

Bond Case Briefs

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ZONING & PLANNING - MARYLAND

Heard v. County Council of Prince George's County

Appellate Court of Maryland - February 2, 2024 - A.3d - 2024 WL 389025

Neighbor brought petition for judicial review of county council's enactment of zoning ordinance which amended single-family detached residential zone to allow for the adaptive reuse of an abandoned public-school building by nonprofit human services organization.

The Circuit Court dismissed the petition for lack of standing, and neighbor appealed.

The Appellate Court held that:

- Neighbor was specially aggrieved by and thus had standing to contest the ordinance;
- Maryland-Washington Regional District Act (RDA) superseded county charter's zoning provisions with respect to the subject property;
- Adaptive reuse was consistent with county's comprehensive plan, for purpose of whether alleged spot zoning was improper; and
- Reuse yielded an overall public benefit such that, even if amendment constituted spot zoning, it was not improper.