



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530


Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

# Detailed Site Plan

## Reza Auto Body

# DSP-95029-01

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of July 27, 2023 to September 7, 2023.</p> <p>Revision to add entire land area of Parcel A to the site plan, permit additional use of vehicle storage yard, and delete Conditions 1.a. and 6 of Detailed Site Plan DSP-95029.</p>	APPROVAL of continuance

<b>Location:</b> Southwest quadrant of the intersection of MD 704 (Martin Luther King, Jr. Highway) and I-95/I-495 (Capital Beltway)			
Gross Acreage:	1.07		
Zone:	C-S		
Prior Zone:	C-M		
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)		
Dwelling Units:	0		
Gross Floor Area:	2,824 sq. ft.		
Planning Area:	72		
Council District:	05		
Municipality:	N/A		
<b>Applicant/Address:</b> Golamreza Sheibaniagdam 202 Heil Road Silver Spring, MD 20905		Planning Board Date:	07/27/2023
<b>Staff Reviewer:</b> Te-Sheng (Emery) Huang <b>Phone Number:</b> 301-952-4534 <b>Email:</b> tesheng.huang@ppd.mncppc.org		Planning Board Action Limit:	10/03/2023
		Staff Report Date:	07/13/2023
		Date Accepted:	05/10/2023
		Informational Mailing:	11/19/2021
		Acceptance Mailing:	05/05/2023
		Sign Posting Deadline:	06/27/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

July 12, 2023

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JH*  
Jeremy Hurlbutt, Acting Supervisor, Urban Design Section, Development Review  
Division *JH* for J.H.

FROM: Te-Sheng (Emery) Huang, Planner III, Urban Design Section *TH*  
Development Review Division

SUBJECT: **Detailed Site Plan DSP-95029-01**  
**Reza Auto Body**  
**Planning Board Agenda July 27, 2023 - Request for Continuance**

In an e-mail dated July 11, 2023, the applicant's representative, Norman Rivera, requested a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from July 27, 2023 to September 7, 2023. The continuance is necessary for additional time for staff to review additional information.

Public hearing signs for this application were posted on June 27, 2023, as required by the Prince George's County Zoning Ordinance. If granted, additional posting will not be required.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this application for the Planning Board hearing date of September 7, 2023.