

**ZONING CASE SUMMARY**

Case No: CNU-25543-2013

Meeting Date: \_\_\_\_\_  
Action Deadline: \_\_\_\_\_  
Status: \_\_\_\_\_

Affidavit Accepted: \_\_\_\_\_

Application Filed 08/22/13 Councilmanic District 6 Planning Area(s) 75A/247M

Applicant 7901 Parston Drive, LLC  
Correspondent Martin Hutt, Esquire  
Request Vehicle Storage Yard & Automobile Towing Station Area: 21.952 sq. ft.  
Location 7901 Parston Drive, District Heights, Maryland

Master Plan Approved Subregion 4 Conforms: \_\_\_\_\_  
SMA Approved Subregion 4 Adopted: 06/01/10  
Zone: I-1 DDOZ

Tech. Staff (1) N/A Date Filed (1) \_\_\_\_\_

Staff Writer \_\_\_\_\_

Pl. Bd. Recomm (1) N/A Date Filed (1) \_\_\_\_\_

ZHE hrg. Date (1) 3/5/14 ZHE TUA (1) \_\_\_\_\_ ZHE Filed (1) 04/11/14

ZHE Recomm. (1) Approval

Municipality N/A Opposed \_\_\_\_\_  
Other Opposit. N/A

Prior Action

Available Backup

DC Oral Arg  
Comp. Case(s) \_\_\_\_\_  
DC Hearing/Meeting Date ( )  / /  
DC Action \_\_\_\_\_  
DC Final Act \_\_\_\_\_

Date ( )  / / Pass/Fail ( )  
Vote ( ) \_\_\_\_\_  
Appeal Filed  
Court Action ( ) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
(301) 952-3600

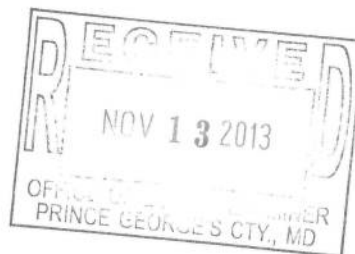
## INTRA-OFFICE MEMORANDUM

TO: Maurene E. McNeil  
Chief Zoning Hearing Examiner

FROM: Redis C. Floyd  
Clerk of the Council

DATE: November 13, 2013

RE: CNU-25543-2013 Forestville Commercial Center Lot 6; Blk A



On October 21, 2013, Council elected to review the Non-Conforming-Use Certification case indicated above. Prior to final action by the District Council, pursuant to Sec 27-244, of the Zoning Ordinance, the Zoning Hearing Examiner shall hold a public hearing.

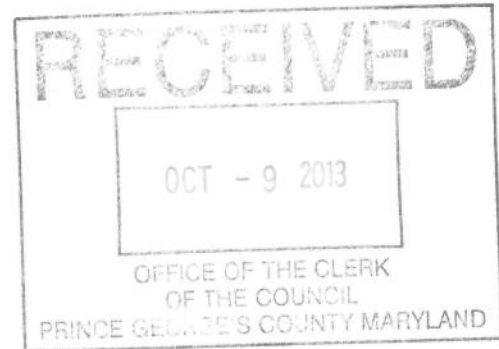
Attached for your information and convenience is the entire case file.

If I can be of any assistance in this regard, please don't hesitate to call me at (301) 952-3600.

cc: Raj Kumar, Principal Counsel to the District Council  
Martin Hutt, Esquire, Lerch, Early & Brewer  
Alan Hirsch, Division Chief, M-NCPPC  
Debbie Gallagher, M-NCPPC  
Cheryl Summerlin, M-NCPPC

February 1, 2012

October 9, 2013



**MEMORANDUM**

**TO:** Redis Floyd  
 Clerk of the Council

**FROM:** Alan Hirsch, Chief *AAA*  
 Development Review Division

**SUBJECT:** Notification of Recommendation for Certification of Nonconforming Use

Permit Application Number: **25543-2013-U**

Specific Use(s): **Vehicle Storage Yd/Automobile Towing Station**

Location of Property: **7901 Parston Drive, District Heights**

Current Zone(s): **I-1/DDOZ**

Sign Posting Date: **September 17, 2013**

Reason for Certification: **Property rezoned from I-1 to the I-1/DDOZ Zone on November 17, 2009 by the Marlboro Pike Sector and Sectional Map Amendment**

This is to advise that the above-captioned permit application relating to certification of a nonconforming use has been reviewed by this office. It has been found to fulfill the requirements of the Zoning Ordinance for administrative certification of the use in question, and no request for the Planning Board to conduct a public hearing was received within the time period specified on the public notice sign. Therefore, we are recommending that the use be certified as nonconforming.

Pursuant to Section 27-244(d) of the Zoning Ordinance (as amended by CB-78-1991), the District Council has the option of reviewing this recommendation, provided it votes to do so within 30 days of receipt of the recommendation. If you advise us that the Council has not elected to review this recommendation after expiration of the 30-day period, we will certify this use as nonconforming and transmit that action to the Department of Environmental Resources, so that the permit may be issued.

To: MARTY 301 347  
1774

**APPLICATION FORM**

DO NOT WRITE IN THIS SPACE:

Application No.(s): \_\_\_\_\_ Planning Board Review  Planning Director Review   
 Acceptance Date: \_\_\_\_\_ 70-day limit \_\_\_\_\_ Limit waived-2<sup>nd</sup> 70-day limit \_\_\_\_\_  
 Posting Waived  Posting Date: \_\_\_\_\_ No. of Signs Posted: \_\_\_\_\_ Agenda Date: \_\_\_\_\_  
 Filing Fee: \_\_\_\_\_ Posting Fee: \_\_\_\_\_ Case Reviewer: \_\_\_\_\_  
 Subdivision Development Review Committee Date: \_\_\_\_\_  
 Referral Mail-Out Date: \_\_\_\_\_ Referral Due Date: \_\_\_\_\_  
 Date of Informational Mailing: \_\_\_\_\_ Date of Acceptance Mailing: \_\_\_\_\_

25543-2013

APPLICATION TYPE:  NCU- Certified Nonconforming Use  Revision of Case # \_\_\_\_\_  
 (See page 2 for a list of applications)

PROJECT NAME:

Geographic Location (give distance related to or near major intersection):

Address (if applicable) 7901 Parston Drive, District Heights

Companion Case(s):

Total Acreage: 21,954 sf	Planning & Policy Analysis Areas: 75A/247M	Election District: 6
Tax Map/Grid: 082A4	Current Zone(s): I-1 DD0Z	Council District: 6
200 Sheet: 20ASE07	Existing Lots/Blocks/Parcels: Lot 6, BK A	Dev. Review District: N/A
COG TAZ: 108D	PG TAZ: 905	Aviation Policy Area: N/A
Plat Book/Page: A06 -7783	Municipality(ies): District Heights	Is development exempt from grading permit pursuant to 32-127.(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N
General Plan Tier (check one): <input checked="" type="checkbox"/> Developed <input type="checkbox"/> Developing <input type="checkbox"/> Rural		

Proposed Use of Property and Request of Proposal:  
 Vehicle Storage Yard and  
 Automobile Towing Station

Please list and provide copies of resolutions of previously approved applications affecting the subject property:  
 Marlboro Pike Sector Plan and SMA  
 Resolution CR-90-2009

Applicant Name, Address & Phone:

Powell & Powell  
 13404 Valley Drive  
 Rockville, MD 20850

Consultant Name, Address, Phone, & Fax:

Owner Name, Address & Phone:  
 (if same as applicant, please indicate)

Powell & Powell  
 13404 Valley Drive, Rockville, MD 20850

Contact Person, Phone Number, Fax & E-Mail:

Wes Fritz (301) 717-0575  
 WesFritz@mindspring.com

SIGNATURE (Sign where appropriate; attach additional signatures if necessary)

*[Signature]* 8/22/13  
 Owner's Signature Date Applicant's Signature Date  
 Owner's Signature Date Contract Purchaser's Signature Date

**ZONING CASES:**

Details of Request:

Nonconforming vehicle  
storage yard and automobile  
towing station

Zoning Ordinance Section(s):

27-244

Number of Dwelling Units:

Attached \_\_\_\_\_ Detached \_\_\_\_\_ Multifamily \_\_\_\_\_

Gross Floor Area (Commercial/Industrial Only):

**SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:**

Type of Application: (Check all that apply)

Conventional  Comprehensive Design  Conservation Sketch Plan  Pre-Preliminary Plan Overlay Zone: Yes  No  If yes, provide name: \_\_\_\_\_Variation Request Required: Yes  No  Justification Statement Attached: Yes  No 

Sewer and Water Service Categories:

Existing: Sewer \_\_\_\_\_ Water \_\_\_\_\_ Proposed: Sewer \_\_\_\_\_ Water \_\_\_\_\_

**TOTAL NUMBER OF PROPOSED:**

Lots: \_\_\_\_\_ Outlots: \_\_\_\_\_ Parcels: \_\_\_\_\_ Outparcels: \_\_\_\_\_

Number of Dwelling Units:

Attached \_\_\_\_\_ Detached \_\_\_\_\_ Multifamily \_\_\_\_\_

Gross Floor Area (Non-residential only):

**AREAS OF DEDICATION:**

Total Parkland: \_\_\_\_\_ Homeowners: \_\_\_\_\_ Street ROW: \_\_\_\_\_ Other: \_\_\_\_\_

**OWNER:**

Last Recorded Conveyance: Grantor: \_\_\_\_\_

Grantee: \_\_\_\_\_

Date of Conveyance: \_\_\_\_\_

Land Records Reference: Liber \_\_\_\_\_ folio \_\_\_\_\_

Legal Restrictions/Encumbrances Liber/folio: \_\_\_\_\_

**SUBDIVISION CASES – FINAL PLAT:**Water/Sewer: DER  Health Dept. 

Number of Plats: \_\_\_\_\_

Conceptual Stormwater Management Approval No. \_\_\_\_\_

WSSC Authorization No.: \_\_\_\_\_

CSP/DSP/SDP No.: \_\_\_\_\_

Approval Date of CSP/DSP/SDP: \_\_\_\_\_

Preliminary Plan No.: \_\_\_\_\_

Approval Date of Preliminary Plan: \_\_\_\_\_

I hereby certify that the submitted final plats are in conformance with the above-referenced SP/SDP.

