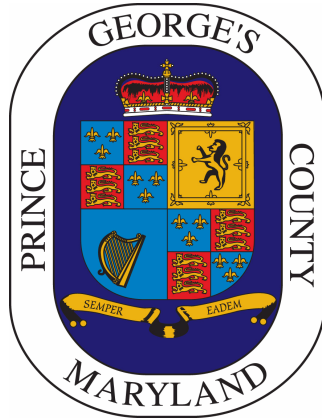


Prince George's County Council

*County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland
20772-3050*



Zoning Agenda - Final

(9:30 AM Agenda Briefing Rm 2027)

Monday, June 4, 2018

10:00 AM

Council Hearing Room

Sitting as the District Council

Dannielle M. Glaros, District 3, Chair

Derrick Leon Davis, District 6

Mel Franklin, District 9

Andrea C. Harrison, District 5

Mary A. Lehman, District 1

Obie Patterson, District 8

Deni L. Taveras, District 2

Karen R. Toles, District 7

Todd M. Turner, District 4, Vice Chair

Robert J. Williams, Jr., Council Administrator

RULES OF COURTESY

You are now participating in the process of representative government. We welcome your interest and hope you will attend Prince George's County District Council meetings often. Good government depends on the interest and involvement of you and your fellow citizens. All District Council Sessions are public meetings, however, a part of the meeting may be conducted in closed session.

To insure fair and orderly meetings, the District Council has adopted rules which apply to all members of the Council, administrative staff, news media, citizens and visitors which provide that no one may delay or interrupt the proceedings or refuse to obey the orders of the presiding officer. No posters or placards may be brought into the hearing room, nor any food and drink. Citizens are admitted up to the Fire Safety capacity only.

ORAL ARGUMENT HEARINGS

Testimony at Oral Argument Hearings is limited to thirty (30) minutes for each side, including questions from the Council Members, unless extended by the Chairman of the Council. Persons wishing to give oral argument on a specific case should sign the forms provided in the front of the hearing room. Testimony at Oral Argument Hearings must be based on the record, and no new evidence will be permitted. Only persons of record may testify.

EVIDENTIARY HEARINGS

A verbatim transcript is prepared for all Evidentiary Hearings. Testimony and evidence are presented and exhibits introduced. Transcripts of these hearings along with any exhibits, constitute the record in the case.

ORDER OF PRESENTATION AT HEARINGS

1. Orientation by the Planning Staff or appropriate staff person
2. Testimony from the side requesting the hearing
3. Testimony from the side favoring the decision
4. Comments by the People's Zoning Counsel
5. Five (5) minute rebuttal from the side requesting hearing
6. Five (5) minute rebuttal from the side favoring decision

PARTICIPATION IN ZONING MEETINGS

Meetings of the District Council are formal proceedings and are recorded. If you are eligible to participate, register with the Clerk, and when called by the presiding officer, follow the following steps:

1. Come forward to the speaker's podium and state your name and address for the record.
2. Present comments as succinctly as possible.
3. Confine remarks to information contained in the record, except for Evidentiary Hearings.
4. Observe time limitations as directed by the presiding officer.
5. Give any written statements to the Clerk of the Council

In accordance with ADA Requirements, accommodations for hearing impaired, disabled persons and visually impaired can be provided upon reasonable notice to the Clerk of the Council. Sign language interpreters are available with advance notice by calling 301-952-3600. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

FOR LIVE STREAMING AND VIDEO VISIT OUR WEBSITE AT: <http://pgccouncil.us>

PLEASE SILENCE ALL CELLULAR PHONES WHILE IN THE HEARING ROOM.

9:30 AM AGENDA BRIEFING - (ROOM 2027)

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

INVOCATION

Associate Pastor Vernon Lattimore, New Song Bible Fellowship Church, Lanham, Maryland

PLEDGE OF ALLEGIANCE

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05142018](#)

District Council Minutes dated May 14, 2018

Attachment(s):

[5-14-2018 District Council Minutes DRAFT](#)

ORAL ARGUMENTS**DSP-16025****Woodmore Overlook****Applicant(s):**

Woodmore Overlook, LLC

Location:

Located on the north side of Ruby Lockhart Boulevard, west of its intersection with Lottsford Road (26.30 Acres; M-X-T Zone).

Request:

Requesting approval of a Detailed Site Plan proposing 215 single-family attached residential units (townhouses) on 26.30 acres.

