

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

ZONING HEARING EXAMINER OFFICE
WAYNE K. CURRY ADMINISTRATION BUILDING 3RDFLOOR
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TO: Jackie Brown, Director
Planning, Housing, and Economic Development Committee

FROM: Maurene Epps McNeil
Chief Zoning Hearing Examiner

DATE: August 24, 2022

RE: CB-71-2022

I have reviewed the above referenced legislation and only recommend two changes to the purpose clause found on Page 1, lines 3-4.

As drafted, the purpose clause would lead one to believe that the Special Exception is only required if the use is allowed to have more density than otherwise permitted in the Zone. However, the revised use table in Section 27-5101 of the Zoning Ordinance is clearly changing the use from one that is prohibited entirely to one that is permitted by Special Exception. The density will just be one of the Special Exception requirements that must be met.

Additionally, there is nothing in the bill that references "multifamily senior citizen dwellings", but that is the terminology currently in the purpose clause.

I therefore suggest that the purpose clause be amended as follows:

"For the purpose of permitting Apartment Housing for Elderly or Physically Disabled Families in the Local Transit Oriented-Edge (LTO-E) Zone by special exception."

Cc: Karen Zvakos
Dinora Hernandez
Rana Hightower
Terry Bell
Amanda Dennison