


**INTER-OFFICE MEMORANDUM
PRINCE GEORGE'S COUNTY, MARYLAND**

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February 20, 2018

TO: Jackie Brown,
PZED Committee Director

FROM: Maurene Epps McNeil 
Chief Zoning Hearing Examiner

RE: CB- 5-2018

Thank you for the opportunity to comment on the above-referenced bill that allows the Planning Board to approve private rights-of-way for townhomes or two-family attached dwellings under certain circumstances. As drafted, it raises a few concerns.

On page 2, lines 7-8, allow the width of the private right-of-way to be reduced to 22-feet "when appropriate." That language is ambiguous and may be an unlawful delegation of power (presumably to the Planning Board, although the sentence is not clear on that point). Elsewhere in that Section reductions in width are allowed "when it is determined that the provision of the minimum width is consistent with a safe, efficient, hierarchical street system for a development" or "when it is determined that the provision of the minimum width is consistent with safe, efficient vehicles [access]."

I recognize that the new language mimics existing language (p.2 lines 3-4) but do not believe the District Council should exacerbate the problem by using that language in this bill. Indeed, given my next concern I would ask that there be a similar revision made on page 2, lines 1-4.

My next concern is the fact that the purpose clause addresses the C-M, C-S-C and R-R Zones but page 2, line 5 includes the R-55, R-T and I-3 Zone. I would recommend that the two areas match, and that the C-O Zone be added if the District Council agrees to strike "when appropriate" and insert one of the other phrases.

Cc: Karen Zvakos
Rana Hightower
Dana Hernandez