Council District:

5

Appeal by Date:

5/10/2018

Review by Date:

5/10/2018

Action by Date:

6/15/2018

History:

03/09/2018	M-NCPPC Technical Staff	approval with conditions
04/05/2018	M-NCPPC Planning Board	approval with conditions
04/16/2018	Sitting as the District Council	did not elect to review
	<i>Council took no action on this item.</i>	
04/16/2018	Sitting as the District Council	elected to review
	<i>Council returned to this item on the agenda and elected to review this item (Vote: 7-0; Absent: Council Members Davis and Franklin).</i>	

Attachment(s):[DSP-16025 Zoning Agenda Item Summary \(AIS\)](#)

NEW CASE(S)

In making the final decision in this case, the District Council should consider whether it wants to conduct an Oral Argument, pursuant to Section 27-131 (c)(2).

[ERR-266 Remand](#)**Vizion Realty, LLC (REMAND)****Validation of Multifamily Rental License No. M-370 Issued In Error****Applicant(s):**

Vizion Realty, LLC

Location:

Located at 4785 Huron Avenue, Suitland, Maryland (0.5400 Acres; M-U-TC / D-D-O Zones).

Request:

Request for validation of Prince George's County Multifamily Rental License No. M-370 issued in error for a 15 unit apartment building located in the M-U-TC (Mixed-Use Town Center) and the D-D-O (Development District Overlay) (Southern Green Line) Zones.

Council District:

7

Appeal by Date:

3/19/2018

Action by Date:

6/15/2018

Opposition:

None

History:

11/06/2017

Sitting as the District Council

remanded

Council adopted the prepared Order of Remand (Vote: 7-0; Absent: Council Members Glaros and Toles).

02/15/2018

Zoning Hearing Examiner

approval

03/26/2018

Sitting as the District Council

deferred

Council deferred this item.

05/14/2018

Sitting as the District Council

deferred

Council deferred this item to June 4, 2018.

Attachment(s):**[ERR-266 Remand Zoning AIS](#)**

NEW CASE(S) (Continued)[ERR-267 Remand](#)**Vizion Realty, LLC (REMAND)****Validation of Multifamily Rental License No.M-369 Issued in Error****Location:**

Located at 4785 Huron Avenue, Suitland, Maryland (0.5400 Acres; M-U-TC / D-D-O Zones).

Request:

Requesting validation of Prince George's County Multifamily Rental License No. M-369 issued in error for a 15 unit apartment building, located in the M-U-TC (Mixed-Use Town Center) and the D-D-O (Development District Overlay) (Southern Green Line) Zones.

Council District:

7

Appeal by Date:

3/19/2018

Action by Date:

6/15/2018

Opposition:

None

History:

11/06/2017

Sitting as the District Council

remanded

Council adopted the prepared Order of Remand (Vote: 7-0; Absent: Council Members Glaros and Toles).

02/15/2018

Zoning Hearing Examiner

approval

03/26/2018

Sitting as the District Council

deferred

Council deferred this item.

05/14/2018

Sitting as the District Council

deferred

Council deferred this item to June 4, 2018.

Attachment(s):

[ERR-267 Remand Zoning AIS](#)

NEW CASE(S) (Continued)[ERR-271](#)**Eugene Broadus****Validation of Use and Occupancy Permit No. 8851-1998-U****Issued in Error****Applicant(s):**

Eugene Broadus

Location:Located at 5932 Baltic Street, Capitol Heights, Maryland 20743
(0.2296 Acres; R-20 Zone).**Request:**

Requesting validation of Prince George's County Use and Occupancy Permit No. 8851-1998-U, issued in error, to operate a repair shop, storage yard, and storage of commercial vehicles on 10,000 square feet of R-20 (One-Family Triple-Attached Residential) zoned land.

Council District:

7

Appeal by Date:

5/17/2018

Action by Date:

9/17/2018

History:

04/17/2018

Zoning Hearing Examiner

approval with conditions

Attachment(s):[ERR-271 Zoning Agenda Item Summary](#)

REFERRED FOR DOCUMENT[CNU-23926-2015](#)**Red Top Road Apartments, 6808 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

7/13/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
	<p><i>Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i></p> <p><i>The Oral Argument hearing was held and Council took this case under advisement.</i></p>	
01/08/2018	Sitting as the District Council	referred for document
	<p><i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/08/2018	Sitting as the District Council	approval with conditions
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
	<p><i>Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
01/22/2018	Sitting as the District Council	reconsideration hearing granted
	<p><i>Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

