The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

November 13, 2025

MEMORANDUM

TO: Lakisha Hull, AICP, LEED AP BD+C, Planning Director

VIA: James Hunt, MPA, Deputy Director of Operations JRH
David S. Warner, Principal Counsel, Office of General Counsel

FROM: Sarah Benton, AICP, Planning Supervisor, Long-Range Planning Section, Community Planning Division
Andrew Bishop, Planner IV, Long-Range Planning Section, Community Planning Division NAB
Korey Arsenault, Planner II, Long-Range Planning Section, Community Planning Division KRA

SUBJECT: Administrative Correction to the Official Zoning Map

The purpose of this memorandum is to request the Planning Director approve an administrative correction to the Official Zoning Map for 3918 Allison Street, Brentwood MD 20722, Tax Account #1925155 and to reflect these corrections in the County's Geographic Information System ("GIS") layers. The Planning Director is empowered to "Make administrative corrections to the Official Zoning Map and comprehensive plans" by Section 27-3305(a)(3) of the Zoning Ordinance.

On October 10, 2025, Mr. Haller submitted a letter to Deputy Director Hunt in which he asserts he identified a potential error in the Zoning Map for 3918 Allison Street, Brentwood MD 20722. The Community Planning Division, Information Management Division, and Development Review Division extensively researched the prior approved plans and the historical archives on FileNet and concluded that the placement of the front half of this lot in the Reserved Open Space (ROS) Zone was in fact an error that occurred during the planning process at some point between 1998 and 2004. This error is present in the active area plan and on the County Zoning Map manifest on PGAtlas. The detailed analysis below supports this claim.

Background

Attachment 1 displays the location of these properties in relation to one another. Attachment 2 displays the approved prior and current zoning designation.

The identified properties include:

1. 5,000 square feet of Lot 17 fronting Allison Street containing a privately-owned single-family detached home and yard.
2. M-NCPPC-owned rear 5,000 square feet of Lot 17.

Lot 17 is platted as Holladay Company's Addition to Highland (Brentwood) MD. The subject property is shown with the additional highlight on the former Lynn Street in Attachment 3.

1954
The owner of Lot 17 conveys "Lot 71, Block H, in the subdivision known as HOLLADAY COMPANY'S ADDITION TO HIGHLAND (Brentwood), as shown on the subdivision plat thereof recorded among the Land Records of the aforesaid County and State in Plan Book A as Plat 9, saving and excepting the front, or southerly, 100 feet thereof" (Attachment 4). This results in split-ownership on this lot with the rear half being owned by M-NCPPC and the front half owned privately. This demarcation is not depicted in PGAtlas, although separate tax accounts are shown on the property.

1981
The 1981 *Planning Area 68 Sectional Map Amendment* rezoned the northern 100' of Lot 17 to the Open Space (O-S) Zone and maintained the southern 100' of Lot 17(fronting Allison Street) in the One-Family Detached Residential (R-55) Zone. This is depicted in the 1982 zoning map with the property circled in red (Attachment 5).

1994
The 1994 *Planning Area 68 Approved Master Plan and Sectional Map Amendment* maintained the existing zoning on these properties and does not include them as part of any zoning change in the Sectional Map Amendment.

1998
CR-42-1998 approved the Countywide Map Amendment for the Reserved Open Space (R-O-S) Zone. The supporting Countywide Map Amendment document states that "no private property was recommended for the R-O-S Zone in this Map Amendment". Therefore, the privately-held part of Lot 17 was retained in the R-55 Zone. It is probable that the rear piece of this lot was rezoned from O-S to R-O-S with Zoning Change N78 as this piece of land is included in the Anacostia River Stream Valley Park, which is subject to this zoning change. (Attachment 6)

2004
The 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment* does not include a zoning change on this property. Table 11 in the Sector Plan also shows no net change in R-O-S Zoning within the Zoning Inventory for the Gateway Arts District. Page 108 of the Sector Plan further explains that the "R-O-S Zone is generally applied to federal and state properties, unless specific uses or intended character of the property or area should warrant another zoning Category. However, the approved Zoning on Map 18 of the Sector Plan depicts the **entirety** of Lot 17 in the R-O-S Zone (Attachment 7).

