



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

Request for Refund of Filing Fees

DSDS-661

Application	General Data	
<p>Project Name: Cornerstone Baptist Community Church</p> <p>Location: Located along the northeast side of Dixon Street, approximately 600 feet southeast of its intersection with Chadwick Street</p> <p>Applicant/Address: Cornerstone Baptist Community Church, Inc. 3636 Dixon Street Temple Hills, MD 20748</p> <p>Property Owner: Cornerstone Baptist Community Church, Inc. 3636 Dixon Street Temple Hills, MD 20748</p>	Staff Report Date:	09/17/09
	Date Accepted:	07/15/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	2.91
	Zone:	R-35
	Gross Floor Area:	N/A
	Lots:	None
	Parcels:	2
	Planning Area:	76A
	Tier:	Developed
	Council District:	07
	Election District:	12
	Municipality:	N/A
200-Scale Base Map:	205SE03	

Purpose of Application	Notice Dates	
Request for a refund of filing fees for Departure from Sign Design Standards DSDS-661.	Informational Mailing	04/10/09
	Acceptance Mailing:	07/10/09
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: John Ferrante	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

September 17, 2009

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Zoning Supervisor

FROM: John Ferrante, Senior Planner, Zoning Section

SUBJECT: Departure from Sign Design Standards DSDS-661—Request for refund of filing fees
Cornerstone Baptist Community Church

In a letter dated September 11, 2009, the applicant, Cornerstone Baptist Community Church, requested that the above departure from sign design standards (DSDS) application be withdrawn and any refundable portion of the filing fee be returned to the church.

Section 27-125.02 of the Zoning Ordinance sets the fee structure for specific applications. The applicant was required to file a fee in the amount of \$2,030 to process the sign departure application and to post one sign. The applicant received copies of the written referrals that had been generated for the application. A site inspection was also conducted by staff on July 24, 2009, and the results of that inspection were discussed in detail with the applicant. Based on staff's initial comments, the applicant has decided to withdraw the application. The church may pursue a new sign through the permit review process that meets the requirements of Section 27-617 (Institutional Signs—Other than Temporary) of the Zoning Ordinance without the need for a departure to be granted. The technical staff report was not initiated and no signs were posted on the property.

Section 27-125.02(m)(4)(A)(iii)(aa) of the Zoning Ordinance provides that the Planning Board may approve a refund if “[a] request to withdraw an application is received in proper form prior to the public release of the Technical Staff Report. In this case, fifty percent (50%) of the filing fee shall be refunded.” Subsection (vi)(aa) which pertains to the refund of sign posting fees states that a refund may be approved if “[t]he application is withdrawn prior to the posting of the sign. In this case, the entire sign posting fee shall be refunded.” The appropriate amount which may be refunded to the applicant is \$1,030. This represents one-half of the DSDS filing fee of \$2,000 and the entire \$30 sign posting fee.

RECOMMENDATION

The Zoning Section staff recommends that the refund request for DSDS-661 be APPROVED in the amount of \$1,030.