- 02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.
- 03/05/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted updated proposed revised conditions.
- 03/12/2018 Sitting as the District Council reconsideration approved
Stan Brown, People's Zoning Counsel, spoke to the process that would be followed today. Michelle LaRocca, Esq., explained the basis for the request for reconsideration. Council moved to reconsider and have the item scheduled for an Evidentiary Hearing.
- 05/14/2018 Sitting as the District Council hearing held; referred for document
Chair Glaros announced that the Evidentiary hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Stan Brown, People's Zoning Counsel, provided an overview of the Evidentiary hearing procedures. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Michelle LaRocca, Esq. and Kayann Chambers, Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument / evidence presented.
- The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Harrison).*

Attachment(s):[CNU-23926-2015 Planning Board Resolution 17-100](#)

CNU-23926-2015_PORL

[CNU-23926-2015 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)[CNU-23927-2015](#)**Red Top Road Apartments, 6810 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

7/13/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
	<p><i>Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i></p> <p><i>The Oral Argument hearing was held and Council took this case under advisement.</i></p>	
01/08/2018	Sitting as the District Council	referred for document
	<p><i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/08/2018	Sitting as the District Council	approval
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
	<p><i>Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
01/22/2018	Sitting as the District Council	reconsideration hearing granted
	<p><i>Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

- 02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.
- 03/05/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted updated proposed revised conditions.
- 03/12/2018 Sitting as the District Council reconsideration approved
Stan Brown, People's Zoning Counsel, spoke to the process that would be followed today. Michelle LaRocca, Esq., explained the basis for the request for reconsideration. Council moved to reconsider and have the item scheduled for an Evidentiary Hearing.
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- The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Harrison).*

Attachment(s):[CNU-23927-2015 Planning Board Resolution 17-101](#)[CNU-23927-2015_PORL](#)[CNU-23927-2015 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)[CNU-23928-2015](#)**Red Top Road Apartments, 6812 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located in the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1948 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

7/13/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
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01/22/2018	Sitting as the District Council	reconsideration hearing granted
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02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

- 02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.
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- The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Harrison).*

Attachment(s):[CNU-23928-2015 Zoning AIS](#)[CNU-23928-2015 Planning Board Resolution 17-102](#)[CNU-23928-2015_PORL](#)[CNU-23928-2015 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)[CNU-23929-2015](#)**Red Top Road Apartments, 6814 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.17 Acres; R-18 Zone).

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

7/13/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
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01/08/2018	Sitting as the District Council	referred for document
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01/08/2018	Sitting as the District Council	approval
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
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01/22/2018	Sitting as the District Council	reconsideration hearing granted
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02/09/2018	Clerk of the Council	mailed
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- 02/14/2018 Applicant filed
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- The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Harrison).*

Attachment(s):[CNU-23929-2015 Zoning AIS](#)[CNU-23929-2015 Planning Board Resolution 17-103](#)[CNU-23929-2015_PORL](#)[CNU-23929-2015 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)[CNU-23930-2015](#)**Red Top Road Apartments, 6816 Red Top Road****Applicant(s):**

Schuyler, LLLP

Location:

Located on the northwest quadrant of the intersection of Red Top Road and Fairview Avenue (0.20 Acres; R-18 Zone)

Request:

Requesting approval for certification of an existing six-unit apartment building that was permitted and built in 1949 prior to the zoning change. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming.

Council District:

2

Appeal by Date:

8/17/2017

Action by Date:

7/13/2018

Comment(s):

In accordance with the Planning Board Resolution and Sec 27-244(f)(5) of the Zoning Ordinance, this case may be appealed to the District Council.

History:

06/23/2017	M-NCPPC Technical Staff	approval
07/13/2017	M-NCPPC Planning Board	approval
08/15/2017	Person of Record	appealed

Ms. Sawa Kamara filed an appeal in opposition to the proposal and requested Oral Argument.

09/11/2017	Clerk of the Council	mailed
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Notice of Oral Argument Hearing was mailed to Persons of Record.