\_\_\_\_\_  
*Signature of Surveyor, Authorized Representative***URBAN DESIGN CASES:**

Number of Dwelling Units:

Attached \_\_\_\_\_ Detached \_\_\_\_\_ Multifamily \_\_\_\_\_

Gross Floor Area: (Commercial or Industrial use only)

Nature of Revision: \_\_\_\_\_

## Parston Dr, District Heights, MD 20747

<b>Tax Account</b>		<b>Property Description</b>		
0472183				
<b>Block</b>	<b>Lot</b>	<b>Parcel</b>	<b>Tax Map Grid</b>	<b>WSSC Grid</b>
A	6		082A4	204SE07
<b>Street Address</b>				
Parston Dr, District Heights, MD 20747				
<b>Assessor Zone Code</b>		<b>Exempt Class</b>		
007				
<b>Owner Name</b>		<b>Owner Address</b>		
7901 PARSTON DRIVE L L C		13404 Valley Dr, Rockville, Md 20850		
<b>Zone Code1</b>	<b>Zone Code2</b>	<b>Zone Code3</b>	<b>Zone Code4</b>	<b>Zone Code5</b>
I1	DDO			
<b>Liber</b>		<b>Folio</b>		
08722		256		
<b>Sale Price</b>		<b>Current Assessment Value</b>		
\$99,466.00		\$60.00		
<b>Full Land Cash Value</b>		<b>Full Improvement Cash Value</b>		
\$30.00		\$30.00		
<b>Assessment District</b>		<b>Land Acres</b>	<b>Structure Sq Ft</b>	
06		0.504	N/A	
<b>Subdivision Name</b>		<b>Plat</b>	<b>Year Built</b>	<b>Transfer Date</b>
FORESTVILLE COMMERCIAL CENTER>		A06-7783		19930409
<b>Plan Area</b>		<b>Planning Analysis Zone</b>		
75A		247M		

### COG Traffic Analysis Zone

<b>TAZ Number</b>	<b>Population 2010</b>	<b>Population 2015</b>	<b>Population 2020</b>	<b>Population 2025</b>
1080	492	482	473	470
<b>Population 2030</b>	<b>Population 2035</b>	<b>Population 2040</b>	<b>Dwelling Units 2010</b>	<b>Dwelling Units 2015</b>
467	465	464	191	191
<b>Dwelling Units 2020</b>	<b>Dwelling Units 2025</b>	<b>Dwelling Units 2030</b>	<b>Dwelling Units 2035</b>	<b>Dwelling Units 2040</b>
191	191	191	191	191
<b>House Holds 2010</b>	<b>House Holds 2015</b>	<b>House Holds 2020</b>	<b>House Holds 2025</b>	<b>House Holds 2030</b>
177	181	181	181	181
<b>House Holds 2035</b>	<b>Employment 2040</b>	<b>Employment 2010</b>	<b>Employment 2015</b>	<b>Employment 2020</b>
181	1735	1696	1701	1712
<b>Employment 2025</b>		<b>Employment 2030</b>		<b>Employment 2035</b>
1718		1723		1728

### Community Plan

<b>Plan Title</b>	<b>Date Approved</b>	<b>Planning Board Resol...</b>	<b>County Council Resol...</b>	<b>Map Name</b>
Approved Marlboro Pike Sector Plan and Adopted Sectional Map Amendment	11/17/2009	09-84	CR-90-2009	Marlboro Pike 2009

Plan Title	Date Approved	Planning Board Resol...	County Council Resol...	Map Name
Approved Subregion 4 Master Plan and Sectional Map Amendment	6/1/2010	09-163	CR-49-2010	Subregion 4 2010
Plan Type		Status		
Sector Plan		Approved		
Master Plan		Approved		

## Congressional District (2014)

District Number	Representative	Representative Party
4	To Be Determined	TBD

## Councilmanic District

District	Member	Party	Telephone	Email
6	Derrick Leon Davis	Democrat	301-952-3426	dldavis@co.pg.md.us

## Councilmanic District (2014)

District	Councilmember	Political Party	Telephone	Email
6	To Be Determined	TBD	TBD	To Be Determined

## Development District Overlay

Plan Name	Resolution	Adoption Date
MARLBORO PIKE SECTOR PLAN AND SMA	CR-90-2009	11/17/2009

## Election District

Election District Number
6

## Election District (2014)

Election District	Election District Number
6, Spauldings	6

## Election Precinct

Polling Place	Precinct Number	Congressional	Legislative	Council
NORTH FORESTVILLE ELEM SCH	06-23	4	25	6

## Election Precinct (2014)

Polling Place	Precinct Number	Congressional	Legislative	Council
NORTH FORESTVILLE ELEM SCH	06-23	4	25	6

## Electric Utility Service Area

Utility Name
PEPCO

## Elementary School

School Number	School Name
06118	Longfields Elementary

## Enterprise Zone

<b>Within Zone</b>				
YES				
<b>Gas Utility Service Area</b>				
<b>Utility Name</b>				
WASHGAS				
<b>General Plan Tier</b>				
<b>Tier</b>				
Developed				
<b>High School</b>				
<b>School Number</b>	<b>School Name</b>			
15319	Dr Henry A Wise, Jr. High			
<b>JB Andrews Accident Potential Zone</b>				
<b>APZ Code</b>	<b>Zone</b>			
83	Accident Potential Zone 2			
<b>JB Andrews Imaginary Runway Surface (2007)</b>				
<b>Zone Use</b>	<b>Height Zone</b>			
App/Dep Clearance (50:1) - North End	B			
<b>JB Andrews Noise Contours (2007)</b>				
<b>Noise Range (Decibels)</b>	<b>Noise Zone</b>			
65	A35			
<b>Land Use (Existing) MD Dept of Planning 2010</b>				
<b>LU Code</b>				
Industrial				
<b>Legislative District</b>				
<b>Legislative District</b>	<b>Member 1</b>	<b>Party 1</b>	<b>Member 2</b>	<b>Party 2</b>
25	Senator Ulysses Currie	Democrat	Delegate Aisha N. Braveboy	Democrat
<b>Member 3</b>	<b>Party 3</b>	<b>Member 4</b>	<b>Party 4</b>	
Delegate Dereck E. Davis	Democrat	Delegate Melony G. Griffith	Democrat	
<b>Middle School</b>				
<b>School Number</b>	<b>School Name</b>			
06460	Drew-Freeman Middle			
<b>Municipal One Mile Buffer</b>				
<b>Name</b>	<b>Title</b>	<b>Official</b>	<b>Address</b>	<b>City</b>
DISTRICT HEIGHTS	Mayor	James L. Walls Jr.	2000 Marbury Drive	District Heights
<b>ZIP Code</b>				
20747				
<b>PG Traffic Analysis Zone</b>				



Zone Number
905

## Planning Area

Subregion Number	Number	Name	Planner	Phone Number
4	75A	Suitland-District Heights & Vicinity	Clara Fenwick	301-780-2233
Email Address			Acreage	
NO_SPAM_clara.fenwick@ppd.mncppc.org			10385.001	

## Policy Analysis Zone

COG Analysis Zone	Planning Area Number	Policy Analysis Zone Number
247M	75A	247M75A

## Priority Funding Area

Within Priority Funding Area
Yes

## Revitalization Tax Credit

Within Revitalization Tax Credit Area	TYPE
Yes	Residential

## Sustainable Growth Act

Tier
1

## Tax Grid

Map-Grid
82-A4

## WSSC Grid

Grid
204SE07

## Zip Code

Zip Code	City	Alternate Names
20747	District Heights	Forestville

## Zoning

Zone Type	Class	Acreage
Industrial	I-1 (Light Industrial)	100.531


MN  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
PPC  
C

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco

September 19, 2013

MEMORANDUM

TO: Council Member Derrick L. Davis  
Chief of Staff Nell W. Johnson

FROM:  Cheryl Summerlin, Applications Supervisor  
Development Review Division

SUBJECT: Planning Director Review with Posting – Forestville Commercial Center  
CNU-25543-2013

The above application was accepted on September 17, 2013. The nature of the review is for certification of a non-conforming use for an automobile towing station and vehicle storage yard.

Per CB-42-2002, the site was posted with notice signs on September 17, 2013. The Zoning Ordinance requires that the signs remain on the site for 20 days from the date of the posting.

CB-42-2002 allows any interested person to request a Planning Board hearing during the 20-day posting period. If you would like additional information about this case, the applicant contact information, or if you would like to request a Planning Board hearing, please contact Michelle Hughes at 301-952-5409.

cc: Michelle Hughes, Principal Planning Technician  
Debbie Gallagher, Permit Review Supervisor



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Michelle Hughes 25543-2013-U  
Telephone Number: (301) 952-5409 August 12, 2013  
Fax Number: (301) 952-4141  
Permit Status: www.mncppc.org

The following comments were generated from permit review. Any questions or concerns regarding the following comments should be directed to the reviewer. For permit status, please direct your call to the appropriate phone number provided above.

