

Case No.: S.E. 4525

Applicant: A & B Trucking

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

ZONING ORDINANCE NO.5- 2009

AN ORDINANCE to approve a special exception.

WHEREAS, an application has been filed for property described as approximately 1.5957 acres of land, in the I-1 Zone, located on the eastside of Clifton Road, approximately 920 feet south of Beech Way , identified as 4764 Clifton Road, Temple Hills, Maryland, for approval of a special exception for a Vehicle Salvage Yard; 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, who has filed recommendations with the District Council; and

WHEREAS, a public hearing on the application 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, the District Council has determined that the application should be approved; 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 decision and recommendations of the Zoning Hearing Examiner as its findings of fact and conclusions of law in this case; the additional conditions regarding landscaping and screening are intended to screen views of the subject property from the public right-of-way and from adjacent lots, as authorized in Section 27-317 (a) (5).

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

Section 1. The Zoning Map of the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to show an approved special exception for a Vehicle Salvage Yard on the property which is the subject of Application No. S.E. 4525. All development and use of the subject property under this special exception shall conform to the revised site plan filed in accordance with this decision.

Section 2. The special exception approval herein is subject to the following condition:

1. Obtain Use and Occupancy Permit for the office/residence if required.
2. Four shade trees shall be placed outside of or within the existing fence line along Stamp Road, and fifty shrubs (or equivalent landscape design) outside of the fence.
3. Two shade trees shall be placed within the existing fence

line along Clifton Road, and twenty shrubs (or equivalent landscape design) outside of the fence line.

4. Maintain the existing trees and shrubbery outside of the fence line south of the driveway.

Section 3. This Ordinance shall take effect on the date of its enactment.

Enacted this 9th day of March, 2009, by the following vote:

In Favor: Council Members Bland, Campos, Dean, Dernoga, Harrison,

Knotts and Olson

Opposed:

Abstained:

Absent: Council Members Exum and Turner

Vote: 7-0

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: _____

Marilynn M. Bland, Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council