09/25/2017	Sitting as the District Council	announced hearing date
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10/16/2017	Sitting as the District Council	hearing held; case taken under advisement
	<p><i>Chairman Davis announced that the Oral Argument hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Sawa Kamara spoke in opposition. Kayann Chambers, Esq., Michelle LaRocca, Esq. and Craig Lenkin spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument presented.</i></p> <p><i>The Oral Argument hearing was held and Council took this case under advisement.</i></p>	
01/08/2018	Sitting as the District Council	referred for document
	<p><i>Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/08/2018	Sitting as the District Council	approval
	<p><i>Council adopted the prepared Order of approval, with conditions (Vote: 8-0; Absent: Council Member Toles).</i></p>	
01/17/2018	Applicant	filed
	<p><i>Ms. Michele La Rocca, Esquire, attorney for the applicant, requested reconsideration of the District Council's January 8, 2018, decision.</i></p>	
01/22/2018	Sitting as the District Council	reconsidered
	<p><i>Council granted the request to reconsider the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
01/22/2018	Sitting as the District Council	reconsideration hearing granted
	<p><i>Council moved to have the reconsideration hearing scheduled for the item (Vote: 8-0; Absent: Council Member Franklin).</i></p>	
02/09/2018	Clerk of the Council	mailed
	<p><i>Notice of Reconsideration Hearing was mailed to Persons of Record.</i></p>	

- 02/14/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted proposed revised conditions.
- 03/05/2018 Applicant filed
Kayann S. Chambers, Esq., attorney for the applicant, submitted updated proposed revised conditions.
- 03/12/2018 Sitting as the District Council reconsideration approved
Stan Brown, People's Zoning Counsel, spoke to the process that would be followed today. Michelle LaRocca, Esq., explained the basis for the request for reconsideration. Council moved to reconsider and have the item scheduled for an Evidentiary Hearing.
- 05/14/2018 Sitting as the District Council hearing held; referred for document
Chair Glaros announced that the Evidentiary hearings for CNU-23926-2015 Red Top Road Apartments, 6808 Red Top Road, CNU-23927-2015 Red Top Road Apartments, 6810 Red Top Road, CNU-23928-2015 Red Top Road Apartments, 6812 Red Top Road, CNU-23929-2015 Red Top Road Apartments, 6814 Red Top Road and CNU-23930-2015 Red Top Road Apartments, 6816 Red Top Road would be held in tandem. Stan Brown, People's Zoning Counsel, provided an overview of the Evidentiary hearing procedures. Ivy Thompson, M-NCPPC, provided an overview of the five applications for Certification of a Non-conforming Use. Michelle LaRocca, Esq. and Kayann Chambers, Esq. spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the argument/evidence presented.
- The Evidentiary hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 9-0).*

Attachment(s):[CNU-23930-2015 Zoning AIS](#)[CNU-23930-2015 Planning Board Resolution 17-104](#)[CNU-23930-2015_PORL](#)[CNU-23930-2015 Technical Staff Report](#)

REFERRED FOR DOCUMENT (Continued)[DDS-646](#)**Children's National Regional Outpatient Center
Woodmore Towne Centre at Glenarden, Lot 17****Companion Case(s):** DSP-17030**Applicant(s):** WTC Lot 17, LLC**Location:** The overall Woodmore Towne Centre site is on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of the I-95/495 (Capital Beltway). The commercial portion of Woodmore Towne Centre, which includes 141 acres of the overall 244 acres of land, is located in the southern portion of the property. The subject site (Lot 17), is located at the southwestern perimeter of the overall site, with frontage on the ramp to the I-95/495 (Capital Beltway) at the interchange with MD 202 (Landover Road) (6.95 Acres; M-X-T Zone).**Request:** Requesting approval of a Departure from Design Standards for a 60,450-square-foot medical office building, the Children's National Regional Outpatient Center.**Council District:** 5**Appeal by Date:** 5/3/2018**Review by Date:** 5/3/2018**Action by Date:** 7/13/2018**Comment(s):** This case has a companion case, DSP-17030, which is a Mandatory Review case.**Municipality:** City of Glenarden**History:**

03/13/2018	M-NCPPC Technical Staff	approval
03/29/2018	M-NCPPC Planning Board	approval
04/10/2018	Sitting as the District Council	elected to review

Council elected to review this item (Vote: 9-0).

05/14/2018

Sitting as the District Council

hearing held; referred for document

Chair Glaros announced that the Oral Argument hearings for DSP-17030 and DDS-646 would be held in tandem. Henry Zhang, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Edward Gibbs, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.

The Oral Argument hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Franklin).