*Further review and comments may be generated when the appropriate or additional information has been submitted. Revised plans and required information must be submitted to the Permit Review Section.*

This permit is for a vehicle storage yard and automobile towing station within the Low Intensity Business Park Character Area of the Marlboro Pike Development District Overlay Zone (DDOZ), adopted November 17, 2009. The underlying zone is I-1. Vehicle, truck, boat, heavy motorized equipment, trailer storage yard and vehicle towing stations are all currently prohibited uses in this character area. The property was originally constructed as a storage yard per 12346-77-CG and Planning Board approval per ZMA-9051-C. Numerous use and occupancy permits have been issued for various storage yards and vehicle towing stations. The property owner must pursue certification of nonconforming use. **9/5/13 - The application for certification of nonconforming use and all supporting documentation has been submitted and reviewed and deemed complete. A required sign posting and fee of the property of \$30 made payable to M-NCPPC is required per Section 27-244(c)(2) of the Prince George's County Zoning Ordinance and subsequent referral sent to the District Council. 10/9/13 - Received confirmation that 20-day sign posting has been fulfilled. 10/10/13 – Submitted memo to Redis Floyd, Clerk of the Council.**

1. ~~Which of the 4 storage yards is this permit for?~~ **9/5/13 - The certification of nonconforming use is for all 4 yards for the proposed use of vehicle storage yard and automobile towing station.**
2. ~~Will wrecked vehicles from accidents also be stored at this location that is awaiting adjustments of claims following accidents? This is what a vehicle towing station is considered.~~ **9/5/13 - The certification of nonconforming use is for all 4 yards for the proposed use of vehicle storage yard and automobile towing station.**

Since the use of a storage yard is “outdoors” and not within an enclosed building, our recommendation of approval must be transmitted to the District Council in accordance with Section 27-244(d)(2) of the Zoning Ordinance. ~~Therefore, once the application for certification of nonconforming use and all supporting documentation is submitted and reviewed and deemed complete, a sign posting fee will be determined and will be required to be submitted for sign posting of the property.~~ The property is posted for 20 days and if no request for a public hearing is requested, a recommendation of approval is forwarded to the District Council for review. The District Council has 30 days to elect to review the case. If the District Council elects to hear the case then the Office of the Zoning Hearing Examiner will



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

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hold a public hearing. If the District Council does not elect to hear the case the use certification will be approved. **9/5/13 - The application for certification of nonconforming use and all supporting documentation has been submitted and reviewed and deemed complete. A required sign posting and fee of the property of \$30 made payable to M-NCPPC is required per Section 27-244(c)(2) of the Prince George's County Zoning Ordinance and subsequent referral sent to the District Council. 10/9/13 - Received confirmation that 20-day sign posting has been fulfilled. 10/10/13 – Submitted memo to Redis Floyd, Clerk of the Council.**

Permit comments emailed to [wesfritz@mindspring.com](mailto:wesfritz@mindspring.com).

8/13/13 – Received call from Marty Hutt (Attorney) Mail nonconforming use package to:

Marty Hutt  
Lerch, Early & Brewer  
3 Bethesda Metro Center  
Bethesda, MD 20814

**9/5/13** – Emailed updated permit comments to [wesfritz@mindspring.com](mailto:wesfritz@mindspring.com).

9/11/13 – Received \$30 Sign posting fee. Submitted the money order with a copy of NCU application to safe for deposit.

9/19/13 – Received letter that the case was accepted on September 17, 2013. Signs were posted on the property on September 17, 2013 and should remain for 20 days from the date of the posting. If after the 20 days there has been no request for a public hearing before the Planning Board, a letter recommending approval will be sent to the District Council. The District Council has 30 days to decide whether they will hear the case. If not, the certification is approved. October 7 expiration date for sign posting.

10/9/13 - Received confirmation that 20-day sign posting has been fulfilled.

10/10/13 – Submitted memo to Redis Floyd, Clerk of the Council.



ideas that work

*Attorneys at Law*

3 Bethesda Metro Center, Suite 460  
Bethesda, MD 20814  
www.lerchearly.com

Tel. (301) 657-0170  
Fax (301) 347-1774  
mjhutt@lerchearly.com

**Martin J. Hutt**

RECEIVED AUG 27

August 26, 2013

Michelle Hughes  
Maryland National Capital  
Park & Planning Commission  
Permit Review Section  
14741 Governor Oden Boure Drive  
Upper Marlboro, Maryland 20712

Re: Application for Non-Conforming Use Certification  
7901 Parston Drive, District Heights  
Property Tax Account: 0472183

Dear Ms. Hughes:

We represent 7901 Parston Drive LLC. 7901 Parston Drive LLC (the "Owner") which has owned the above referenced property (the "Subject Property") since April, 1993. The Subject Property is located at 7901 Parson Drive, District Heights, Maryland. The Subject Property is also known as Lot 6, Block A, Forestville Commercial Center. The Subject Property has been used as storage yards in its existing layout since 1977 (See Exhibit "A")

Pursuant to the provisions of Section 27-244(a)(1) of the Zoning Ordinance of Prince George's County Maryland (the "Zoning Ordinance"), entitled "Certification", for the reasons discussed below, the Owner is seeking the issuance of a use and occupancy permit for the entire Subject Property (four (4) storage yards) identifying "Vehicle storage yard" and "Automobile Towing Station" uses as nonconforming after the Planning Board (or its authorized representative) or the District Council certifies that the uses are lawfully nonconforming and not illegal.

On or about July 10, 2013 an Application for Use & Occupancy for the Subject Property was filed with the Prince George's County Department of Environmental Resources' Permits and Review Division. See Exhibit "B". The Subject Property is 21,924 square feet in size. In accordance with Exhibit "A", the outside perimeter of the Subject Property is enclosed by a 6' tall chain link fencing with screen slates. Also in accordance with Exhibit "A", the Subject Property is partitioned by interior fencing into four (4) storage yards. Each of the four (4) storage yard is secured by fencing and an approximately 20' wide gate. Access to each of the four (4) storage yards is by way of a shared 25' wide driveway extending from Parson Drive (the front property line of the Subject Property) to the rear of the Subject Property. The Subject Property's existing layout was approved by the Maryland National Capital Park and Planning Commission, Prince George's County in 1977 (See Exhibit "A"). From 1977 to the present time, the

*(in Ex-47-mem)*



*Attorneys at Law*

3 Bethesda Metro Center, Suite 460  
Bethesda, MD 20814-5367

Tel. (301) 986-1300  
www.lerchearly.com

ideas that work

Michelle Hughes  
August 26, 2013  
Page 2

attached exhibits demonstrate that the Subject Property has been used in accordance with such approval for various storage yard uses including but not limited to vehicle storage yard and automobile towing station uses.

On November 17, 2009, the Marlboro Pike Sector Plan and SMA were adopted making such uses nonconforming.

The term "Use" is defined in Section 27-107.01(244) of the Zoning Ordinance as:

"(A) A 'Use' is either:

- (i) The purpose for which a 'Building', 'Structure', or land is designed, arranged, intended, maintained, or occupied; or
- (ii) Any activity, occupation, business, or operation carried on in, or on, a 'Building', 'Structure' or parcel of land." (Emphasis added)

The term "Nonconforming Use" is defined in Section 27-107.01(166) of the Zoning Ordinance as:

"(A) the 'Use' of any 'Building', 'Structure' or land which is not in conformance with the requirement of the Zone in which it is located (as specifically applies to 'Use'), provided that:

- (i) The requirement was adopted after the 'Use' was lawfully established; or
- (ii) The 'Use' was established after the requirement was adopted and the District Council has validated a building, use, occupancy, or sign permit issued in error.

(B) The term shall include any 'Building', 'Structures', or land used in connection with a 'Nonconforming Use', regardless of whether the 'Building', 'Structure', or land conforms to the physical requirements of the Zone in which it is located." (Emphasis Added)

Section 27-241 of the Zoning Ordinance entitled "Continuation" provides in pertinent part that:



ideas that work

Michelle Hughes

August 26, 2013

Page 3

*Attorneys at Law*

3 Bethesda Metro Center, Suite 460  
Bethesda, MD 20814-5367

Tel. (301) 986-1300  
www.lerchearly.com

- “(a) Any nonconforming building, structure, or use may be continued, repaired, or maintained. It may not be altered, enlarged or extended except in accordance with this Division.
  
- (b) In order for a nonconforming use to continue, a use and occupancy permit must be issued identifying the use as nonconforming, and the use must be certified in accordance with Section 27-244.....
  
- (c) Continuous, day-to-day operation of the certified nonconforming use is required to maintain its nonconforming status. Discontinuance of day-to-day operation for a period of one hundred eighty (180) or more consecutive calendar days shall constitute abandonment of the use. ....” (Emphasis Added)

Normally, the abandonment of a nonconforming use would occur when all use of the property ceased for one hundred eighty or more consecutive calendar days and another use was made of the property. In other words, if there had been a complete hiatus of use for one hundred eighty or more consecutive calendar days, the nonconforming use would be lost. As the enclosed materials clearly reflect all use of the Subject Property for either one or both of the requested non-conforming use certifications have not ceased for one hundred eighty or more consecutive calendar days since nonconforming use of the property was created on November 17, 2009.

The Owner is requesting Non-Conforming Use Certification for the entire Subject Property since some or all of the four (4) sections of the entire land area of the Subject Property have been and continue to be used for automobile towing station and vehicle storage yard by each of the tenant(s) to whom one of the four (4) fenced in storage yards (in the enclosed documents referred to as Sections 1, 2, 3 and 4) have been leased to since November 17, 2009.