2021/2022
The Countywide Map Amendment, approved in 2021 and in effect in 2022, transitioned every zoning category to a new zone. This carried over the R-O-S zoning for the entirety of Lot 17 as shown in the 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment* to the ROS Zone.

Analysis

1. 5,000 square feet of Lot 17 fronting Allison Street containing a privately-owned single-family detached home and yard.

Issue/Error: The privately-owned portion of Lot 17 is incorrectly depicted in the ROS Zone.

Staff's Finding: The District Council's zoning decisions carry a strong presumption of correctness. However, the Council also recognizes that there may be instances in which typographical errors, mistakes in preparing maps, and other instances of staff inaccuracies or oversight merit an administrative correction to ensure the intent of the Council is reflected in the Official Zoning Map. Pursuant to the research identified above, staff found the 5,000 square feet of Lot 17 fronting Allison Street containing a privately-owned single-family detached home and yard located at 3918 Allison Street, Brentwood MD 20722, with Tax Account #1925155, was erroneously depicted as being in the Reserved Open Space (R-O-S) zone by Map 18 in the 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment* and in the ROS zone in PGAtlas due to the 2022 Countywide Map Amendment. The available evidence rebuts the presumption of correctness and supports a finding that the southern piece of Lot 17 with Tax Account #1925155 should have been retained in the R-55 zone and appropriately transitioned to the Residential, Singe-Family 65 Zone (RSF-65).

2. M-NCPPC-owned rear 5,000 square feet of Lot 17.

Staff's Finding: Retain existing ROS zoning.

Conclusion

Staff find that the 5,000 square feet of Lot 17 fronting Allison Street containing a privately-owned single-family detached home and yard located at 3918 Allison Street, Brentwood MD 20722, with Tax Account #1925155, was erroneously identified as Reserved Open Space (R-O-S and ROS Zones) in the 2004 *Gateway Arts District Approved Sector Plan and Sectional Map Amendment* and in PGAtlas, which is reflective of the approved County Zoning Map. Pursuant to Section 27-3305(a)(3), the Planning Director is empowered to make administraive corrections to the Official Zoning Map.

Upon approval of this Administrative Correction, the Zoning layer of PGAtlas and in the OpenData system will be revised to show this property with Tax Account #1925155 in the RSF-65 zone.

Attachments

Attachment	Date	Name	Action
1	2025	Context Map	Displays location of properties on Lot 17
2	2025	Zoning Maps	Displays subject property's zoning
3	1904	Recorded Plat	Depicts initial set-up of property
4	1954	Conveyance Deed	Relinquishes ownership of rear half of Lot 17 to M-NCPPC
5	1982	County Zoning Map	Shows the rear half of Lot 17 in O-S zone and the front half in the R-55 zone

6	1998	Countywide Map Amendment for the Reserved Open Space Zone	Rezones the rear portion of this property to R-O-S Zone as part of Anacostia River Stream Valley Park
7	2004	Gateway Arts District Sector Plan – Map 18	Shows the entirety of Lot 17 in the R-O-S Zone

READ AND AGREED

Lakisha Hull (Nov 14, 2025 11:41:11 EST)

Lakisha Hull, AICP, LEED AP BD+C, Planning Director

11/14/2025

Date

cc:
Gwen McCall-Winston, Deputy Director of Administration
James Cannistra, Division Chief, Information Management Division
Sherri Conner, Division Chief, Development Review Division
Katina Shoulars, Division Chief, Countywide Planning Division
Rob Gelner, Information Technology Systems Manager, Information Management Division
Helen Smith, Supervisor, Planning Information Services Section, Intake Regulatory Review Department
Lisa Isenberg, Planning Technician III, Intake Regulatory Review Department
Evan King, Planner II, Development Review Division
Nora Barenblitt, GIS Specialist, Information Management Division
Development Review Division Staff
Members of the Prince George's County Council, sitting as the District Council
Clerk of the Prince George's County Council

Pursuant to Section 27-1601(b) of the Zoning Ordinance: In the event that minor drafting or other clerical errors or omissions are identified within the GIS mapping system, then the *Planning Director* may correct such minor errors or omissions, provided that the Director issues a written statement of justification to the Clerk of the Council and *District Council* as to the subject correction prior to making said change

