

## **ZONING HEARING EXAMINER**

County Administration Building  
14741 Governor Oden Bowie Drive, Room 2190  
Upper Marlboro, Maryland 20772  
(301) 952-3644  
(301) 780-8194 (fax)



**Wednesday, April 5, 2017**

**9:30 AM**

**A-10024-01-C  
Fairview Commercial**

**Applicant(s):** DD Land Holding, LLC

**Location:** Located at the northwest quadrant of the intersection of Martin Luther King Jr., Highway (MD 704) and Whitfield Chapel Road

**Request:** Request to amend Condition (b) of District Council Zoning Ordinance No. 10-2015, approving A-10024-C:

"Access to subject property from Whitfield Chapel Road shall be evaluated at the time of any preliminary plan of subdivision, and if necessary, at the time of detailed site plan approval. At the time of preliminary plan of subdivision and, if necessary at the time of detailed site plan approval, options for the entrance of the subject shall not be limited to access from Whitfield Chapel Road. To the extent that there

is substantial evidence in the record at the time of preliminary plan of subdivision or, at the time of detailed site plan approval, that the development is not viable without access to the subject property from Whitfield Chapel Road, Applicant shall submit proposed alternative transportation improvements to mitigate the potential negative impacts on surrounding properties with existing residential uses. Alternative improvements shall include, but shall not be limited to, widening of Whitfield Chapel Road adjacent to the subject property, but shall not include direct access to the subject property from Whitfield Chapel Road via left turn. Any access to the subject property from Whitfield Chapel Road shall be right-in/right-out.”