In support of the Owner's position of continued use of the Subject Property for automobile towing station and vehicle storage yard purposes since November 17, 2009 to the present, we have enclosed the following documents for the Subject Property:

I. Lease Agreements and Rental Statements:

A. Section 1:



ideas that work

Michelle Hughes

August 26, 2013

Page 4

*Attorneys at Law*

3 Bethesda Metro Center, Suite 460  
Bethesda, MD 20814-5367

Tel. (301) 986-1300  
www.lerchearly.com

1. Franklin Towing:

- a. Lease Agreement with Franklin Towing, dated November 30, 2005 for Section 1 of the Subject Property. (See Exhibit "C-1")
- b. Rental statements for Franklin Towing from 2006-August 2013. (See Exhibit "C-2")
- c. Certificate of Occupancy issued to Franklin Towing for an "Auto Towing Station" to occupy 7901 Parston Drive, District Heights (Lot 6, Block A). (See Exhibit "C-3")

B. Section 2:

- a. Rental statements for James A. Clark- from December 2008-December 2011. ( See Exhibit "D-1")
- b. Rental Statements for P & C Unlimited Transportation- from May 2012- August 2013. ( See Exhibit D-2")

C. Section 3:

- a. Rental statements for Chukwudifu E. Okonkwo - from January 2009-December 2010. (See Exhibit "E")
- b. Rental Statements for Fig Trucking- from September 2011-January 2013. ( See Exhibit "F")

D. Section 4:

1. Robert M. Wilburn:

- a. Lease Agreement with Robert M. Wilburn, T/A Wilburn Waste Collection for Section 4. (See Exhibit "G")





ideas that work

Michelle Hughes

August 26, 2013

Page 5

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- b. Rental Statements for Robert M. Wilburn- from November 1997-December 2007( See Exhibit "H")
2. Rental statements for Johnson Trucking - December 2008- November 2012. (See Exhibit "I")
3. Rental Statements for Alvin Henry - December 2012- August 2013. (See Exhibit "J")
- E. The Owners' Federal Tax Returns for tax years 2009-2012 reflecting the rental income received from the Subject Property for each of those tax years. (See Exhibit "K-1 thru K-4")
- F. A P.G. Atlas Aerial photograph of the Subject Property dated 2011 depicting the use of the Subject Property for a vehicle storage yard and automobile towing station. (See Exhibit "L").
- G. Zoning Sketch Map created June 18, 2013 (See Exhibit "M").
- H. Certificates of Occupancy pre-dating November 2009 for uses such as "storage, commercial vehicle, auto parking compound" "construction storage yard"; "storage yard, auto parking compound, auto towing station". (See Exhibit "N").

The above described information demonstrates that since the time of purchase of the Subject Property by the Owner in 1993 to the present time, the Owner has leased the Subject Property's four (4) storage yards to various tenants for the following uses: (a) storage; commercial vehicles; (b) auto parking compound; (c) storage yard; (d) automobile towing station; and (e) vehicle storage yard.

The attached rental statements, Federal Tax Returns and 2011 Aerial photographs clearly demonstrate that since the November 17, 2009 effective date of the Marlboro Pike Sector Plan and Sectional Map Amendment the non-conforming use of the Subject Property for vehicle storage yard and automobile towing station use have not ceased to operate on "all of the Subject Property" for more than one hundred eighty (180) or more consecutive calendar days.



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Bethesda, MD 20814-5367

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www.lerchearly.com

ideas that work

Michelle Hughes

August 26, 2013

Page 6

If you need any additional information or have any questions, please contact me at the above phone number and address.

Very truly yours,

Martin J. Hutt

cc: Wes Fritz

MH



**M-NCPPC - Development Review Division**

Prince George's County Planning Department • 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 • 301-952-3530

**SIGN POSTING INFORMATION - PLANNING DIRECTOR REVIEW**

Application Number: CNU-25543-2013

Application Name: FORESTVILLE COMMERCIAL CENTER - Lot 6, BIK A

Date sign(s) were transmitted to applicant or applicant's agent: 9/17/13

Number of signs transmitted: 1(1)

Person to whom signs were transmitted: FRANCIS McLELLAN (Print)

[Signature] (Signature)

Capacity in which that person was acting: Agent for owner.  
(owner, applicant, agent)

[Signature]  
9-19-13

**RETURN THIS PORTION TO CHERYL SUMMERLIN  
(TICKLER FOR MEMO TO COUNCILMEMBER'S OFFICE)  
IN CHERYL'S ABSENCE, EDWARD WILL DO THE NOTICE**

**SIGN POSTING AND INSPECTION AFFIDAVIT – PLANNING DIRECTOR REVIEW**

I, Francis Mcbellan, hereby certify that the subject property was posted with  
(print or type name)

2 sign(s) on September 17, 2013  
(specify number) (date)

Signature: *F. McEllan*

Application Number: CNU-25543-2013 Name: Forestville Commercial Center

Date: September 30 2013

Address: Lot 6 Block A Parston Drive District Heights MD

Telephone: 301.674.8252

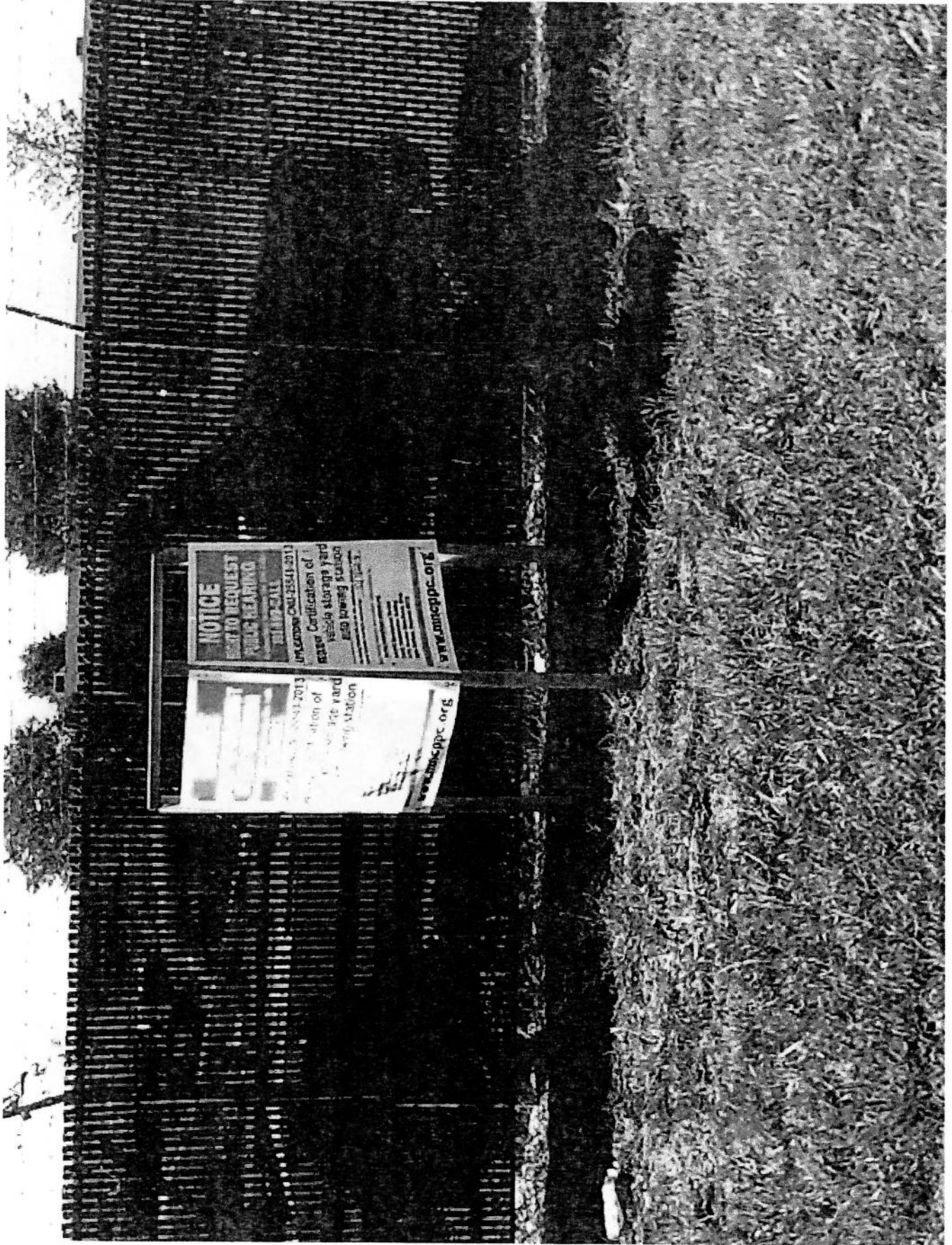
Capacity in which you are acting: Agent  
(owner, applicant, agent)