Attachment(s):[DDS-646 Zoning Agenda Item Summary](#)[DDS-646 Planning Board Resolution 18-23](#)

REFERRED FOR DOCUMENT (Continued)[DSP-17030](#)**Children's National Regional Outpatient Center
Woodmore Towne Centre at Glenarden, Lot 17****Companion Case(s):** DDS-646**Applicant(s):** WTC Lot 17, LLC

Location: The overall Woodmore Towne Centre site is on the north side of MD 202 (Landover Road), approximately 550 feet northwest of its intersection with St. Joseph's Drive, immediately adjacent to and east of the I-95/495 (Capital Beltway). The commercial portion of Woodmore Towne Centre, which includes 141 acres of the overall 244 acres of land, is located in the southern portion of the property. The subject site (Lot 17), is located at the southwestern perimeter of the overall site, with frontage on the ramp to the I-95/495 (Capital Beltway) at the interchange with MD 202 (Landover Road) (6.95 Acres; M-X-T Zone).

Request: Requesting approval Detailed Site Plan (DSP) for a 60,450-square-foot medical office building, the Children's National Regional Outpatient Center.

Council District: 5**Appeal by Date:** 5/3/2018**Action by Date:** 6/11/2018

Comment(s): Mandatory Reivew:
District Council review of this case is required by conditions imposed by Council on Zoning Case A-9613-C.

Municipality: City of Glenarden**History:**

03/13/2018 M-NCPPC Technical Staff approval with conditions

03/29/2018 M-NCPPC Planning Board approval with conditions

04/12/2018 Clerk of the Council mailed

Notice of Mandatory Review Hearing (using Oral Argument procedures) was mailed to Persons of Record.

04/16/2018 Sitting as the District Council announced hearing date

Council announced the Mandatory Review hearing date.

05/14/2018

Sitting as the District Council

hearing held; referred for document

Chair Glaros announced that the Oral Argument hearings for DSP-17030 and DDS-646 would be held in tandem. Henry Zhang, M-NCPPC, provided an overview of the Detailed Site Plan and Departure from Design Standards applications. Edward Gibbs, Esq., spoke in support on behalf of the applicant. Stan Brown, People's Zoning Counsel, spoke to the legalities of the arguments presented.

The Oral Argument hearing was held and Council referred this item to staff for preparation of an approving document with conditions (Vote: 8-0; Absent: Council Member Franklin).

Attachment(s):[DSP-17030 Zoning Agenda Item Summary](#)[DSP-17030 Planning Board Resolution 18-22](#)

PENDING FINALITY

The following decisions will become final unless the District Council elects, BY MAJORITY VOTE, to make the final decision or an appeal is filed.

(a) PLANNING BOARD[DSP-17048](#)**Capital Court, Phase 1****Applicant(s):**

SLDM, Inc.

Location:

Located in the southeastern quadrant of the intersection of MD 214 (Central Avenue) and the Capital Beltway (I-95/495), on the south side of MD 214 (Central Avenue) (28.67 Acres; C-O Zone).

Request:

Requesting approval of a Detailed Site Plan (DSP) for 306 single-family attached (townhouse) development on 28.67 acres.

Council District:

6

Appeal by Date:

6/14/2018

Review by Date:

6/14/2018

History:

03/29/2018

M-NCPPC Technical Staff

approval with conditions

05/10/2018

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-17048 Zoning Agenda Item Summary \(ZAIS\)](#)

PENDING FINALITY (Continued)**(a) PLANNING BOARD (Continued)****DSP-17053****Sacred Heart Home****Applicant(s):**

Sacred Heart, Inc.

Location:

Located at 5805 Queens Chapel Road, on the eastern side of the roadway, approximately 1,800 feet north of its intersection with Hamilton Street in Hyattsville, MD. More specifically, the property is described as Lot 1, Block A, of the Manor Wood Court subdivision (8.90 Acres; R-55 / D-D-O Zones).

Request:

Requesting approval of a Detailed Site Plan for construction of a 60,242-square-foot nursing home (44 beds) and a 9,188-square-foot-convent on the property. The project is anticipated to be phased, with an expansion of the use being the first phase of development.

Council District:

2

Appeal by Date:

6/28/2018

Review by Date:

6/28/2018

Municipality:

City of Hyattsville

History:

04/27/2018

M-NCPPC Technical Staff

approval with conditions

05/24/2018

M-NCPPC Planning Board

approval with conditions

Attachment(s):[DSP-17053 Zoning Agenda Item Summary \(ZAIS\)](#)

PENDING FINALITY (Continued)**(a) PLANNING BOARD (Continued)****SDP-1003-16****Parkside (formerly Smith Home Farm), Section 3****Applicant(s):**

Stanley Martin Homes

Location:

Located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue). (27.85 acres; R-M and M-I-O Zones)

Request:

Requesting approval of a Specific Design Plan (SDP) to add one single-family attached (townhouse) architectural model, specifically the Stanley Martin Homes "Reese" model, to the approved architecture for Section 3 of Parkside.

