



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
301-952-3600

July 26, 2023

**RE: ERR-287 College Park Project, LLC  
College Park Project, LLC, Applicant**

## ***NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL***

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 5 - 2023 setting forth the action taken by the District Council in this case on July 17, 2023.

### ***CERTIFICATE OF SERVICE***

This is to certify that on July 26, 2023 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

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Donna J. Brown  
Clerk of the Council

**Wayne K. Curry Administration Building  
1301 McCormick Drive Largo, MD 20774**

Case No.: ERR-287

Applicant: College Park Project, LLC

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

ZONING ORDINANCE NO. 5 - 2023

AN ORDINANCE to approve a request for validation of City of College Park Use and Occupancy Permits 20-1299-U and 20-1300-U, issued in error on July 12, 2019, for 32 apartment units on approximately 1.1355 acres of land, located in the R-18 (Multi-Family Medium Density Residential)/RMF-20 (Residential, Multifamily 20)<sup>1</sup> Zone, also identified as 4812A and 4812B College Avenue, College Park, Maryland.

WHEREAS, the approval of Use and Occupancy Permit Nos. 19-1299-U and 19-1300-U were predicated on the July 20, 1961, approval of Use and Occupancy Permit No. 4979-U for 32 multi-family units; and

WHEREAS, in accordance with the law, the application for validation was given public notice, and a public hearing on the application was held before the Zoning Hearing Examiner; and

WHEREAS, no one appeared in opposition to the request at the hearing held by the Examiner; and

WHEREAS, the disposition recommendation of the Zoning Hearing Examiner was duly filed and considered by the District Council; and

WHEREAS, the District Council has determined that the application, to approve a request for validation of City of College Park Use and Occupancy Permits 20-1299-U and 20-1300-U,

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<sup>1</sup> The 2022 Countywide Map Amendment placed the property in the RMF-20 Zone concurrently with the existing R-18 Zone. The property owner may elect to continue the R-18 Zone for two (2) years or may elect to utilize RMF-20 Zone.

issued in error on July 12, 2019, for 32 apartment units on approximately 1.1355 acres of land, should be approved; and

WHEREAS, as the basis for this final action, the District Council adopts and incorporates, as if fully restated herein, the disposition recommendation of the Zoning Hearing Examiner.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. City of College Park Use and Occupancy Permits 20-1299-U and 20-1300-U, issued in error on July 12, 2019, for 32 apartment units on approximately 1.1355 acres of land, located in the R-18 (Multi-Family Medium Density Residential)/RMF-20 (Residential, Multifamily 20) Zone, also identified as 4812A and 4812B College Avenue, College Park, Maryland, is hereby validated.

SECTION 2. The 32 apartment units on approximately 1.1355 acres of land, located in the R-18 (Multi-Family Medium Density Residential)/RMF-20 (Residential, Multifamily 20) Zone, also identified as 4812A and 4812B College Avenue, College Park, Maryland, shall be declared a Certified Non-Conforming Use.

SECTION 3. Any violation of this approval shall be subject to revocation proceedings in accordance with the Prince George's County Code.

SECTION 4. This Ordinance shall take effect on the date of its enactment.

Enacted this 17<sup>th</sup> day of July, 2023, by the following vote:

In Favor: Council Members Burroughs, Blegay, Dernoga, Harrison, Ivey, Olson, Oriadha, and Watson.

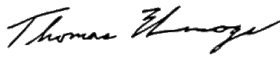
Opposed:

Abstained:

Absent: Council Members Fisher, Franklin, and Hawkins.

Vote: 8-0.

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:   
Thomas E. Dernoga, Chair

ATTEST:



Donna J. Brown  
Clerk of the Council