



Statement of Justification

A written Statement of Justification is generally required for development applications. It should include the following examples of information in similar format.

Case Name, Application (Case) Number:

Reference the case by both the case name (e.g., "Jones Property") and the application ("case") number.

Description of proposed use/request:

Describe the nature of the proposed use or request and provide information related to its character and extent. For example, "Surface mining of sand and gravel on 100 acres in the ROS Zone" or "Departure of 40% of minimum number of off-street parking standards in Section 27-6305(a) required for a private school in the RR Zone" are more descriptive and informative than simply saying "Mining" or "Departure of 10 spaces."

Description and location of the subject property:

Describe the geographical location by reference to adjoining roads (e.g., "The subject property is located on the west side of Main Street, 100 feet north of River Drive"), block, parcel lot and street address (if applicable), current zoning and the uses for each adjoining property. For Special Exception and Zoning Map Amendment ("Rezoning") Applications, provide a delineation of the surrounding neighborhood of which the subject property is a part. Choose neighborhood boundaries based on major roads, bodies of water, ridgelines, or other physical barriers.

Description of previous approval(s):

Identify and describe each previous review, approval, and conditions of approval (if applicable). Provide previous case names(s) and application ("case") number(s). Describe how current application satisfies conditions of previous approval(s) (if applicable).

Description of each required finding:

Identify each applicable section of the Prince George's County Code (i.e. the Zoning Ordinance or Subdivision Regulations) that pertains to the request and justify each required finding. Some uses or requests may involve numerous sections of the Prince George's County Code, each of which must be addressed.

Variance/Variation Request(s) and required findings for each request:

Identify each applicable section of the Prince George's County Code for which a variance or variation is being sought and justify each required finding found in [Section 27-3613\(d\)](#) Variance Decision Standards of the Zoning Ordinance, [Section 25-119](#) of the Woodland and Wildlife Habitat Conservation Ordinance, and/or [Section 24-3403\(a\)](#) of the Subdivision Regulations based on the specific circumstances special to the subject property that sets it apart from other similarly situated properties. Financial hardship, in and of itself, is not generally regarded as sufficient justification to grant a variance or variation.

Summary/conclusion of request:

Offer a short summary and conclusion for your statement of justification. Be sure to have the document signed and dated by the applicant or the applicant's representative.