

Case No.: S.E. 4233

Applicant: Marwood Development LLC

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

ZONING ORDINANCE NO. 1 - 2006

AN ORDINANCE to approve an amendment of condition for a
Planned Retirement Community.

WHEREAS, on November 18, 1996, the District Council approved
Application No. S.E. 4233 for a Planned Retirement Community, on
approximately 55.9 acres of land in the R-R Zone, located on the
south side of Marlboro Pike, approximately 3,600 feet west of
Woodyard Road, Upper Marlboro, Maryland; and

WHEREAS, the applicant has filed a request with the
District Council to amend a certain condition adopted pursuant
to S.E. 4233; and

WHEREAS, the Technical Staff and the Zoning Hearing
Examiner have reviewed the proposed amendments and have filed
recommendations with the District Council; and

WHEREAS, the applicant's request was posted prior to
public hearing, in accordance with all requirements of law;
and

WHEREAS, on October 13, 2004 and September 14, 2005, the
applicant's request was reviewed in public hearing before the
Zoning Hearing Examiner; and

WHEREAS, having reviewed the record and the testimony and exhibits presented at the public hearing, the District Council has determined, that the application should be granted; and

WHEREAS, to protect adjacent properties and the surrounding neighborhood, this special exception is granted subject to conditions; and

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

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

Section 1. The applicant's requested amendment is hereby approved, subject to the following conditions:

1. The area reserved for the Beauty Parlor shall not exceed 1,000 square feet. A revised site plan shall be submitted to the Zoning Hearing Examiner for approval, to include a Note that indicates the exact square footage of the Beauty Parlor.
2. Customers of the Beauty Parlor shall be limited to residents of the Planned Retirement Community or their guests. No outdoor signs advertising the Beauty Parlor shall be erected or installed.
3. The hours of operation of the Beauty Parlor shall be Monday through Saturday from 8:00 A.M. until 5:00 P.M.

Section 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 9th day of January, 2006, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum, Hendershot, Knotts and Peters

Opposed:

Abstained:

Absent: Council Member Harrington

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: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council