Attachment 1



M-NCPPC

Context Map
Subject Properties

© M-NCPPC

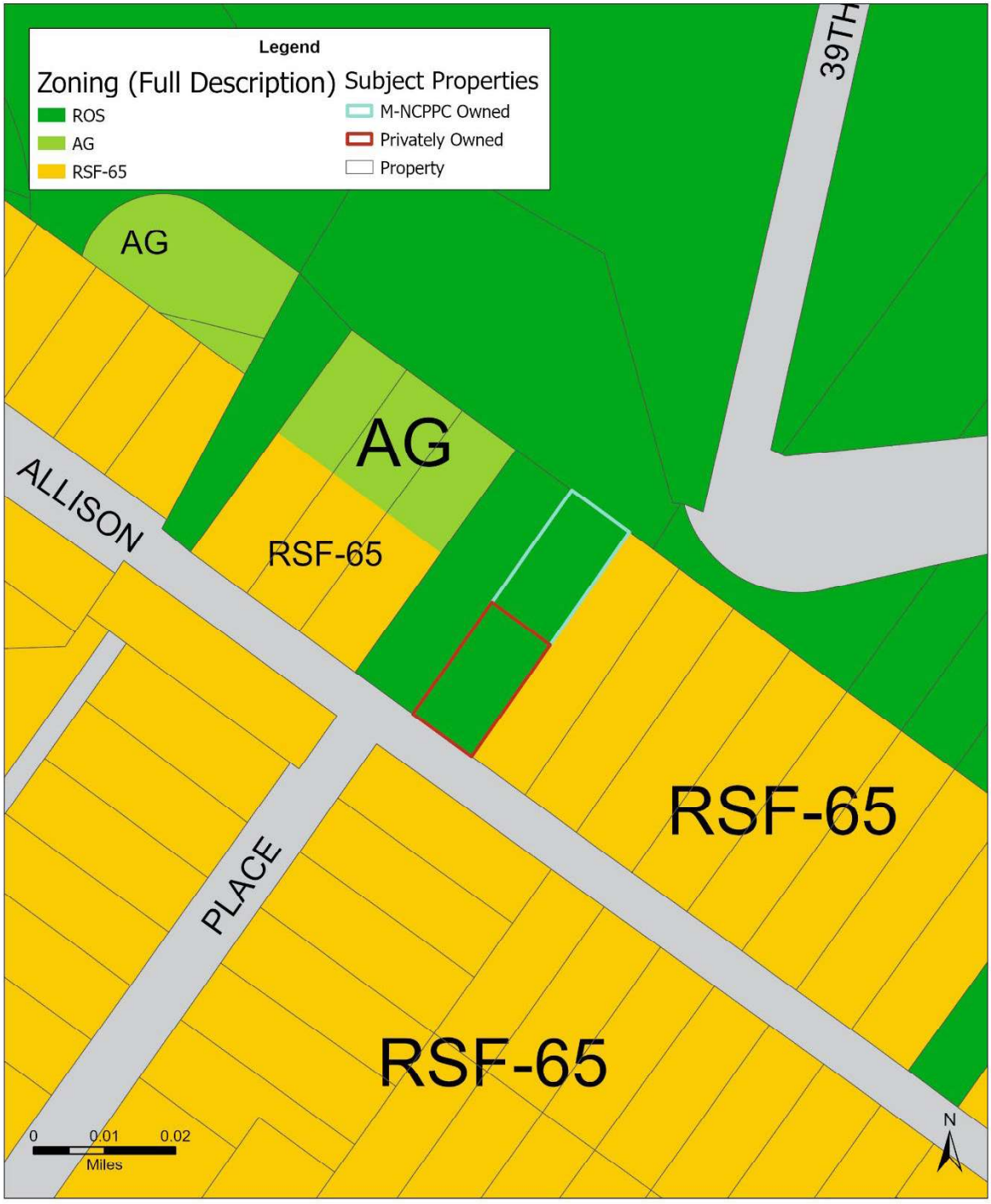
Attachment 2



M-NCPPC

Zoning Map
Prior

© M-NCPPC

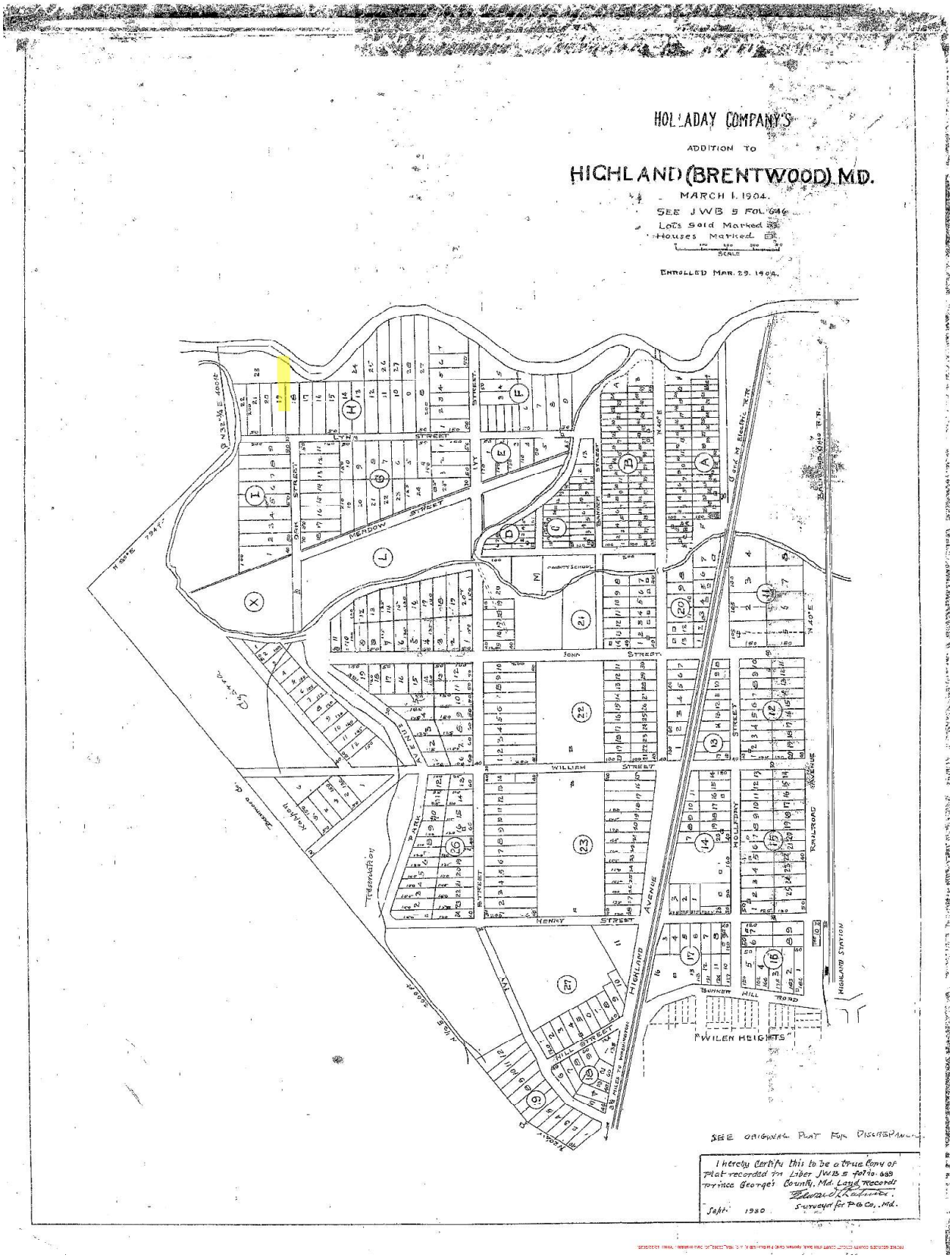


M-NCPPC

Zoning Map
Current

© M-NCPPC

Attachment 3



Attachment 4

Remt to- Ralph W. Powers
Hyattsville, Md.
Dec. 6, 1954

RECORDED

NOV 30 11 38 AM 1954

BOOK 1798 PAGE 326

W. WAVERLY WEBB
CLERK CIRCUIT COURT

THIS DEED, made this 26th day of November, 1954, by and between WALLACE E. WILLIAMS, unmarried, ROLAND J. BAKER, also known as Rolland J. Baker, and MARY E. BAKER, his wife, grantors, and THE MARYLAND-NATIONAL CAPITAL PARK and PLANNING COMMISSION, grantee:

