

February 7, 2000

**TECHNICAL STAFF MEMORANDUM:**

TO: The Prince George's County Planning Board

VIA: Arie Stouten, Zoning Supervisor

FROM: Elsabetts Tesfaye, Senior Planner

SUBJECT: **Request for a Waiver of Rules of Procedure, Reconsideration of Approved Departure and Amendment of Condition ■ DPLS 264 (Gods Word Christian Center).**

1. Background: The property is located on the south side of Suitland Road, across from its intersection with Eastern Lane and approximately 1,000 feet east of Silver Hill Road (MD 458). The site comprises 1.51 acres of land and is improved with a one-story (with a lower level), 24,420-square-foot shopping center and associated parking area with 80 spaces. On April 3, 2000 the applicant filed DPLS No. 264 for 33 of the required 110 parking spaces. The Planning Board approved the application on October 19, 2000 by Resolution No. 00-177 with the following conditions:
  1. The applicant shall obtain approval of a revised detailed site plan for SP-95091/1 prior to the issuance of permits.
  2. The relocated handicap space adjacent to the proposed church shall be van-accessible.
2. Discussion: By letter dated January 26, 2000, Mr. Daniel Lynch requests the Planning Board to waive its Rules of Procedure that a request for reconsideration must be made within 10 calendar days, to reconsider the approved departure and to remove Condition No. 2 as stated in PGCPB No. 00-177. The applicant was not able to comply with Condition No. 2 because of space constraints that would not allow the combined provision of the recommended van-accessible parking space and the associated walkway. The discrepancy was discovered after the adoption of the Board's resolution on the case.

In anticipation that the Board may grant the applicant's request for reconsideration, staff proposes an alternative solution. Instead of eliminating Condition No. 2, staff recommends that the departure be increased from 33 to 34 spaces. The elimination of one additional standard parking space will provide enough room for the recommended van-accessible space to be located at the church entrance. The resulting adjustment to the parking area and the number of parking spaces will not be significant, and it should not change any of the Board's findings, as stated in the adopted resolution.