

Case No.: A-9957-C

Applicant: Michael Boone

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 9 - 2003

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

WHEREAS, Application No. A-9957 has been filed for property described as approximately 5.384 acres of land in the R-E Zone, in the southeast quadrant of the intersection of MD 202 (Largo Road) and Wood Ember Drive, adjacent to the Brock Hall Manor subdivision, identified as 2210 Largo Road, Upper Marlboro, to rezone the property to the R-R Zone; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff and the Planning Board, who have filed recommendations with the District Council; and

WHEREAS, a public hearing was held before the Zoning Hearing Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were duly filed with and considered by the District Council; and

WHEREAS, having reviewed the record in this case, the District Council has determined, based on consideration of the entire record, that the subject property should be rezoned to the R-R Zone; and

WHEREAS, as the basis for this action, the District Council adopts the recommendations of the Zoning Hearing Examiner as its findings and conclusions in this case; and

WHEREAS, to protect adjacent properties and the neighborhood, the application is granted subject to a condition requiring site plan review.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended by rezoning the property which is the subject of Application No. A-9957 from the R-E Zone to the R-R Zone.

SECTION 2. To protect adjacent properties and the neighborhood, and to enhance the coordinated, harmonious, and systematic development of the Maryland-Washington Regional District, Application No. A-9957 is approved subject to the following condition:

1. Before a building or grading permit is issued for the subject property, a detailed site plan shall be approved, in accordance with Part 3, Division 9, of the Zoning Ordinance.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment, and the rezoning approved herein shall become effective when the applicant accepts in writing the condition in Section 2.

Enacted this 20th day of October, 2003, for initial approval, by the following vote:

In Favor: Council Members Shapiro, Bland, Dean, Dernoga, Harrington, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent: Council Member Exum

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

BY: _____
Peter A. Shapiro Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

Case No.: A-9957-C

Applicant: Michael Boone

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning and to grant final conditional zoning approval.

WHEREAS, the District Council in approving Application No. A-9957-C, to rezone the subject property from the R-E Zone to the R-R Zone, attached a condition; and

WHEREAS, the applicant has duly consented in writing to the condition; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the condition and to approve final conditional rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Application No. A-9957-C is hereby granted. The applicant's written acceptance of the condition referred to above, at the time of initial conditional zoning approval, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zones and to the requirements in the condition referred to above. Failure to comply with the stated condition shall constitute a zoning violation and shall be sufficient grounds for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective on the 12th day of November, 2003, the date of receipt of the applicant's acceptance of the condition imposed.

COUNTY COUNCIL OF PRINCE GEORGE'S
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DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Peter A. Shapiro, Chair

ATTEST:

Redis C. Floyd

Clerk of the Council