

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 7/30/96

Reference No.: CB-35-1996

Proposer: Estepp

Draft No.: 2

Sponsors: Estepp

Item Title: An Ordinance for the purpose of permitting temporary office space in the O-S Zone as a temporary use at an existing group residential facility, which services more than eight (8) persons, during the on-site renovation of existing permanent office facilities

Drafter:

Resource Personnel: Peter Lupo
Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 5/29/96

Executive Action: __/__/__

Committee Referral:(1) 5/29/96 PZED

Effective Date: 9/16/96

Committee Action:(1) 7/1/96 FAV (A)

Date Introduced: 7/9/96

Pub. Hearing Date: (1) 7/30/96 1:30 PM

Council Action: (1) 7/30/96 ENACTED

Council Votes: SD:A, DB:A, JE:A, IG:A, AMc:A, WM:A, RVR:-, AS:A, MW:A

Pass/Fail: P

Remarks: _____

PLANNING, ZONING & ECONOMIC DEV. COM. REPORT

DATE: 7/1/96

Committee Vote: Favorable with amendments, 5-0 (In favor: Council Members Wilson, Estepp, MacKinnon, Maloney and Russell).

Staff explained that this legislation permits an office trailer as a temporary use in the O-S Zone at an existing group residential facility serving more than 8 persons, during on-site renovation of existing permanent office facilities. The trailer may not exceed 1,200 square feet, will have temporary bathroom facilities or running water for staff use, and site plan review is required by the Planning

Board. The permit is valid for 1 year, and renewable for 1 year, provided the applicant has proceeded diligently with the renovations. The trailer must be removed within 60 days of completion of the renovations to the permanent facilities.

The sponsor explained that this legislation is necessary in order for the Edgemoade Center, which is a residential treatment facility for adolescent boys that has been in operation for 25 years, to renovate on-site office space. The Planning Board supports the bill, with a minor amendment. On page 2, line 13 the requirement should be for both temporary bathroom facilities and running water. The Office of Law finds the bill to be in proper legislative form with one technical amendment. Abigale Bruce-Watson, representing the Edgemoade Center, and Alex Erhard, the Administrator of the Edgemoade Center, spoke in support of the legislation. The bill was reported out with the amendment proposed by the Planning Board and a technical amendment.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

Section 27-260 of the Zoning Ordinance provides for the issuance of temporary permits for specific temporary structures and uses, which are listed in Section 27-261. There are currently fourteen (14) such temporary uses listed, and this legislation adds another. Specifically, it will permit the existence of a trailer for office space in the O-S Zone, accessory to an existing group residential facility, during the time renovations to permanent office space facilities are being made on-site. The trailer may not exceed 1,200 square feet in size, shall have temporary bathroom facilities or running water, shall be subject to site plan review by the Planning Board or its designee (excluding Landscape Manual requirements), shall be valid for one year with a one-year renewal, and shall be removed within 60 days of completion of the renovations to the permanent office space facilities. Similar legislation was enacted by the Council in 1993 (CB-24-1993) to provide for temporary office space accessory to an existing industrial use in the I-2 Zone.

CODE INDEX TOPICS: