Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.:	**SE-22002 Remand**	**Councilmanic District:**	4
Meeting Date:	11/17/2025	**Zone(s):**	RR
Case Name:	Stewart Property		
Applicant:	ESC 8215 Springfield, L.C.		
Location:	Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).		
Request:	Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings and a variance for removal of four specimen trees on approximately 12.01 acres of RR (Rural Residential) zoned land.		
Companion Case(s):			

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board:

Zoning Hearing Examiner: Approval with Conditions

Municipality:

Opposition: Howard Aldag, Charles Holman, et. al.

LEGAL DEADLINES:

Appeal date: 8/11/2025

Review date: 9/12/2025

Action date: 2/9/2026

Comments:

Staff: Andrew Shelly

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/20/2023	approval with conditions
Zoning Hearing Examiner	03/26/2024	remanded
Sitting as the District Council	04/08/2024	elected to make the final decision
Notes: *Council elected to make final decision on this item (Vote:8-0; Absent: Council Members Blegay, Burroughs and Franklin).*		
Office of the Clerk of the Council	04/19/2024	mailed

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

Applicant 04/24/2024 filed

Notes: *Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.*

Person of Record 04/25/2024 filed

Notes: *Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.*

Person of Record 05/09/2024 filed

Notes: *Howard Adlag, Person of Record filed written testimony.*

Sitting as the District Council 05/13/2024 announced hearing date

Applicant 05/31/2024 filed

Notes: *Christopher L. Hatcher Esq., attorney for the applicant filed Notice of Death and Estate of Property Owner - Appointment of Personal Representative.*

Sitting as the District Council 06/03/2024 hearing held; case taken under advisement

Notes: *Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception (SE)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. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, Tatjana Aldag, Charles Holman and Andrew Fontanella spoke in opposition. Council took this case under advisement.*

Sitting as the District Council 07/08/2024 referred for document

Notes: *Council referred item to staff for preparation of an order of remand (Vote:6-0 Absent: Council Members Blegay, Burroughs, Harrison and Oriadha).*

Sitting as the District Council 07/15/2024 remanded

Notes: *Council adopted prepared order of remand (Vote:8-0; Absent: Council Member Fisher and Oriadha).*

Clerk of the Council 07/19/2024 mailed

Notes: *The Notice of Decision of the District Council was mailed to Persons of Record.*

Clerk of the Council 07/22/2024 transmitted

Notes: *Memo transmitted to Maurene E. McNeil, Chief Zoning Hearing Examiner, that the District Council voted to remand the case to the Zoning Hearing Examiner.*

Zoning Hearing Examiner 07/10/2025 approval with conditions

Applicant 08/08/2025 filed

Notes: *Christopher L. Hatcher Esq., attorney for the applicant filed Exceptions and Request for Oral Argument Hearing.*

Person of Record 08/08/2025 filed

Notes: *Sean Suhar Esq., Persons of Record filed Exceptions and Request for Oral Argument Hearing.*

Office of the Clerk of the Council 08/22/2025 mailed

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

Sitting as the District Council 09/08/2025 announced hearing date

Sitting as the District Council 10/06/2025 hearing held; case taken under advisement

Notes: *Ellen Chadle, M-NCPPC planning staff, provided an overview of the Stewart Property (SE-22002). Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, and Michele Rosenfeld spoke in opposition. Council took this case under advisement.*

Sitting as the District Council 10/06/2025

Notes: *Ellen Chadle, M-NCPPC planning staff, provided an overview of the Stewart Property (SE-22002).*

Sitting as the District Council 10/21/2025 referred for document

Notes: *Council referred item to staff for preparation of an approving document (Vote:9-0; Absent: Council Members Adams-Stafford and Ivey).*

Aye:	9	Harrison, Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Burroughs and Oriadha
Excused:	1	Ivey
Absent:	1	Adams-Stafford

Sitting as the District Council 11/17/2025

Document(s): SE-22002 Remand - Presentation Slides, SE-22002 Remand - Notice of Oral Argument, SE-22002 Remand - Suhar to Brown (Exceptions & Request for Oral Argument hearing) 8-8-2025, SE-22002 Remand - Hatcher to Brown (Exceptions & Request for Oral Argument hearing) 8-8-2025, SE-22002 Remand - Notice of ZHE Decision, SE-22002 Remand - ZHE Decision, SE-22002 Remand - PORL, SE-22002 Remand - Technical Staff Report, SE-22002 Remand - Exhibit List, SE-22002 Remand - Exhibits #1-29, SE-22002 Remand - Transcripts 3-12-2025, SE-22002 Remand - Transcripts 4-30-2025, SE-22002 Remand - Transcripts 5-07-2025, SE-22002 Remand PZC - Notice of Intention to Participate District Council 10-6-2025