

Case No.: S.E. 4673

Applicant: Africa Women's Health &  
Social Empowerment Assoc., LLC  
t/a The Tire Depot, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 2 – 2012

AN ORDINANCE to approve a Special Exception.

WHEREAS, Application No. S.E. 4673 was filed for property described as approximately 0.3049 acres of land, in the C-S-C and R-55 Zones, located at the intersection of Scott Key Drive and Foster Street, east of Marlboro Pike, also identified as 6208 Marlboro Pike, District Heights, Maryland, for approval of a Special Exception for a Vehicle Parts or Tire Store with installation facilities and a parking lot for the store in the R-55 Zone; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff and Planning Board, which filed recommendations with the District Council; and

WHEREAS, a public hearing on the application was held before the Zoning Hearing Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were filed with and considered by the District Council; and

WHEREAS, having reviewed the record, the District Council has determined that the application should be approved; and

WHEREAS, to protect adjacent properties and the surrounding neighborhood, this Special Exception is granted subject to conditions; and

WHEREAS, as the basis for this action, the District Council adopts the decision and recommendations of the Zoning Hearing Examiner as its findings of fact and conclusions of law in this case.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

Section 1. The Zoning Map of the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to show an approved Special Exception for a Vehicle Parts or Tire Store with installation facilities and a parking lot for the store in the R-55 Zone, on the property which is the subject of Application No. S.E. 4673. All development and use of the subject property under this Special Exception shall conform to the revised site plan to be filed in accordance with this decision.

Section 2. The Special Exception approval herein is subject to the following conditions:

1. Prior to the issuance of a Use and Occupancy Permit, applicant shall revise the Special Exception Site and Landscape Plan to include a Note that states that the parking lot is approved to serve the Vehicle Parts or Tire Store with installation facilities only, and the revised Special Exception Site and Landscape Plan shall be submitted to the Office of the Zoning Hearing Examiner for approval and inclusion in the record.
2. Applicant shall post permanent signage in front of the designated parking area which shall state that all parking spaces are strictly reserved for Tire Depot customers during hours of operation and that violators will be towed at owners risk and expense.

Section 3. This Ordinance shall take effect on the date of its enactment.

Enacted this 13<sup>th</sup> day of February, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF THE  
MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By: \_\_\_\_\_  
Andrea C. Harrison, Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council