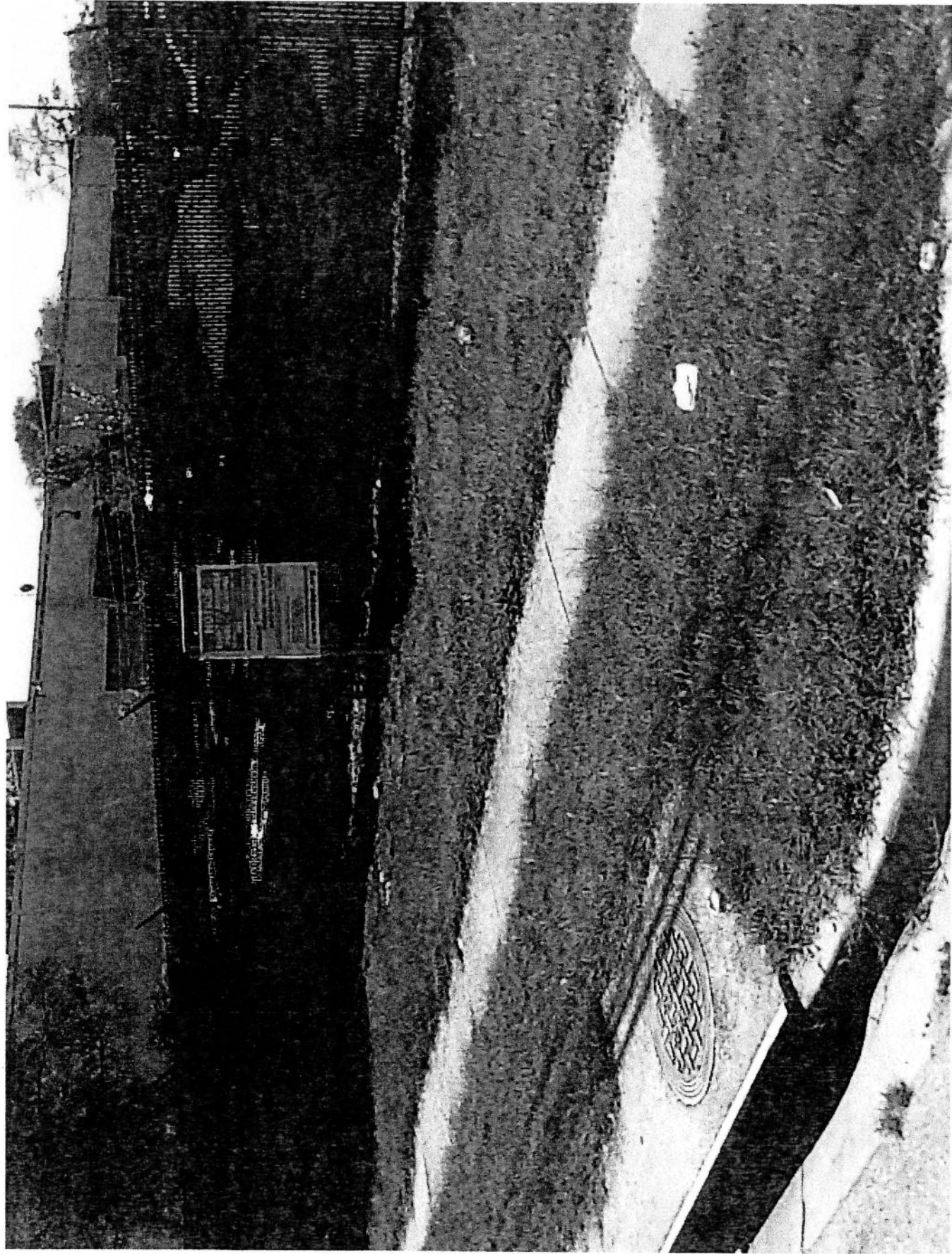
**NOTE:** Attach **legible** photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Development Review Section (see attached map for posting locations).

\* \* \* \* \*

**The affidavit must be received prior to the end of the 20-day posting period.**







DATE RECD: 07/30/2013

PERMIT #: 25543-2013-U-00

PROJECT: Forestville Commercial Center/ Lot 6; Blk A

USE: TOWING & STORAGE; USE AND OCCUPANCY

COMMENTS:

Developed Title  
Add'l Info 8/28/13 MEM PDF

AAFB LLC Marlboro Pike DDOZ

DIVISION	COMMENTS	ACTION
SUBDIVISION Prelim# 4- DATE: PSS Yes <input type="checkbox"/> No <input type="checkbox"/>	ZMA-9051-C - C-2 to I-1 1/24/77 - site plan approval 12346-77-CG 22564-77-U - Towing station 5236-78-U/01 5235-78-U/01	DATE: NAME: Plat Date:
TRANSPORTATION	5369-78-U 1425-80-U 7389-91-U	DATE: NAME:
URBAN DESIGN SP# DSP#	7667-2000-U 9849-2012-U - hold 5083-2013-U - Hold	DATE: NAME:
SHA		DATE: NAME:
ENVIRONMENTAL PLANNING		DATE: NAME:
PROPERTY ADDRESS		DATE: NAME:
TRAILS		DATE: NAME:
HISTORIC		DATE: NAME:
CWP		DATE: NAME:
ZONING		DATE: NAME:
PARKS		DATE: NAME:
COMM.PLAN.-NORTH		DATE: NAME:
COMM.PLAN.-SOUTH		DATE: NAME: 10/10/13 9/15/13
PERMITS X X	Hold	DATE: 8/12/13 NAME: M. Hughes

DATE RECD: 07/30/2013

PERMIT #: 25543-2013-U-00

PROJECT: Forestville Commercial Center/ Lot 6; Blk A

USE: TOWING & STORAGE; USE AND OCCUPANCY

COMMENTS:

Developed Title  
Add'l Info 8/28/13 MEM RCF

AAFB LLC Marlboro Pike DDOZ

DIVISION	COMMENTS	ACTION
SUBDIVISION Prelim# 4- _____ DATE: _____ PSS Yes <input type="checkbox"/> No <input type="checkbox"/>	ZMA-9051-C - C-2 to I-1 1/24/77 - site plan approval 12346-77-CG 22564-77-U - Towing station 5236-78-U/01 5235-78-U/01	DATE: _____ NAME: _____ Plat Date: _____
TRANSPORTATION	5369-78-U 1425-80-U 7389-91-U	DATE: _____ NAME: _____
URBAN DESIGN SP# _____ DSP# _____	7667-2000-U 9849-2012-U - hold 5083-2013-U - Hold	DATE: _____ NAME: _____
SHA		DATE: _____ NAME: _____
ENVIRONMENTAL PLANNING		DATE: _____ NAME: _____
PROPERTY ADDRESS		DATE: _____ NAME: _____
TRAILS		DATE: _____ NAME: _____
HISTORIC		DATE: _____ NAME: _____
CWP		DATE: _____ NAME: _____
ZONING		DATE: _____ NAME: _____
PARKS		DATE: _____ NAME: _____
COMM.PLAN.-NORTH		DATE: _____ NAME: _____
COMM.PLAN.-SOUTH		DATE: _____ NAME: _____
PERMITS <input checked="" type="checkbox"/> X	Hold	DATE: 8/12/13 NAME: M. Hughes





**Prince George's County**  
**Department of Environmental Resources**  
**PERMITS & REVIEW DIVISION**

Permits Office • 9400 Peppercorn Place, Suite 600, Largo, MD • 20774  
 (301) 883-5900 or (301) 883-5776 • FAX: (301) 883-7138

AAFBlluc



25543-00

(Please Do NOT Write In the Shaded Areas.)

JUL 29 2013 2015007

**APPLICATION FOR PLAN EXAMINATION AND PERMIT**

Case Number:	Year:	Type:	Rev:	Date:				
Site Information:	Land Tax Account: 0472183	Election District: 6	Lot: 6	Block: A	Parcel:	Tax Map: 82	Grid: A4	Zone: I-1 Mar
Address: 7901 Parston Drive	Suite/Unit:	Lib: 08722	Folio: 256	SCD:	PLAT: A-7783	Referenced Permit Number:		
City/Town/State/ZIP: District Heights, MD	Subdivision: Forestville Commercial Center							

<b>WORK DESCRIPTION</b>	<b>EXISTING SITE USE</b>
No construction	Vehicle storage yard and automobile towing
	<b>PROPOSED USE</b>
	Vehicle storage yard and automobile towing

<b>PROPERTY OWNER INFORMATION</b>	<b>WORK SIZE DESCRIPTION &amp; TOTAL AREA</b>		
Company Name: 7901 Parston Drive LLC	Height (ft)	Width (ft) 109,67	Depth or Length (ft) 200'
Name: c/o Powell and Powell	Total Site Area 21934 sf	Disturbed Area	Floor Area
Address: 13404 Valley Drive	Est. Construction Cost: \$ 0.00		
City/State/ZIP: Rockville, MD 20850	<b>Water Services:</b>	<input checked="" type="checkbox"/> WSSC	<input type="checkbox"/> Well <input type="checkbox"/> City
Telephone: Home/Office 301-717-0575	<b>Sewer Services:</b>	<input checked="" type="checkbox"/> WSSC	<input type="checkbox"/> Septic <input type="checkbox"/> City
E-mail: wesfritz@mindspring.com			

<b>U&amp;O OCCUPANT'S INFORMATION</b>	<b>CONTRACTOR'S INFORMATION</b>		
Company Name: 7901 Parston Drive LLC	License Type & Number:		
Trade Name:	Company Name:		
Name: c/o Powell and Powell	Owner's Name:		
Address: 13404 Valley Drive	Address:		
City/State/ZIP: Rockville, MD 20850	City/State/ZIP:		
Telephone: Office 301-717-0575	Telephone: Office	Cell	FAX
E-mail: wesfritz@mindspring.com	E-mail:		

<b>APPLICANT'S INFORMATION</b>	<b>ARCHITECT'S/ENGINEER'S INFORMATION</b>		
Company Name: 7901 Parston Drive LLC	Company Name:		
Name: c/o Powell and Powell	Name:		
Address: 13404 Valley Drive	Address:		
City/State/ZIP: Rockville, MD 20850	City/State/ZIP:		
Telephone: Office 301-717-0575	Telephone: Office	Cell	FAX
E-mail: wesfritz@mindspring.com	E-mail:		

FOR OFFICE USE ONLY			
Reviewer:	Date:	Reviewer:	Date:
M-NCPPC		Fire Eng.	
DPW&T		Site Eng.	
Structural Eng.		Mechanical Eng.	
Electrical Eng.		Issuance	

I hereby certify that I have the authority of the property owner to make this application and that the information is complete and correct, and if a permit is issued, the construction and/or use will conform to the Building Code, the Zoning Ordinance, municipal and local covenants, homeowners'/civic association regulations, and other applicable laws and regulations including private building restrictions, if any, which relate to the property.

Applicant Signature: [Signature] Date: 7/22/2013 Permit Specialist: [Signature]



**Prince George's County**  
**Department of Environmental Resources**  
**PERMITS & REVIEW DIVISION**

Permits Office • 9400 Peppercorn Place, Suite 600, Largo, MD 20774  
 (301) 883-5900 or (301) 883-5776 • FAX: (301) 883-7138



*Developed*

*AAFBLUC*

*25545-00*

(Please Do NOT Write In the Shaded Areas.)

