



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** SE-4852 **Councilmanic District:** 1  
**Meeting Date:** 5/15/2023 **Zone(s):** RMF-20  
**Case Name:** Westgate Apartments  
**Applicant:** Westgate at Laurel, LLC  
**Location:** Located on the north side of Gorman Avenue (MD 198), approximately 600 feet east of its intersection with Van Dusen Road and identified as 8100-8216 Gorman Avenue, Laurel, Maryland (9.22 acres; RMF-20 Zone).  
**Request:** Requesting approval of a Special Exception (SE) to alter a certified Nonconforming Use (Multifamily Dwellings known as "Westgate at Laurel Apartments").

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with conditions

**Planning Board:**

**Zoning Hearing Examiner:** Approval with conditions

**Municipality:**

**Opposition:** {None}

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#### LEGAL DEADLINES:

**Appeal date:** 3/3/2023

**Review date:** 3/3/2023

**Action date:** 7/3/2023

*Comments:*

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**Staff:** Dominique Lockhart

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/04/2022	approval with conditions
Zoning Hearing Examiner	02/01/2023	approval with conditions
Sitting as the District Council	02/13/2023	deferred

**Notes:** Council deferred item to February 27, 2023 District Council meeting.

Sitting as the District Council 02/27/2023 elected to review

**Notes:** Council elected to review this item (Vote: 10-0; Absent: Council Member Franklin).

**Aye:** 10 Olson, Watson, Harrison, Hawkins, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: 1 Franklin

Clerk of the Council 03/06/2023 mailed

**Notes:** *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Clerk of the Council 03/20/2023 mailed

**Notes:** *Notice of Rescheduled Oral Argument Hearing was mailed to Persons of Record.*

Sitting as the District Council 04/25/2023 announced hearing date

Sitting as the District Council 05/08/2023 case taken under advisement

**Notes:** *Dominique Lockhart and Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Special Exception application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Nathaniel Forman Esq., attorney for applicant spoke in support. Council took case under advisement.*

Sitting as the District Council 05/15/2023 referred for document

**Notes:** *Council referred item to staff for preparation of an approving document in accordance with the Zoning Hearing Examiner's decision (Vote: 8-0; Absent: Council Members Franklin, Hawkins and Oriadha).*

Aye: 9 Olson, Watson, Harrison, Oriadha, Ivey, Burroughs, Fisher, Dernoga and Blegay

Absent: 2 Hawkins and Franklin

Sitting as the District Council 06/05/2023

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**Document(s):** SE-4852 Presentation Slides, SE 4852 Notice of Rescheduled Oral Argument Hearing, SE 4852 Notice of Oral Argument Hearing, SE 4852 Notice of ZHE Decision, SE-4852 ZHE Decision, SE-4852\_PORL, SE-4852 Technical Staff Report, SE-4852 ZHE Exhibit List, SE-4852 Exhibits #1-35, SE-4852 ZHE Transcripts, SE-4852 ZHE Transcripts, PZC Notice of Intention to Participate District Council 5-8-2023