WITNESSETH, that for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the grantors do grant and convey unto the grantee, its successors and assigns, in fee simple, all that certain parcel or tract of land situate in the Chillum (17th) Election District, Prince George's County, Maryland, and described as follows:

LOT 17, BLOCK H, in the subdivision known as HOLLADAY COMPANY'S ADDITION TO HIGHLAND (Brentwood), as shown on the subdivision plat thereof recorded among the Land Records of the aforesaid County and State in Plat Book A as plat 9, saving and excepting the front, or southerly, 100 feet thereof.

Together with the improvements thereon and the hereditaments and appurtenances to the same belonging.

Being the same land acquired by the grantors Wallace E. Williams and Roland J. Baker, under the Will of Laura J. Williams, deceased, recorded in the office of the Register of Wills of Prince George's County, Maryland, in Liber W.C.H. 1 of record of wills at folio 220.

And the grantors covenant that they will warrant specially the land hereby conveyed and that they will execute such further assurances as may be requisite.

WITNESS their hands and seals.

Test:

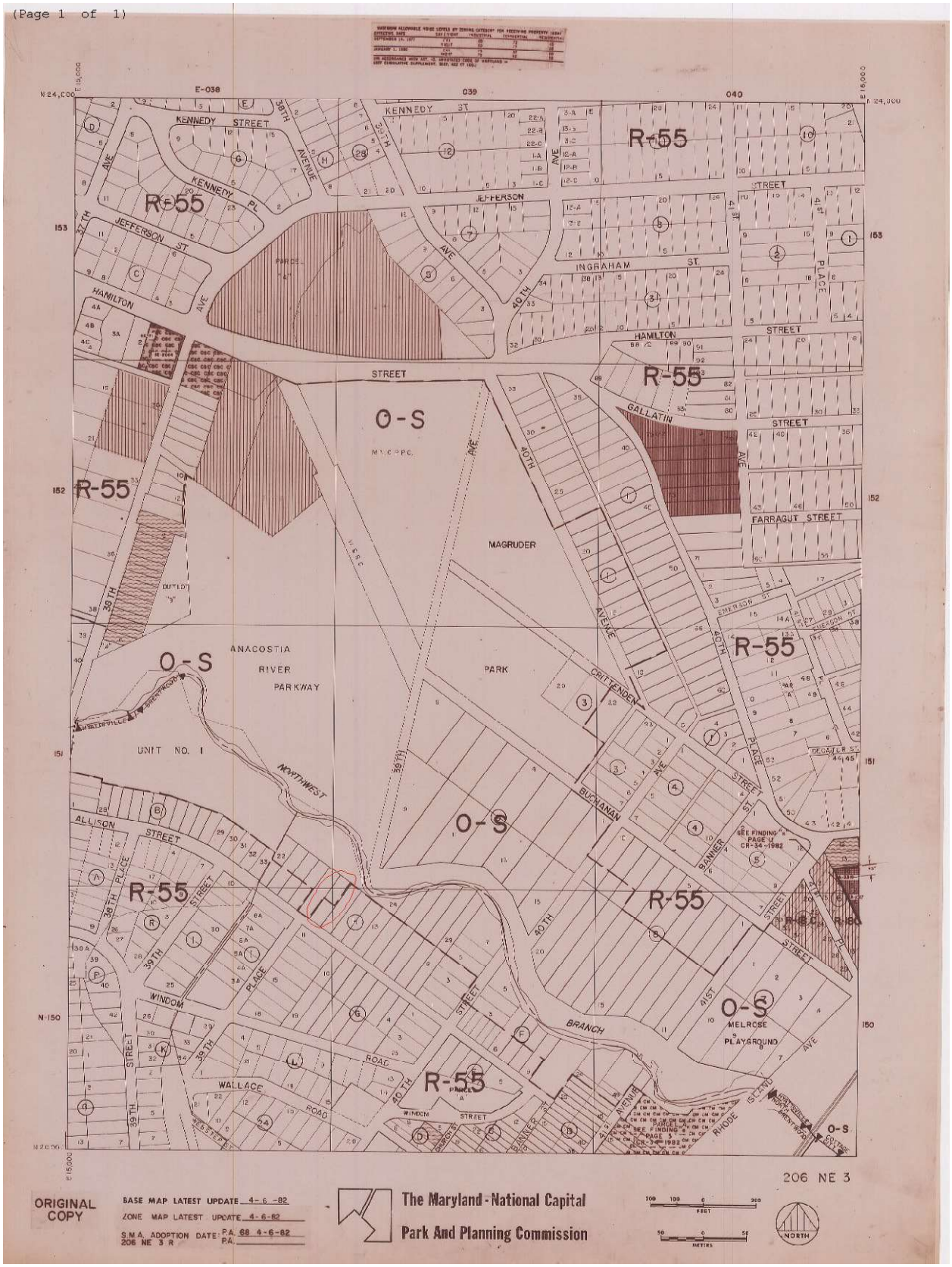
June L. Zervakos — Wallace E. Williams (Seal)
Wallace E. Williams

