



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

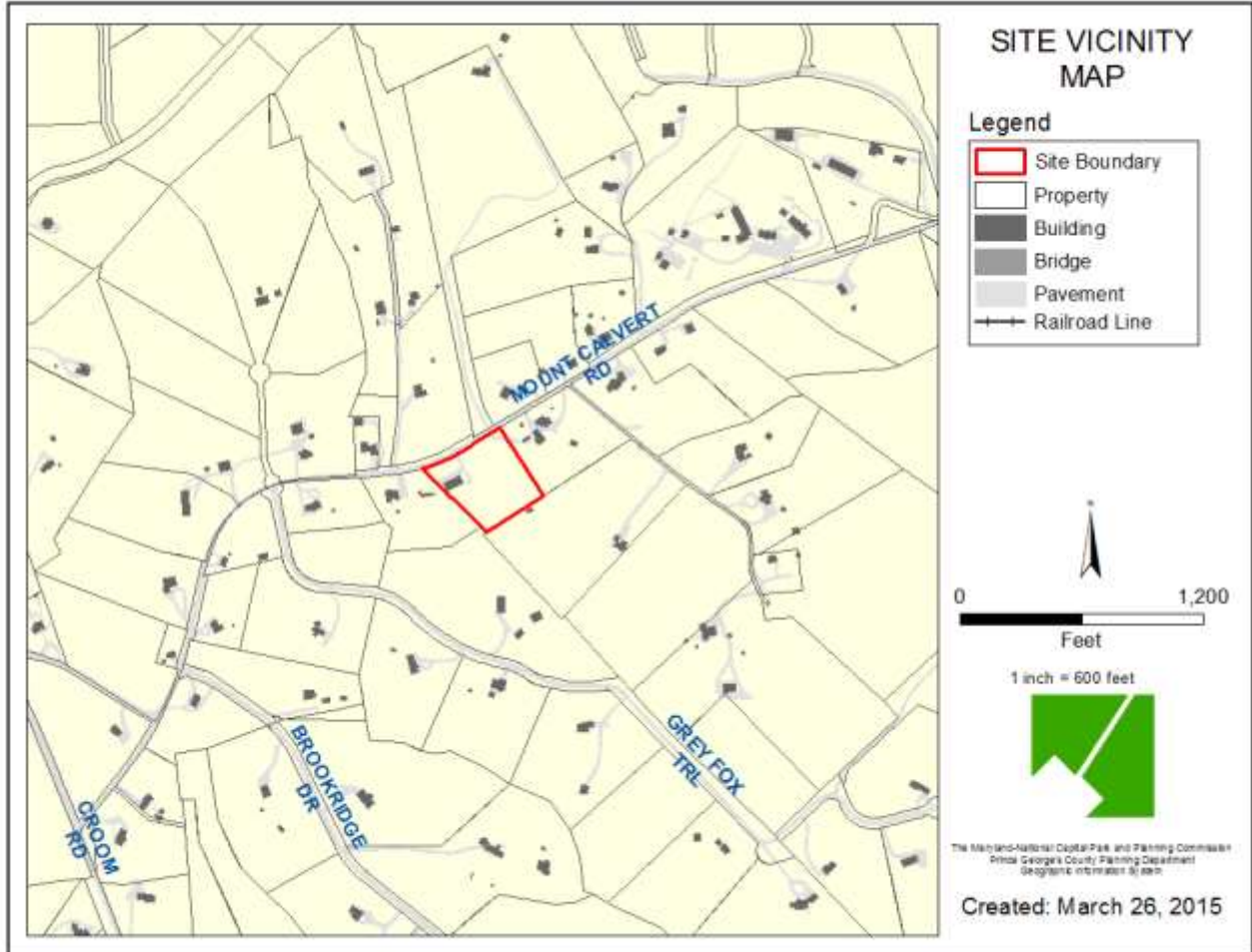
Special Exception

SE-4770

Application	General Data	
Project Name: Castles of Love Assisted Living Home, Inc. Location: North side of North Keys Road, approximately 3,180 feet northeast of Croom Road. Applicant/Address: Charlotte Branch 14711 Mount Calvert Road Upper Marlboro, MD 20772 Property Owner: Same as applicant	Planning Board Hearing Date:	02/16/17
	Memorandum Date:	02/09/17
	Date Accepted:	01/28/16
	Planning Board Action Limit:	N/A
	Plan Acreage:	3.15
	Zone:	O-S
	Gross Floor Area:	6,006 sq. ft.
	Lots:	N/A
	Parcels:	1
	Planning Area:	82B
	Council District:	09
	Election District:	04
	Municipality:	N/A
	200-Scale Base Map:	211SE13

Purpose of Application	Notice Dates	
Request for a waiver of filing fees.	Informational Mailing	04/17/15
	Acceptance Mailing:	12/09/15
	Sign Posting Deadline:	N/A

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



February 9, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Christina Pompa, Acting Supervisor, Zoning Section, Development Review Division

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

SUBJECT: Special Exception No. SE- 4770 and Variance
Castles of Love Assisted Living Home, Inc.
Request for a Waiver of Filing Fees

In a letter dated February 2, 2017, the applicant's attorney, L. Paul Jackson II, on behalf of the applicant, Ms. Charlotte Branch, requested that the application fee be waived for the variance associated with Special Exception SE-4770.

Section 27-125.02 of the Prince George's County Zoning Ordinance sets forth the fee structure for the specific applications. The applicant was required to file a fee in the amount of \$1,500.00 to process a variance. The need for the variance was identified through the review process, however, the applicant was not informed of the additional fee associated with a review of a variance by staff. The technical staff report was completed and the case was transmitted to the Zoning Hearing Examiner.

Section 27-125.02(m)(4)(A)(iv) of the Zoning Ordinance provides that the Planning Board may approve a waiver 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 his letter, Mr. Jackson states, "on October 17, 2016, an addendum to the Statement of Justification was filed to address [the] Applicant's 3.15-acre lot in the O-S Zone and to support the SE application. There was no fee notification from staff regarding a separate variance fee." The Planning Board may authorize the waiver of the fee up to \$1,500.00, which is the fee normally assessed for a variance review associated with another case.