

The Mayor and Town Council of Cheverly have considered and discussed the request for Variance V-129-15 at the property known as 4825 Lydell Road.

The Town is opposed to the variance request to overturn Notice Z-788-16 issued by the Property Standards Inspector for Prince George's County stating that the property is not in compliance with the Use and Occupancy permit and the accompanying site plan.

The Town of Cheverly has numerous long-term tenants in the Cheverly Industrial Park. One reason for such tenure is the maintenance of its I-1 character. The property in question is not in compliance with the County's I-1 zoning requirements.

Quoting from the County Zoning Code, the purpose of the light industrial zone is to attract a variety of labor-intensive light industrial uses. The towing and storage of cars does not contribute toward this purpose. The numerous cars parked on an unpaved lot does not meet the site development standards, which will result in an attractive, conventional light industrial environment. The constant towing, storage and releasing of vehicles does not provide a distinct light industrial character, setting it apart from more intense industrial zones.

There is no landscaping or green area on the property and is in violation of the Landscape Manual requirements. The property is packed with cars along with two unpermitted trailers that are used for offices.

The Zoning Ordinance requires a vehicle towing station permitted in the I-1 zone be screened by a fence at least six (6) feet high. The Covenants for the Cheverly Industrial Park does not allow fences in the front portion of the properties in the industrial park. The installed fence is in compliance with the County Zoning Code, but in violation of these Covenants.

The Town is opposed to the temporary trailers that have been placed on the property, which do not meet the provisions for all buildings and structures in the I-1 zone.

This matter was discussed at a public meeting on March 11, 2016 and the Mayor and Council voted unanimously to request that this request be denied and the property owner be ordered to remove the illegally placed structure and to be ordered to be compliant with all applicable statutes.