

Case No.: S.E. 4537

Applicant: Branch 67 Fleet
Reserve, Inc.

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

ZONING ORDINANCE NO. 20 - 2006

AN ORDINANCE to approve a special exception, with conditions.

WHEREAS, Application No. S.E. 4537 was filed for property described as approximately 0.98 acres of land in the R-55 Zone, located on the south side of Eastern Avenue, approximately 168 feet east of Suitland Road, and on the east side of Suitland Road, approximately 114 feet south of Eastern Lane, Suitland, for approval of a special exception for a private club; 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, which filed recommendations with the District Council; and

WHEREAS, the Zoning Hearing Examiner held a public hearing on the application and filed a report with 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.

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 private club on the property which is the subject of Application No. S.E. 4537. All development and use of the subject property under this special exception shall conform to the site plan filed in accordance with this decision.

Section 2. The special exception approved herein is subject to the following conditions:

1. The special exception site plan shall be revised to include a note that there shall be no outdoor activities conducted at the site. The revised site plan shall be submitted to the Office of the Zoning Hearing Examiner for inclusion in the record.
2. Prior to approval of a Preliminary Plan of Subdivision, applicant shall petition the Department of Environmental Resources to revoke Special Exception No. 3167.
3. Prior to approval of a Preliminary Plan of Subdivision, applicant shall submit a Stormwater Management Concept approval (or a waiver letter) to the Maryland-National Capital Park and Planning Commission.

4. Use of the site by persons or groups other than members of the applicant organization shall be subject to this restriction: nonmembers may not use the subject property for events that have an admission charge or fee.

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

Enacted this 31st day of October, 2006, by the following vote:

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

Opposed:

Abstained:

Absent: Council Member Campos

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