*JUL 29 2012 2075007*

**APPLICATION FOR PLAN EXAMINATION AND PERMIT**

Case Number: <i>25545-00</i>		Year: <i>2012</i>		Type: <i>Development</i>		Rev: <i>1</i>		Date: <i>7/29/12</i>	
Site Information	Land Tax Account: <i>0472183</i>	Election District: <i>6</i>	Lot: <i>6</i>	Block: <i>A</i>	Parcel: <i>08722</i>	Tax Map: <i>82</i>	Grid: <i>A4</i>	Zone: <i>I-1</i>	Map: <i>Marboro Pike DDOZ</i>
Address: <i>7901 Parston Drive</i>			Suite/Unit:		Libec: <i>08722</i>	Folio: <i>256</i>	SCD:	PLAT: <i>A-7783</i>	
City/Town/State/ZIP: <i>District Heights, MD</i>			Subdivision: <i>Rorestville Commercial Center</i>		Referenced Permit Number:				
WORK DESCRIPTION					EXISTING SITE USE				
No construction					Vehicle storage yard and automobile towing station				
					PROPOSED USE				
					Vehicle storage yard and automobile towing station				
PROPERTY OWNER INFORMATION					WORK SIZE DESCRIPTION & TOTAL AREA				
Company Name: <i>7901 Parston Drive LLC</i>					Height (ft)	Width (ft) <i>109,67</i>	Depth or Length (ft) <i>200'</i>		
Name: <i>c/o Powell and Powell</i>					Total Site Area <i>21934 sq ft</i>	Disturbed Area	Floor Area		
Address: <i>13404 Valley Drive</i>					Est. Construction Cost: <i>\$ 0.00</i>				
City/State/ZIP: <i>Rockville, MD 20850</i>					Water Services:	<input checked="" type="checkbox"/> WSSC	<input type="checkbox"/> Well	<input type="checkbox"/> City	
Telephone: Home/Office <i>301-717-0575</i> Cell FAX					Sewer Services:	<input checked="" type="checkbox"/> WSSC	<input type="checkbox"/> Septic	<input type="checkbox"/> City	
E-mail: <i>wesfritz@mindspring.com</i>									
U&O OCCUPANT'S INFORMATION					CONTRACTOR'S INFORMATION				
Company Name: <i>7901 Parston Drive LLC</i>					License Type & Number:				
Trade Name:					Company Name:				
Name: <i>c/o Powell and Powell</i>					Owner's Name:				
Address: <i>13404 Valley Drive</i>					Address:				
City/State/ZIP: <i>Rockville, MD 20850</i>					City/State/ZIP:				
Telephone: Office <i>301-717-0575</i> Cell FAX					Telephone: Office Cell FAX				
E-mail: <i>wesfritz@mindspring.com</i>					E-mail:				
APPLICANT'S INFORMATION					ARCHITECT'S/ENGINEER'S INFORMATION				
Company Name: <i>7901 Parston Drive LLC</i>					Company Name:				
Name: <i>c/o Powell and Powell</i>					Name:				
Address: <i>13404 Valley Drive</i>					Address:				
City/State/ZIP: <i>Rockville, MD 20850</i>					City/State/ZIP:				
Telephone: Office <i>301-717-0575</i> Cell FAX					Telephone: Office Cell FAX				
E-mail: <i>wesfritz@mindspring.com</i>					E-mail:				
FOR OFFICE USE ONLY									
Reviewer		Date		Reviewer		Date			
M-NCPPC				Fire Eng.					
DPW&T				Site Eng.					
Structural Eng.				Mechanical Eng.					
Electrical Eng.				Issuance					

I hereby certify that I have the authority of the property owner to make this application and that the information is complete and correct, and if a permit is issued, the construction and/or use will conform to the Building Code, the Zoning Ordinance, municipal and local covenants, homeowners'/civic association regulations, and other applicable laws and regulations including private building restrictions, if any, which relate to the property.

*[Signature]*  
 Applicant Signature

*7/21/2013*  
 Date

*[Signature]*  
 Permit Specialist



**Prince George's County**  
**Department of Environmental Resources**  
**PERMITS & REVIEW DIVISION**

Permits Office • 9400 Peppercorn Place, Suite 600, Largo, MD 20774  
 (301) 883-5900 or (301) 883-5776 • FAX: (301) 883-7138



3255413

*(Please Do NOT Write In the Shaded Areas.)*

**APPLICATION FOR PLAN EXAMINATION AND PERMIT**

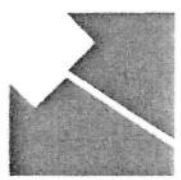
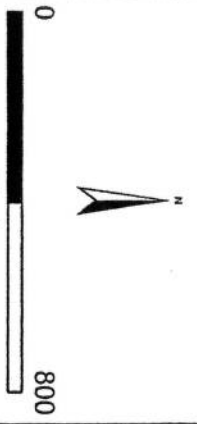
Case Number		Year		Type		Date	
Site Information	Land Tax Account: 0472183	Election District: 6	Lot: 6	Block: A	Parcel:	Tax Map: 82	Grid: A4
Address: 7901 Parston Drive		Suite/Unit:		Parcel: 08722	Folio: 256	SCD:	Zone: I-1 Mar 1
City/Town/State/ZIP: District Heights, MD		Subdivision: Forestville Commercial Center		Referenced Permit Number:			
WORK DESCRIPTION				EXISTING SITE USE			
No construction				Vehicle storage yard and automobile towing station			
				PROPOSED USE			
				Vehicle storage yard and automobile towing station			
PROPERTY OWNER INFORMATION				WORK SIZE DESCRIPTION & TOTAL AREA			
Company Name: 7901 Parston Drive LLC				Height (ft)	Width (ft) 109,67	Depth or Length (ft) 200'	
Name: c/o Powell and Powell				Total Site Area 21934 sf	Disturbed Area	Floor Area	
Address: 13404 Valley Drive				Est. Construction Cost: \$ 0.00			
City/State/ZIP: Rockville, MD 20850				Water Services: <input checked="" type="checkbox"/> WSSC <input type="checkbox"/> Well <input type="checkbox"/> City			
Telephone: Home/Office 301-717-0575 Cell FAX				Sewer Services: <input checked="" type="checkbox"/> WSSC <input type="checkbox"/> Septic <input type="checkbox"/> City			
E-mail: wesfritz@mindspring.com							
U&O OCCUPANT'S INFORMATION				CONTRACTOR'S INFORMATION			
Company Name: 7901 Parston Drive LLC				License Type & Number:			
Trade Name:				Company Name:			
Name: c/o Powell and Powell				Owner's Name:			
Address: 13404 Valley Drive				Address:			
City/State/ZIP: Rockville, MD 20850				City/State/ZIP:			
Telephone: Office 301-717-0575 Cell FAX				Telephone: Office Cell FAX			
E-mail: wesfritz@mindspring.com				E-mail:			
APPLICANT'S INFORMATION				ARCHITECT'S/ENGINEER'S INFORMATION			
Company Name: 7901 Parston Drive LLC				Company Name:			
Name: c/o Powell and Powell				Name:			
Address: 13404 Valley Drive				Address:			
City/State/ZIP: Rockville, MD 20850				City/State/ZIP:			
Telephone: Office 301-717-0575 Cell FAX				Telephone: Office Cell FAX			
E-mail: wesfritz@mindspring.com				E-mail:			
FOR OFFICE USE ONLY							
Reviewer:		Date:		Reviewer:		Date:	
M-NCPPC				Fire Eng.			
DPW&T				Site Eng.			
Structural Eng.				Mechanical Eng.			
Electrical Eng.				Issuance			

I hereby certify that I have the authority of the property owner to make this application and that the information is complete and correct, and if a permit is issued, the construction and/or use will conform to the Building Code, the Zoning Ordinance, municipal and local covenants, homeowners'/civic association regulations, and other applicable laws and regulations including private building restrictions, if any, which relate to the property.

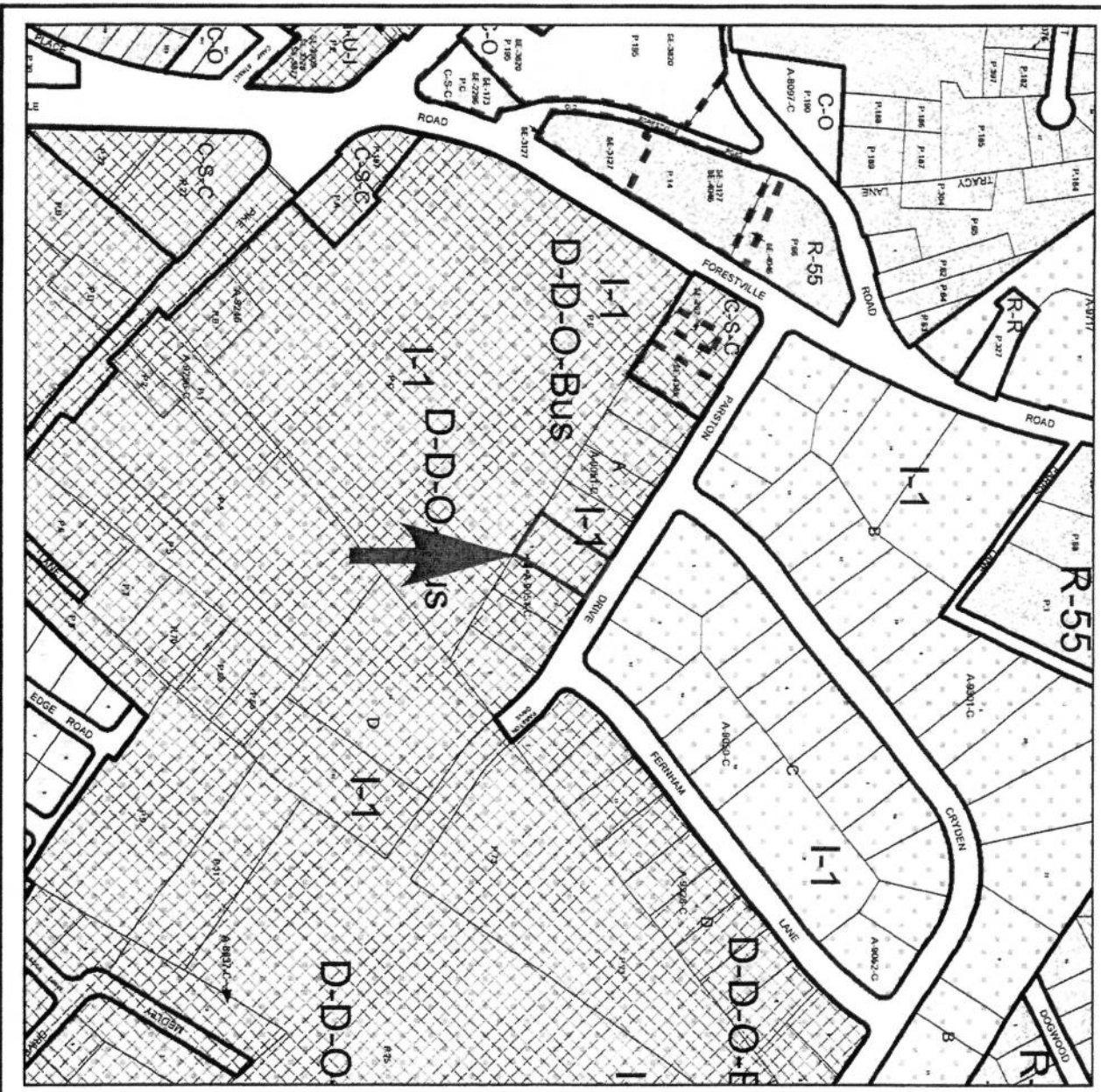
Applicant Signature: [Signature] Date: 7/22/2013 Permit Specialist: [Signature]

