

AUTHORITY IN ZONING MATTERS

The Zoning Hearing Examiner (ZHE) is authorized to conduct hearings on behalf of the District Council in the following types of zoning cases:

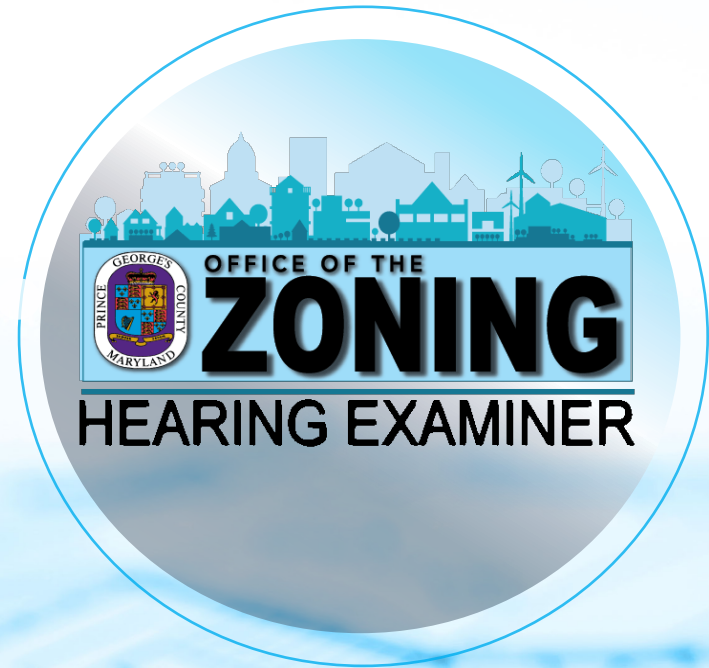
1. Applications for Zoning Map Amendments
2. Applications for Special Exceptions and requests for variances related thereto
3. Petitions for revocation or modification of Special Exceptions, and the accompanying revocation of use and occupancy permits
4. Applications for validation of permits issued in error
5. Fence waivers for nonconforming junk yards
6. Requests for authorization to construct buildings within planned rights-of-way
7. Requests for the reduction of the minimum area required for the construction of attached dwellings
8. Amendments of certain site plans
9. Annulments of Map Amendment approvals for noncompliance with conditions
10. Amendments of approved Basic Plans
11. Reviews of certifications of nonconforming uses
12. Amendments of approved Special Exceptions
13. Complaints regarding medical practitioners' offices in one-family dwellings and racetracks
14. Appeals from decisions of the Historic Preservation Commission
15. Any other case for which the District Council directs that a hearing be held by the Zoning Hearing Examiner



The Zoning Hearing Examiner's hearings are quasi judicial, evidentiary hearings subject to all of the requirements and restrictions placed upon the District Council. Notice of the hearings are generally posted on the subject property and on the Council Website: pgccouncil.us/ZHE.

CONTACT US

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Welcome to the Office of the Zoning Hearing Examiner for Prince George's County, Maryland. The Office of the Zoning Hearing Examiner consists of two Zoning Hearing Examiners ("ZHE") appointed by the District Council pursuant to Section 27-126 of the Zoning Ordinance and administrative staff.

The ZHE holds evidentiary hearings for various zoning matters, including, but not limited to, Special Exceptions, requests to rezone property, and requests to validate permits issued in error.

EVIDENTIARY HEARINGS FOR VARIOUS ZONING MATTERS

The Zoning Hearing Examiner's hearings are evidentiary hearings where witnesses are sworn, testimony taken, and exhibits entered into the record. The hearing dates are generally posted on or near the applicant's property pursuant to the requirements of the zoning ordinance.

HEARINGS ARE GENERALLY HELD IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

1. Applicant's case
2. Opposition's case
3. Public agency comments and examination
4. Summation by opposition
5. Summation by applicant




Zoning Applications & Links

Applications for cases to be heard by the Zoning Hearing Examiner can be obtained from M-NCPPC, Development Review Division at 301-952-3530 or Department of Permitting, Inspections and Enforcement, as applicable, at 301-636-2000.

Zoning Hearing Examiner

 ZHE@co.pg.md.us

 301-952-3644