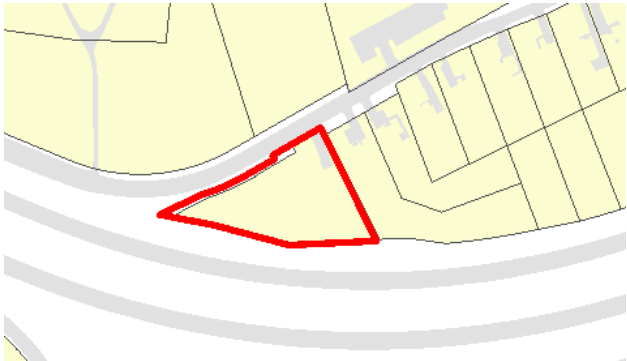




Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Special Exception Love and Light Senior Care

SE-22003

REQUEST		STAFF RECOMMENDATION	
Refund of the filing fee for a special exception application that was withdrawn prior to public release of the technical staff report.		APPROVAL	
Location: In the northeast quadrant at the intersection of MD 4 (Pennsylvania Ave) and Old Marlboro Pike.			
Gross Acreage:	1.63		
Zone:	MIO/RR		
Prior Zone:	M-I_O/R-R		
Dwelling Units:	0		
Gross Floor Area:	3,034 sq. ft.		
Lots:	0		
Parcels:	1		
Planning Area:	78		
Council District:	06		
Municipality:	None		
Applicant/Address: Love And Light Senior Care, LLC 17609 Clinton Drive Accokeek, MD 20607		Planning Board Date:	06/12/2025
Staff Reviewer: Teshome, Candra Phone Number: 301-952-3749 Email: candra.teshome@ppd.mncppc.org		Planning Board Action Limit:	N/A
		Staff Report Date:	06/05/2025
		Date Accepted:	04/02/2024
		Informational Mailing:	12/28/2022
		Acceptance Mailing:	03/29/2024
		Sign Posting Deadline:	N/A

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/>.

Please call 301 952 3530 for additional information.



June 5, 2025

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division *SC* for JH

FROM: *CT* Candra Teshome, Planner III, Zoning Section, Development Review Division

SUBJECT: **Special Exception SE-22003**
Love and Light Senior Care
Request for Refund of Filing Fees

This Special Exception (SE) was accepted on April 2, 2024, requesting approval to expand an existing congregate living facility from eight residents to 12 residents. The SE was submitted for review under the prior Prince George's County Zoning Ordinance, in accordance with Section 27-1900 of the current Zoning Ordinance. In a letter dated May 21, 2025, Matthew C. Tedesco, attorney for the applicant and owner, Love and Light Senior Care, LLC, withdrew the application and requested a refund of the filing fee.

Pursuant to Section 27-299(a), (b), and (d) of the prior Zoning Ordinance, "any application may be withdrawn. ... Requests made prior to the date the application is transmitted to the Council shall be directed to the Planning Board. Requests received prior to the date of the public release of the Technical Staff Report shall be administratively granted..." The withdrawal has been submitted, in writing, and has been signed by the owner of record.

Pursuant to Section 27-125.02(m)(4)(A)(iii)(aa) of the prior Zoning Ordinance, no part of a fee shall be refunded unless the Prince George's County Planning Board determines that "a request to withdraw an application is received in proper form prior to the release of the Technical Staff Report. In this case, fifty percent (50%) of the filing fee shall be refunded." The request for withdrawal was received prior to public release of the technical staff report.

The fee regulations are set forth in Section 27-102.02(d) of the prior Zoning Ordinance. In this case, the application filing fee was \$2,500. The applicant paid a total of \$2,512 upon acceptance of the application, which included \$12 for a zoning sketch map and mailing list production services. In accordance with the requirements of Section 27-125.02(m)(4), staff find that the applicant is eligible for a refund of 50 percent of the filing fee for the SE, since the technical staff report had not been released at the time the application was withdrawn.

RECOMMENDATION

Staff recommend that the request for a refund of filing fees for Special Exception SE-22003, Love and Light Senior Care, be APPROVED, in the amount of \$1,250.