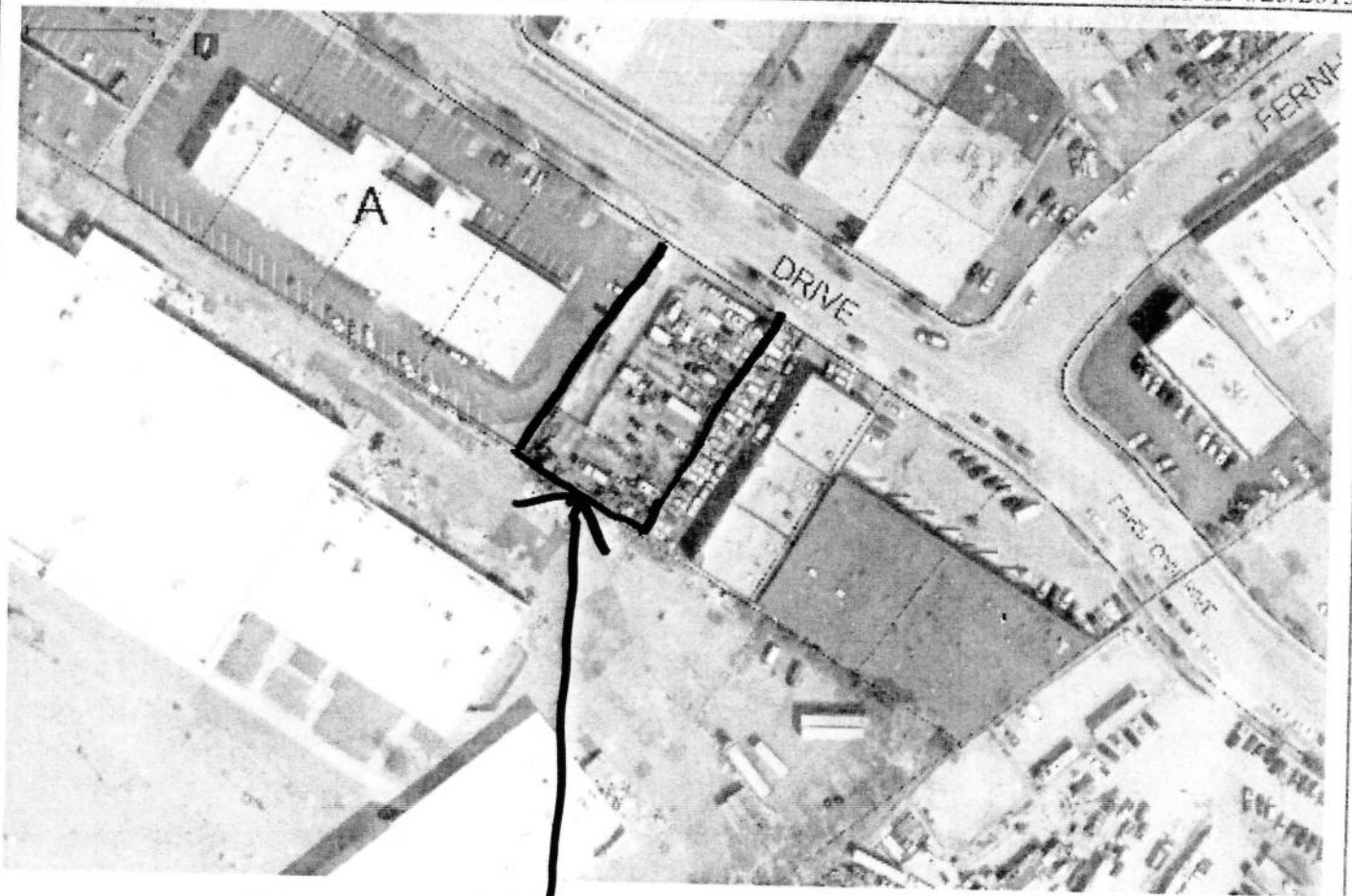
# ZONING SKETCH MAP

APPLICATION NO: \_\_\_\_\_  
 REQUEST: \_\_\_\_\_  
 PAZ: \_\_\_\_\_  
 EXISTING ZONE: \_\_\_\_\_  
 PLANNING AREA: 75A  
 WSSC GRID: 204SE07  
 TAX MAP: 82  
 TAX GRID: A4  
 COUNCIL DISTRICT: 6



The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Geographic Information System  
 Created: June 18, 2013





7901 FARGSTON DRIVE  
2011

- Road Casings
- Property
- Property Base Fill
- Water
- Land
- Regional Roads
- | Regional Counties Background
- S
- U
- Regional Hydrography
- Regional Background

EXHIBIT  
L

PRINCE GEORGE'S COUNTY

Department of Environmental Resources  
Permits and Review Division

CERTIFICATE OF OCCUPANCY

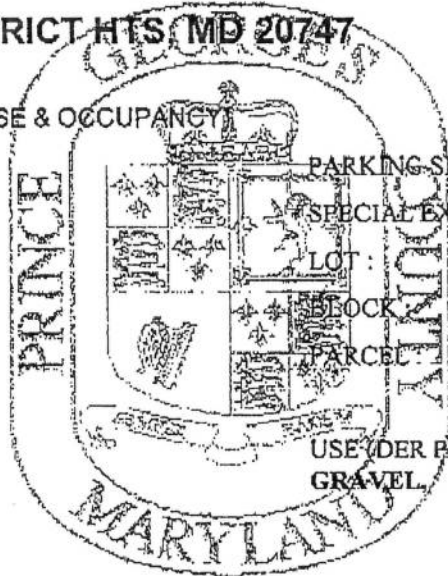
EFFECTIVE DATE: December 01, 1977

CASE NUMBER: 22564-1977-01

PERMISSION IS HEREBY GRANTED TO OCCUPY :

7901 PARSTON DR DISTRICT HTS, MD 20747

CASETYPE :	UO (USE & OCCUPANCY)	PARKING SPACES :	1
OWNERSHIP :		SPECIAL EXCEPTION :	
USE GROUP :		LOT :	6
CONST. TYPE :		BLOCK :	A
TAX MAP :	082	PARCEL :	
ZONE :	/1-1/	USE (DER PROPOSED) :	
LIMITATIONS (UP TO) :		GRAVEL	



**PROPERTY OWNER**  
 POWELL, ELIOT P V & SHIRLEY T ETAL  
 13404 VALLEY DR  
 ROCKVILLE, MD 20852

COPY

**OCCUPANT**  
 AQUARIUS TOWING & ST  
 4008 MEADOWVIEW DR  
 SUITLAND, MD 20746  
 TRADE NAME :

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED.  
IT IS NOT TRANSFERABLE.

Case Migrated from APS\_REV\_REC table.

*Kara Campbell, P.E.*

BUILDING CODE OFFICIAL

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE ASSESSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

EXHIBIT  
 N

PRINCE GEORGE'S COUNTY

Department of Environmental Resources  
Permits and Review Division

CERTIFICATE OF OCCUPANCY

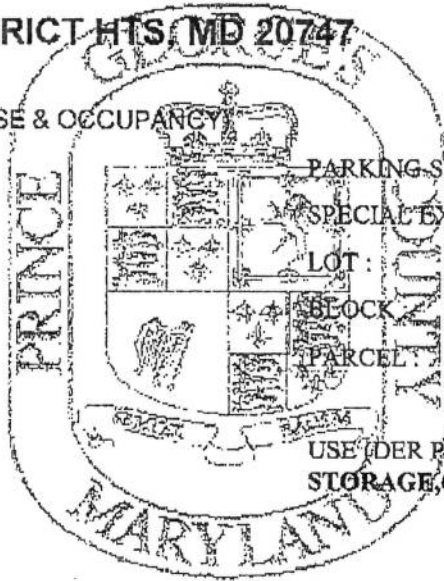
EFFECTIVE DATE: November 27, 1978

CASE NUMBER: 5369-1978-00

PERMISSION IS HEREBY GRANTED TO OCCUPY :

7901 PARSTON DR DISTRICT HTS MD 20747

CASETYPE :	UO (USE & OCCUPANCY)		
OWNERSHIP :		PARKING SPACES :	1
USE GROUP :		SPECIAL EXCEPTION :	
CONST. TYPE :		LOT :	6
TAX MAP :	082	BLOCK :	A
ZONE :	/1-1/	PARCEL :	
LIMITATIONS (UP TO) :			



USE (DER PROPOSED):  
STORAGE, COMMERCIAL VEHICLE,

**PROPERTY OWNER**  
 POWELL, ELIOT P V & SHIRLEY T ETAL  
 13404 VALLEY DR  
 ROCKVILLE, MD 20852

COPY

**OCCUPANT**  
 CHARLES J WILBURN  
 2404 ELVANS SE ST  
 WASHINGTON, DC 20020  
 TRADE NAME :

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED.  
IT IS NOT TRANSFERABLE.