June L. Zervakos — Roland J. Baker (Seal)
Roland J. Baker

Albert R. Swanphaus — Mary E. Baker (Seal)
Mary E. Baker

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) WWW 1798, p. 0326, MSA_CE64_1891. Date available 11/29/2006. Printed 10/22/2025.

Attachment 5

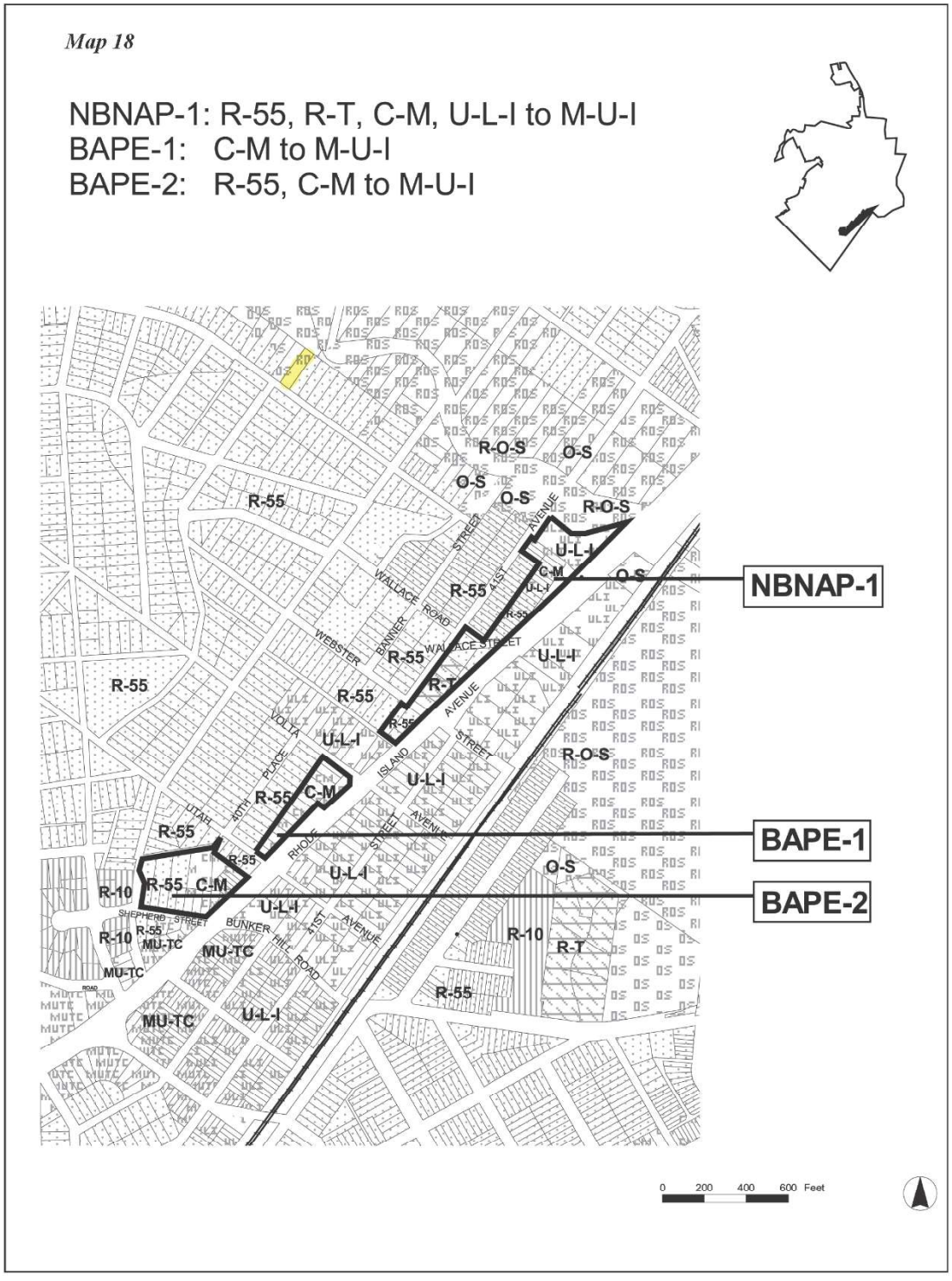


Attachment 6

ID#	ZONE	ACREAGE	PARK NAME	ROS?	IF NOT, WHY NOT?	WSSC/GRID	TM/GRID	P A
N37	**R80**	**61.72**	**Glenridge Community Park**	**YES**		**206NE06**	**051 C-1**	**69**
N42	R55	6.11	Vera Cope Weinbach Neigh. Recreation Center	NO	AC		043 F-2	69
N46	OS	6.69	University Hills Neighborhood Park	NO	AC		032 F-3	66
N47	R55	8.31	West Lanham Hills Neighborhood Park	NO	AC		051 E-1	69
N48	R55	7.37	Wildercroft Neighborhood Park	NO	AC		043 D-2	69
N49	R55	4.51	Woodlawn Neighborhood Recreation Center	NO	AC		051 C-1	69
N50	OS	8.62	Adelphi Neighborhood Park/School	NO	AC		024 F-3	65
N51	**R55**	**21.14**	**Bladensburg South Community Park**	**YES**		**205NE04**	**050 D-4**	**69**
N52	OS	15.96	Parklawn Neighborhood P/S	NO	AC		041 B-1	65
	R55							
N53	R55	4.19	Riverdale Hills Neighborhood P/S	NO	AC		043 A-2	69
