

Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) Rezoning Request Form

Property Owner Information

Property Owner(s)* Guillermo & Ruth Vargas Mailing Address Including City, State, and ZIP Code* 9600 Underwood St. Lanham, MD 20706

Email Address* vargastrucking1996@gmail.com Telephone* 301-922-1427

Is the property owner(s) an individual or a business entity?

Property Owner's Agent Agent's Mailing Address Including City, State, and ZIP Code Telephone

Email Address

Property Information

Property Address or location* 16620 Sylvan Drive Bowie, MD 20715 Tax Account Number(s)* 0797167

Legal Description (Subdivision/Plat)* PLAT: A07-8015 Subdivision: FOREST HILLS Tax Map/Grid* 038E4
Councilmanic District Lot/Block/Parcel* Lot: 12 Block: A

Other Pertinent Information

Property Zoning Information

Current Zone* R-E Zone Requested* CGD
per the existing zoning Map

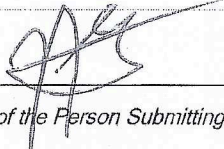
Current Uses* Residential

*Required

Provide a statement describing how the proposed zoning change complies with the Plan Prince George's 2035 Approved General Plan (Plan 2035) and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (provide here or via separate attachment to this form)*:

SEE ATTACHED

Signature


Signature of the Person Submitting this Form

Name

Guillermo Vargas
Name of the Person Submitting this Form
(print)

Date of Signature

08 10 2022
MM DD YY

*Required

Although the Prince George's County 2035 Approved General Plan recommends R-E zoning for the site, it expressly defers to the Bowie-Mitchellville and Vicinity Master Plan to decide future development. With regard to the Route 3/ 301 Corridor, the Plan states under the Development Policies section, " *The Bowie-Mitchellville and Vicinity Master Plan shall be the guiding document formulated through public engagement to address future development.*"

The 2022 Approved Bowie-Mitchellville and Vicinity Master Plan clearly recommends increased intensification of land uses along Crain Highway north of Central Avenue, recommending no fewer than 16 changes from either AR or TAC-E zoning to C-S. The subject property not only abuts Route 3 southbound but is facing non-residential uses on three sides. To the north is the Animal Hospital; to the South is a Church and directly across from the site is a Custom Car Audio installer.

Clearly, the character of the pertinent neighborhood is not residential and C-S zoning will be more appropriate.

STATE ETHICS COMMISSION
45 CALVERT STREET, 3RD FLOOR
ANNAPOLIS, MD 21401
410-260-7770
1-877-669-6085

This Form Is To Be Filed With:
CLERK OF THE COUNTY COUNCIL
WAYNE K. CURRY ADMIN. BUILDING
2ND FLOOR
LARGO, MARYLAND 20774
301-952-3600

Individual Applicant Affidavit
(Form PG 1)

General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity¹, is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf> that contains additional filing information, including timing requirements.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant Guillermo & Ruth Vargas Case No. (where applicable) _____

Address of Applicant 9600 Underwood St, Lanham, MD 20706

Identity of the Property/
Subject of Application 16620 Sylvan Drive Type of Application Rezoning Request
Bowie, MD 20715 (see §5-833(d)) Form

¹Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? ___ Yes No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

_____	_____
_____	_____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ___ Yes No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? ___ Yes No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Signature (original to be filed with the Clerk)

Guillermo Vargas
Printed Name of Signer

OWNER
Title of Signer (if applicable)

8/10/2022
Date

Lester, Thomas

From: General Auto Services <vargas@generalautoservices.net>
Sent: Thursday, August 11, 2022 10:15 AM
To: Lester, Thomas
Subject: Re: Zoning Request Form
Attachments: Rezone Form.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Morning,

Thank you for all your help. Attached please find the Rezoning Request Form.

Kind Regards,
Ruth Vargas

On Thu, Jul 21, 2022 at 12:07 PM Lester, Thomas <Thomas.Lester@ppd.mncppc.org> wrote:

Hello,

Here is the zoning request form that needs to be filled and submitted by August 11.

<https://www.mncppc.org/DocumentCenter/View/20915/20220712-New-Zone-Request-Form?bidId=>

And there is the project website to stay up-to-date.

<https://www.mncppc.org/3390/Bowie-Mitchellville-and-Vicinity-Master->

Regards,

Thomas E. Lester, III

Planner III | He/Him/His | Community Planning Division

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772
Direct 301-952-3756 | Teams Mobile 240-573-2496

Email: thomas.lester@ppd.mncppc.org



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Best Regards,

General Auto Services, Inc.
4513 Baltimore Ave.
Bladensburg, MD 20710
(301) 209-9305 (shop)
(301) 209-9308 (fax)