Case Migrated from APS\_REV\_REC table.

*Kerna Campbell, P.E.*

BUILDING CODE OFFICIAL

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE  
IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

PRINCE GEORGE'S COUNTY

Department of Environmental Resources  
Permits and Review Division

CERTIFICATE OF OCCUPANCY

EFFECTIVE DATE: November 27, 1978

CASE NUMBER :

5235-1978-01

PERMISSION IS HEREBY GRANTED TO OCCUPY :

7901 PARSTON DR #4 DISTRICT HTS MD 20747

CASETYPE :

UO (USE & OCCUPANCY)

OWNERSHIP :

PARKING SPACES :

3

USE GROUP :

SPECIAL EXCEPTION :

CONST. TYPE :

LOT :

6

TAX MAP :

082

BLOCK :

A

ZONE :

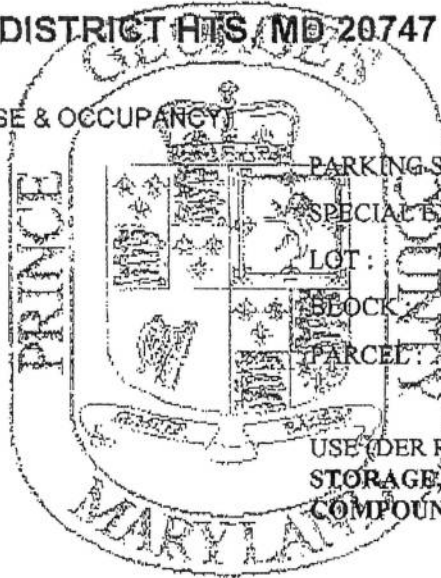
//1/

PARCEL :

LIMITATIONS (UP TO) :

USE (DER PROPOSED) :

STORAGE, COMMERCIAL VEHICLE, AUTO PARKING  
COMPOUND,



PROPERTY OWNER

POWELL, ELIOT P V & SHIRLEY T ETAL  
13404 VALLEY DR  
ROCKVILLE, MD 20852

OCCUPANT

JAMES D GREEN  
6880 PALMER HWY  
SEAT PLEASANT, MD 20747  
TRADE NAME :

COPY

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED.  
IT IS NOT TRANSFERABLE.

Case Migrated from APS\_REV\_REC table.

*Kerca Campbell, P.E.*

BUILDING CODE OFFICIAL

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE  
IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.



PRINCE GEORGE'S COUNTY

Department of Environmental Resources  
Permits and Review Division

CERTIFICATE OF OCCUPANCY

EFFECTIVE DATE: November 27, 1978

CASE NUMBER : 5236-1978-01

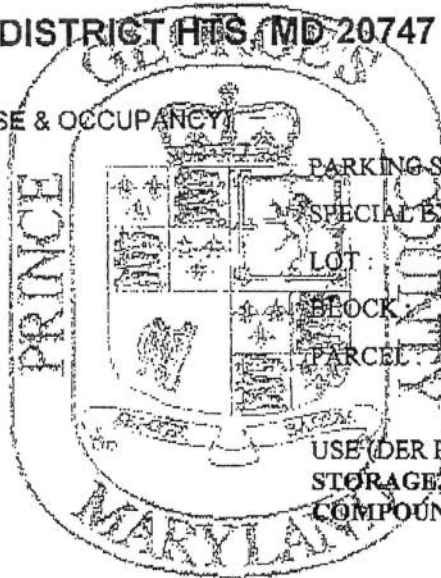
PERMISSION IS HEREBY GRANTED TO OCCUPY :

7901 PARSTON DR #2 DISTRICT HTS MD 20747

CASETYPE : UO (USE & OCCUPANCY)  
OWNERSHIP :  
USE GROUP :  
CONST. TYPE :  
TAX MAP : 082  
ZONE : /1/  
LIMITATIONS (UP TO) :

PARKING SPACES : 3  
SPECIAL EXCEPTION :  
LOT : 6  
BLOCK : A  
PARCEL :

USE (DER PROPOSED) :  
STORAGE, COMMERCIAL VEHICLE, AUTO PARKING  
COMPOUND,



PROPERTY OWNER

POWELL, ELIOT P V & SHIRLEY T ETAL  
13404 VALLEY DR  
ROCKVILLE, MD 20852

COPY

OCCUPANT

HERMAN DANIELS  
4706 DIX NE ST  
WASHINGTON, DC 20019  
TRADE NAME :

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED.  
IT IS NOT TRANSFERABLE.

Case Migrated from APS\_REV\_REC table.

*Kenna Campbell, P.E.*

BUILDING CODE OFFICIAL

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IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

PRINCE GEORGE'S COUNTY

Department of Environmental Resources  
Permits and Review Division

CERTIFICATE OF OCCUPANCY

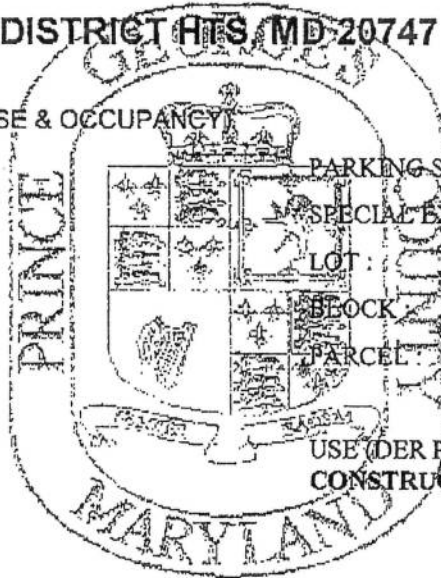
EFFECTIVE DATE: April 15, 1980

CASE NUMBER : 1425-1980-00

PERMISSION IS HEREBY GRANTED TO OCCUPY :

7901 PARSTON DR #2 DISTRICT HTS MD 20747

CASETYPE :	UO (USE & OCCUPANCY)		
OWNERSHIP :		PARKING SPACES :	3
USE GROUP :		SPECIAL EXCEPTION :	
CONST. TYPE :		LOT :	6
TAX MAP :	082	BLOCK :	A
ZONE :	//1/	PARCEL :	
LIMITATIONS (UP TO) :		USE (DER PROPOSED) :	CONSTRUCTION STORAGE YARD,



**PROPERTY OWNER**  
 POWELL, ELIOT P V & SHIRLEY T ETAL  
 13404 VALLEY DR  
 ROCKVILLE, MD 20852

**OCCUPANT**  
 GERALD O BLUNT  
 11215# OAK LEAF #1903 DR  
 SILVER SPRING, MD 20901  
 TRADE NAME :

COPY

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IT IS NOT TRANSFERABLE.

Case Migrated from APS\_REV\_REC table.

*Kene Campbell, P.E.*

BUILDING CODE OFFICIAL

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ASSESSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

PRINCE GEORGE'S COUNTY

Department of Environmental Resources  
Permits and Review Division

CERTIFICATE OF OCCUPANCY

EFFECTIVE DATE: September 05, 1991

CASE NUMBER :

7389-1991-02

PERMISSION IS HEREBY GRANTED TO OCCUPY :

7901 PARSTON DR #4 DISTRICT HHS MD 20747

CASETYPE : UO (USE & OCCUPANCY)

OWNERSHIP :

USE GROUP :

CONST. TYPE :

TAX MAP :

ZONE :

LIMITATIONS (UP TO) :

082

//1/

PARKING SPACES :

SPECIAL EXCEPTION :

LOT :

BLOCK :

PARCEL :

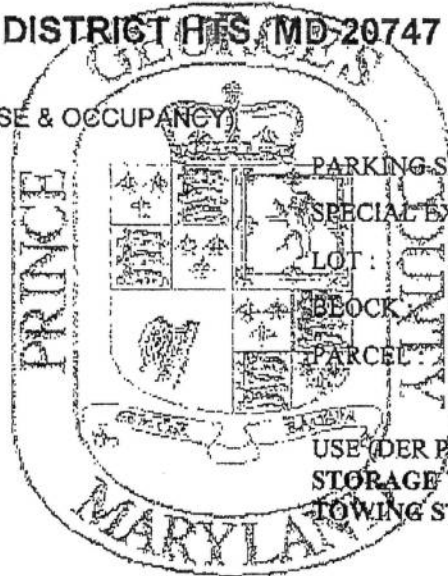
1

6

A

USE (AS PROPOSED) :

STORAGE YARD, AUTO PARKING COMPOUND, AUTO TOWING STATION



PROPERTY OWNER

POWELL, ELIOT P V & SHIRLEY T ETAL  
13404 VALLEY DR  
ROCKVILLE, MD 20852

OCCUPANT

HILCRST CRNE SERV IN  
1317 ALBERT DR  
FORESTVILLE, MD 20747  
TRADE NAME :

COPY

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED.  
IT IS NOT TRANSFERABLE.

Case Migrated from APS\_REV\_REC table.

*Kena Campbell, P.E.*

BUILDING CODE OFFICIAL

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