

Case No. DDS 628
 Philmatt-Afrik, Inc.

Applicant: Philmatt-Afrik, Inc.

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

ORDER OF APPROVAL WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the application to approve a departure from design standards to allow an exterior loading space with vehicular access to be located within 50 feet of residentially zoned property for an existing single-story building used as a commercial food market on 0.381 acre of land in the C-S-C (Commercial Shopping Center) Zone, referred to as Philmatt-Afrik, Inc., 6690 Old Landover Road, located at the northeast intersection of Old Landover Road at its intersections with Cooper Lane to the west and Warner Avenue to the east in Landover Hills, Planning Area 69, Council District 5, be and the same is hereby APPROVED, subject to conditions.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Zoning Ordinance of Prince George’s County, Maryland, being also Subtitle 27 of the Prince George’s County Code, we hereby adopt the findings and conclusions set forth in PGCPB No. 14-140 within the administrative record, as the findings of fact and conclusions of law of the District Council in this case.

Approval of DDS 628 is subject to the following conditions:

1. Prior to certification of the site plan, the applicant shall correct General Note 19 and remove General Note 23.
2. Prior to issuance of permits, the applicant shall apply for a standard exemption from the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.

3. Prior to issuance of permits, all trash dumpsters should either be moved internal to the building or be properly screened per Section 4.4 of the 2010 *Prince George's County Landscape Manual*.

Ordered this 27th day of April, 2015, by the following vote:

In Favor: Council Members Franklin, Davis, Glaros, Harrison, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent: Council Member Lehman.

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: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council