

**5ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2016-01
February 16, 2016**

SUBJECT: Greenbelt Auto & Truck – Modification to Non-Conforming Certification

BACKGROUND: The City has received a referral from Maryland – National Capital Park and Planning Commission (M-NCPPC) for an application submitted by Greenbelt Auto & Truck to modify its non-conforming use certification. The Prince George’s County Planning Board is scheduled to hear the application on March 10, 2016.

Greenbelt Auto & Truck has had a storage shed on its property since the at least the late 1990’s. Last year, Mr. Aulisio, owner of Greenbelt Auto & Truck began work to demolish the existing shed which was damaged during a storm and replace it with a larger storage building on the same concrete slab. Mr. Aulisio was issued a “Stop Work” order from City inspection staff and was instructed to obtain the required County and City building permits. Upon applying for a County building permit for the construction of a 12’Lx20’Wx12’H storage building, Mr. Aulisio was instructed that since the gas station is a certified non-conforming use, and the certified non-conforming use did not include a shed on the property, he would have to apply for a modification to the non-conforming use certification which required Prince George’s County Planning Board approval.

ANALYSIS: The Prince George’s County Zoning Ordinance allows for a modification of a certified non-conforming gas station without a Special Exception if the addition, relocation, or modification to an accessory building is used solely for the storage of automotive replacement parts or accessories. The Ordinance also states that the building shall either be constructed of brick (or another building material similar in appearance to that of the main building and placed on a permanent foundation, or it shall be entirely surrounded with screening material.

The Applicant is proposing to install an aluminum, 12’Lx20’Wx12’H storage building. The building is to be located on an existing concrete slab where there used to be a smaller storage shed, and is to be white with green trim and a green roof to match the appearance of the main building. The Board inquired about the reason for the increased height from the previous shed, and the applicant explained the size of the storage building was predicated on the storage needs of Greenbelt Auto & Truck.

The Board concurred with staff that the proposed storage building does serve to screen the auto repair bays from the neighboring Parke Crescent Apartments. Currently, the Applicant’s site plan does not show any proposed landscaping associated with the new storage building. The Board believes some modest landscaping to the rear of the storage building would be appropriate.

RECOMMENDATION: The Board recommends City Council support Greenbelt Auto & Truck's request to modify its Non-conforming use certification to allow for the construction of a 12'Lx20'Wx12'H storage building on the subject premises with the condition that the Applicant agree to install landscaping along the rear of the proposed storage building. The landscaping plan should be submitted to the City's planning staff for review and approval.

Respectfully submitted,

Brian Gibbons
Chair

This report was adopted by a vote of 5 to 0,