** Requesting approval of a Specific Design Plan for grading and the installation of five stormwater management facilities for Parkside (formerly Smith Home Farm), Sections 5 and 6, a part of the larger Parkside development.

**Council District:** 6

**Appeal by Date:** 1/19/2017

**Review by Date:** 1/30/2017

**History:**

*Council took no action on this item.*

**This Specific Design Plan was not elected to review by Council.**

**Attachment(s):** [SDP-1302-01 Zoning AIS](#)  
[SDP-1302-01 Planning Board Resolution 16-140](#)  
SDP-1302-01\_PORL

**11:31 AM ADJOURN**

*The meeting was adjourned at 11:31 a.m.*

Prepared by:

\_\_\_\_\_  
Leonard Moses, Zoning Assistant

Submitted by:

\_\_\_\_\_  
Redis C. Floyd, Clerk of the Council

DRAFT