Council District:

6

Appeal by Date:

5/31/2018

Review by Date:

6/22/2018

History:

03/14/2018

M-NCPPC Technical Staff

approval with conditions

04/26/2018

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)[SDP-0307-H10](#)**Cameron Grove Lot 87, Block D (Ashton Sunroom)****Applicant(s):**

Patricia Ashton

Location:

The subject property is in the Residential Low Development (R-L) zoned portion of a larger development known as Cameron Grove, which is located at the southwest corner of the intersection of MD 214 (Central Avenue) and Church Road. (0.162 acre; R-L Zone)

Request:

Request for approval of a Specific Design Plan (SDP) to construct a 12-foot by 16-foot sunroom addition to an existing single-family detached dwelling located in the Cameron Grove development, on Lot 87 in Block D. The sunroom addition would extend 3 feet into the required 10-foot rear yard setback.

Council District:

6

Appeal by Date:

5/31/2018

Review by Date:

6/22/2018

History:

03/14/2018

M-NCPPC Technical Staff

approval with conditions

04/26/2018

M-NCPPC Planning Board

approval with conditions

PENDING FINALITY (Continued)**[SDP-1704](#)****Summerfield at Morgan Station, Phase 3****Applicant(s):**

Summerfield Morgan Investments, LLC

Location:

Located approximately 1,200 feet north of the intersection of MD 214 (Central Avenue) and Summerfield Boulevard, across from the Morgan Boulevard Metro Station (11.34 Acres; L-A-C / D-D-O / M-I-O Zones).

Request:

Requesting approval of a Specific Design Plan (SDP) for 52 single-family attached units (townhouses) in Phase 3 of a larger development known as Summerfield at Morgan Station.

Council District:

5

Appeal by Date:

6/21/2018

Review by Date:

6/21/2018

History:

04/17/2018

M-NCPPC Technical Staff

approval with conditions

05/17/2018

M-NCPPC Planning Board

approval with conditions

Attachment(s):**[SDP-1704 Zoning Agenda Item Summary \(ZAIS\)](#)**

PENDING FINALITY (Continued)**(b) PLANNING BOARD'S REPRESENTATIVE**

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

CNU-12152-2018-U**8625 Central Avenue****Applicant(s):**

April Mackoff, Clear Channel Outdoor

Location:

Located on the south side of Central Avenue approximately 840 feet west of the intersection of Central Avenue and Brightseat Road (61.72 Acres; I-1 Zone).

Request:

Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1985.

Council District:

6

Review by Date:

6/25/2018

Comment(s):

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

History:

05/24/2018

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-12152-2018-U Zoning Agenda Item Summary](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)**[CNU-12262-2018-U](#)**10711 Baltimore Avenue****Applicant(s):**

April Mackoff, Clear Channel Outdoor

Location:

Located approximately 880 feet northeast of the intersection of Baltimore Avenue and Ewing Road (0.84 Acres; I-1 Zone).

Request:

Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1988.

Council District:

1

Review by Date:

6/25/2018

Comment(s):

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

History:

05/24/2018

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-12262-2018-U Zoning Agenda Item Summary \(ZAI\)](#)

PENDING FINALITY (Continued)**(b) PLANNING BOARD'S REPRESENTATIVE (Continued)**[CNU-56299-2017-U](#)**6100 East Capitol Street, Capital Heights****Applicant(s):**

April Mackoff, Clear Channel Outdoor

Location:

Located at 6100 East Capitol Street, Capitol Heights, Maryland 20743.

Request:

Requesting Certification of Nonconforming Use for existing outdoor advertising signs pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1987.

Council District:

7

Review by Date:

6/13/2018

Comment(s):

In the event the District Council elects to review this case, it will be sent to the ZHE for a hearing pursuant to Section 27-244(e) of the Zoning Ordinance.

History:

05/14/2018

M-NCPPC Administrative Certification approval

Attachment(s):[CNU-56299-2017-U Zoning Agenda Item Summary \(ZAI\)](#)**ADJOURN**

1:00 PM COMMITTEE OF THE WHOLE WORKSESSION REVIEW OF STAFF AND APPLICABLE AGENCY COMMENTS ON THE ZONING ORDINANCE REWRITE LEGISLATION - CB-15-2018 (Revised Subdivision Regulations)- (ROOM 2027)

(SEE SEPARATE AGENDA)