



TECHNO-GRAM 001-2024

SUBJECT: Prior Zoning Ordinance - Grandfathered Projects

PURPOSE: The Purpose of this Techno-gram is to define Department of Permitting, Inspections and Enforcement (DPIE) Requirements for Permit Acceptance, to Grandfather Use of the Prior Zoning Ordinance

SCOPE: This applies DPIE grading and building permits

The Prince George's County Code requires implementation of the Current Zoning Ordinance, in lieu of the Prior Zoning Ordinance, beginning on April 1, 2024. Please refer to the entire section of county code 27-1903, and note that use of the prior zoning ordinance is not permissible for all instances. The key excerpt of the applicable code is included below:

County Code Section 27-1903

(d) Notwithstanding the abrogation provisions in Section 27-1901, if an application that elects to utilize the prior ordinance for development of uses other than a gas station principal use is filed and accepted within 2 years from the effective date of this ordinance, the development project shall be reviewed in accordance with the prior Zoning Ordinance and Subdivision Regulations.

(f) Once approved, development applications, not subject to Section 27-1905 of this Subtitle, that utilize the prior Zoning Ordinance shall be considered "grandfathered" and subject to the provisions set forth in Section 27-1704 of this Subtitle.

Maryland National Capital Park and Planning Commission has advised that if a permit project has one of the following submittals "filed and accepted" prior to April 1, 2024, then this project may advance forward under the Prior Zoning Ordinance:

- Conceptual Site Plan
- Preliminary Plan of Subdivision
- Detailed Site Plan
- Special Exception Site Plan
- Comprehensive Design Plan
- Specific Design Site Plan
- Grading or Building Permit

A permit is considered "accepted" for review by DPIE if all of the following milestones have been achieved:

- Permit has been filed with DPIE.
- Application has been fully processed by DPIE. Applications returned for more information are not considered fully processed.
- Application filing fees have been paid.
- Plans and documents have been filed (uploaded to Project Dox) in accordance with published codes, guidelines and checklists. - AND -



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- Plans have been screened by DPIE and accepted for review. Plans returned with plan screening comments are not considered accepted for review.

This procedure has been applied historically as it pertains to building code updates, in accordance with County Code 4-113 "transitory procedures". This is the basis for DPIE's determination of a permit filed and accepted.

If a permittee has project specific questions, please contact the following key contacts:

- Contact Mr. James Hunt at james.hunt@ppd.mncppc.org pertaining to MNCPPC approvals
- Contact Rey DeGuzman rsdeguzman@co.pg.md.us or Mariwan Abdullah mabdullah@co.pg.md.us regarding grading permits
- Contact Karen Spears khspears@co.pg.md.us or Clarence Moseley CEMoseley@co.pg.md.us regarding building permits

APPROVED BY:



Dawit Abraham, Director
March 8, 2024

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