N54	RT	0.52	Rogers Heights Neighborhood P/S	NO	AC		051 A-2	69
N55	R55	5.42	Robert Frost Neighborhood P/S	NO	AC		034 F-4	69
N56	R55	6.45	Templeton Knolls Neighborhood P/S	NO	AC		051 A-1	69
	RT							
N59	OS	1.00	Prince George s Plaza Community Center	NO	AC		042 B-2	68
N61	R10	6 02	Mt Rainier Neighborhood Nature and Recreation Center	NO	AC		049 E-1	68
N74	R55	15.66	Landover Hills Neighborhood Park	NO	AC		051 C-3	69
N75	OS	0.69	Berwyn Heights Comm. Ctr. (former ES)	NO	AC		034 A-2	67
N77	**OS**	**22.54**	**Hollywood Community Park**	**YES**		**212NE05**	**026 A-2**	**66**
N78	**I2**	**1 50**	**Anacostia River Stream Valley Park (***EXCEPT BLADENSBURG MARINA PROPERTIES, e.g. ID #N94)**	**YES*****		**208NE05**	**050 C-4**	**69**
	OS	**788.40**						
	R55	**1.00**						
	RT	**1.10**						
N79	**OS**	**90.00**	**Indian Creek Stream Valley Park**	**YES**		**210NE05**	**033 F-1**	**67**
	RR	**4.40**						

Note: Properties reclassified to the R-O-S Zone are in **bold**

Attachment 7



Signature: K.R. Arsenault

Email: korey.arsenault@ppd.mncppc.org

Signature: N. Andrew Bishop
N. Andrew Bishop (Nov 14, 2025 11:37:18 EST)

Email: andrew.bishop@ppd.mncppc.org