



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Request for Refund of Filing Fees

**ROSP-3885-01**

Application	General Data	
<b>Project Name:</b> Hyattsville Zip-In  <b>Location:</b> Southwest quadrant of East-West Highway (MD 410) and Belcrest Road.  <b>Applicant/Address:</b> NSR Properties, LLC. 7300 Hanover Parkway, Unit 3 Greenbelt, MD 20770  <b>Property Owner:</b> Same as above	Planning Board Hearing Date:	03/21/13
	Memorandum Date:	02/28/13
	Date Accepted:	10/03/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.86 acre
	Zone:	M-X-T
	Gross Floor Area:	3,444 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	68
	Tier:	Developed
	Council District:	02
	Election District	17
	Municipality:	Hyattsville
200-Scale Base Map:	207NE03	

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of February 14, 2013.  Request for refund of filing fees.	Informational Mailing	N/A
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	WAIVED

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ivy Thompson <b>Phone Number:</b> 301-952-4326 <b>E-mail:</b> Ivy.Thompson@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			

February 28, 2013

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Zoning Supervisor, Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Zoning Section, Development Review Division

SUBJECT: Revision of Site Plan Application No. ROSP-3885-01  
Hyattsville Zip-In

This case was continued from the Planning Board agenda date of February 14, 2013 to March 21, 2013.

In a letter dated December 4, 2012, the applicant's attorney, Michelle La Rocca, Esq., requested that the above revision of site plan application be withdrawn and the application fee be refunded.

**Section 27-125.02** of the Zoning Ordinance sets forth the fee structure for the specific applications. The applicant was required to file a fee in the amount of \$1,375.00 to process a revision of site plan (ROSP). The application was filed in error. The Zoning Ordinance dictates that a detailed site plan is required for the desired alterations to the subject site. The technical staff report was not initiated and no signs were posted on the property.

**Section 27-125.02(m)(4)(A)(iv)** of the Zoning Ordinance provides that the Planning Board may approve a refund if "An error was made on an approved application through governmental action, and the filing of an additional application is necessary to correct the error. In this case, all fees may be refunded." The appropriate amount which may be refunded to the applicant is \$1,375.00. This represents all of the ROSP filing fees of \$1,375.00.

**RECOMMENDATION**

The Zoning staff recommends that the request for the refund for Revision of Site Plan Application No. ROSP-3885-01 be APPROVED in the amount of \$1,375.00.