

**INTER-OFFICE MEMORANDUM**  
**PRINCE GEORGE'S COUNTY, MARYLAND**  
ZONING HEARING EXAMINER OFFICE  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 McCormick Drive  
3<sup>RD</sup> FLOOR  
LARGO, MARYLAND 20774  
(301) 952-3644

**TO:** Jackie Brown, Committee Director  
Planning, Housing, and Economic Development Committee

**FROM:** Maurene Epps McNeil  
Chief Zoning Hearing Examiner

**DATE:** September 9, 2022

**RE:** CB-79-2022

Thank you for the opportunity to review the above referenced legislation. As drafted it raises the following concerns.

- (1) There are currently no specific special exception requirements for a distribution warehouse. It would, therefore, make more sense to simply note in the use table that the use is permitted under these circumstances.
- (2) If the sponsor does not choose to place the language in the use table, Section 27-5402 should be amended to mention the zone or it would apply to a distribution warehouse permitted by Special Exception in any zone.
- (3) Other properties placed in the IE Zone on April 1, 2022 are allowed a maximum of 45% in lot coverage, and a minimum of 25% in green area. The bill should provide some basis for permitting the use by right simply because it had been in the I-1 Zone prior to April 1, 2022, allowing a reduction in green area, and waiving the maximum lot cover percentage, in order to avoid a challenge that there is no rational basis for the law or that similarly zoned properties are being treated dissimilarly with no rational justification for such treatment.
- (3) Finally, on page 2, lines 10 and 21, delete "and" after "April 1, 2022".