



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SE-2022-002 **Councilmanic District:** 4
Meeting Date: 4/14/2025 **Zone(s):** CS (Prior C-M)
Case Name: Glenn Dale Self Storage (Arcland Duvall Street)
Applicant: Arcland Property Company, LLC
Location: Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone)).
Request: Requesting approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: Sean Suhar

LEGAL DEADLINES:

Appeal date: 2/20/2024

Review date: 2/20/2024

Action date: 6/7/2024

Comments:

Staff: Dominique Lockhart

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/21/2023	approval with conditions
Zoning Hearing Examiner	01/18/2024	approval with conditions
Sitting as the District Council	02/12/2024	elected to make the final decision
Notes: Council elected to review this item (Vote: 10-0-1; Abstain: Council Member Franklin).		
Aye:	10	Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Hawkins, Olson, Oriadha and Watson
Abstain:	1	Franklin
Clerk of the Council	02/15/2024	mailed

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

Applicant 02/22/2024 filed

Notes: *Matthew Tedesco Esq., attorney for the applicant filed a request to extend the 70-day Oral Argument Hearing action period in order to reschedule the Oral Argument Hearing pursuant to Section 27-3604(d)(10)(F) of the Zoning Ordinance.*

Sitting as the District Council 03/05/2024 granted hearing extension date

Notes: *Council extended the time to hold a hearing for up to 45 additional days (Vote: 7-0; (Absent: Council Member Blegay, Fisher, Franklin and Harrison).*

Aye: 7 Ivey, Dernoga, Burroughs, Hawkins, Olson, Oriadha and Watson

Absent: 4 Harrison, Blegay, Fisher and Franklin

Sitting as the District Council 04/08/2024 hearing held; case taken under advisement

Notes: *Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Matthew Tedesco Esq., attorney for applicant spoke in support. Council took case under advisement.*

Sitting as the District Council 04/30/2024 referred for document

Notes: *Council referred item to staff for preparation of an approving document with conditions (Vote: 10-0; Absent: Council Member Ivey).*

Aye: 10 Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

Absent: 1 Ivey

Sitting as the District Council 06/03/2024 approval with conditions

Notes: *Council adopted prepared order of approval with conditions (Vote: 8-0; Absent: Council Members Burroughs, Hawkins and Oriadha).*

Aye: 8 Ivey, Harrison, Dernoga, Blegay, Fisher, Franklin, Olson and Watson

Absent: 3 Burroughs, Hawkins and Oriadha

Office of the Clerk of the Council 06/10/2024 mailed

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

Applicant 03/31/2025 filed

Notes: *Matthew Tedesco Esq., attorney for the applicant submitted a Community Benefit Agreement (CBA) executed by the property owner/applicant and The Arc of Prince George's County, Inc., a Community Non-Profit Organization, in accordance with Section 27-5402(4)(1)(I) of the Prince George's County Zoning Ordinance.*

Sitting as the District Council 04/14/2025

Document(s): SE 2022-002 Tedesco to Brown (Community Benefit Agreement) 3-31-2025, SE-2022-002 Notice of Final Decision of District Council, SE-2022-002 Presentation Slides, SE-2022-002 Rescheduled Notice of Oral Argument Hearing, SE 2022-002 Tedesco to Brown (Request for extension & reschedule Oral Argument Hearing) 2-22-2024, SE-2022-002 Notice of Oral Argument Hearing, SE 2022-002 Notice of ZHE Decision, SE 2022-002 ZHE Decision, SE-2022-002 PORL, SE-2022-002 Technical Staff Report, SE-2022-002 Exhibit List, SE-2022-002 Transcripts, PZC Notice of Intention to Participate District Council 4-8-2024