

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



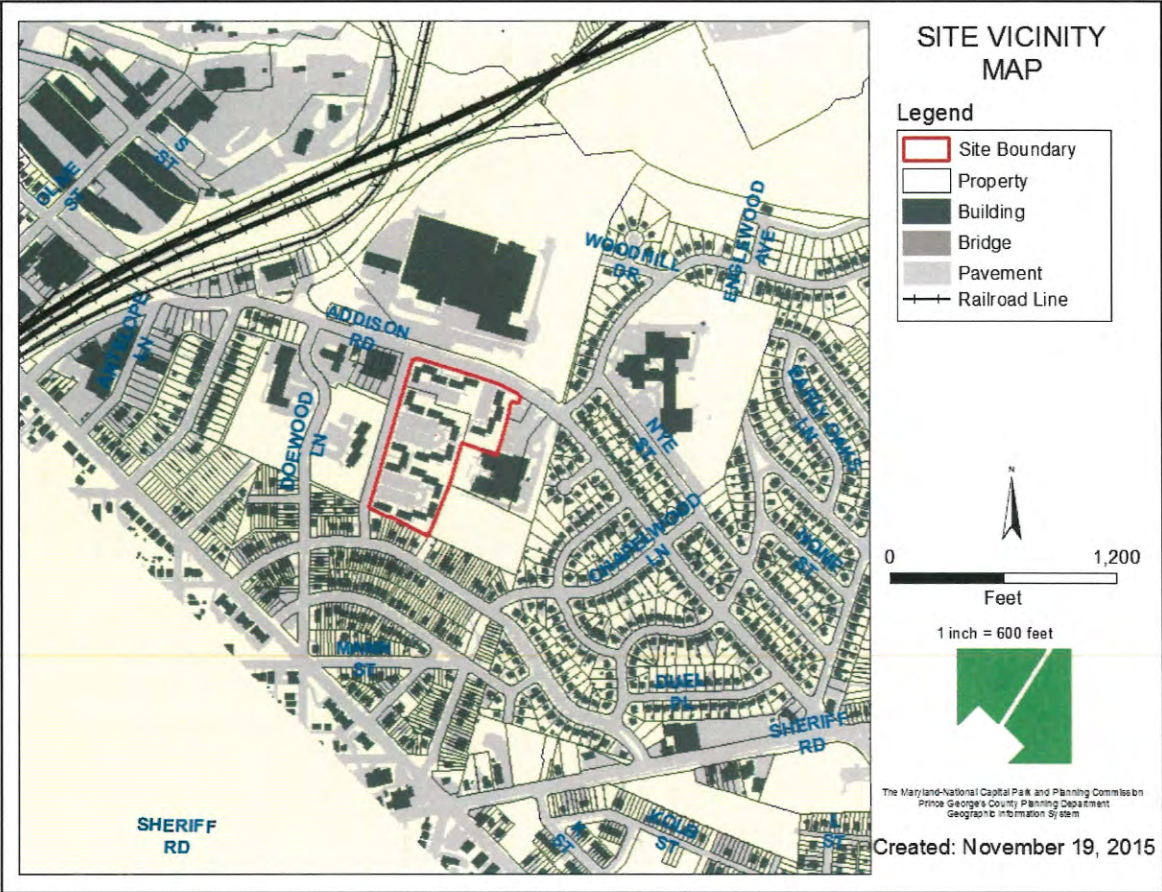
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Certification of Non-Conforming Use **CNU-39600-2015**

Application	General Data	
Project Name: Addison Chapel Apartments Location: On the southern side of Addison Road and the eastern side of Elkwood Lane. North of Nash Street and west of Chapel Lane. Applicant/Address: Scott Management, Inc. 300 N. Lee Street, Suite 200 Alexandria, VA 22314 Property Owner: Addison Chapel, LLC. 300 N. Lee Street, Suite 200 Alexandria, VA	Planning Board Hearing Date:	12/17/15
	Staff Report Date:	12/01/15
	Date Accepted:	11/12/15
	Planning Board Action Limit:	N/A
	Plan Acreage:	8.62 acres
	Zone:	R-18
	Gross Floor Area:	64,346.25 sq. ft.
	Lots:	N/A
	Parcels:	2
	Planning Area:	72
	Council District:	05
	Election District:	18
	Municipality:	N/A
200-Scale Base Map:	202NE05	

Purpose of Application	Notice Dates	
Certification of a nonconforming use for a 320-unit multifamily apartment building in the R-18 Zone.	Informational Mailing	10/09/15
	Acceptance Mailing:	11/20/15
	Sign Posting Deadline:	11/17/15

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: Ivy Thompson, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: **Certification of Nonconforming Use Application No. CNU-396000-2015**

REQUEST: **Certification of a nonconforming use for a 320-unit multi-family apartment building in the R-18 Zone.**

RECOMMENDATION: **APPROVAL**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of December 17, 2015. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

FINDINGS

A. **Location and Field Inspection:** The subject property, identified as Addison Chapel Apartments, is located at the intersection of Addison Road and Elkwood Lane in Capital Heights, Maryland. The Addison Chapel Apartments are a twenty- seven building, four-story, brick apartment complex. All of the buildings front Elkwood Lane. The multifamily garden-style apartment development has a total of 320 dwelling units on 8.62 acres. The property is zoned Multifamily Medium-Density Residential (R-18). There is an existing playground located in the center of the complex. There are pedestrian walkways along Elkwood Lane and Addison Road. Vehicular access to the development is via Elkwood Lane and Addison Road. A total of 264 on-site parking spaces are provided. The property has access to Metrobus route (V14), which provides public transit service to residents. No loading spaces are required.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-18	Unchanged
Acreage	8.62	Unchanged
Use(s)	Multifamily dwellings	Unchanged
Total Units	320	Unchanged
Site Density	37.12 units/acre	Unchanged
Lot Coverage	146,951.95 s.f. (39.487)%	Unchanged
Bedroom Percentages		Unchanged
1BR	156 (48.75%)	
2 BR*	164 (51.25%)	
<i>*Unused bedroom percentages for three or more bedroom apartments may be added to the maximum allowed percentages for two-bedroom apartment units.</i>		

C. **History:** The Addison Chapel Apartments were constructed as a 320-unit garden-style apartment complex in 1949 at a density of 2,249 square feet per dwelling units. A total of 264 off-street parking spaces were provided. The complex, built per the 1942 Zoning Ordinance, became nonconforming on November 29, 1949 when the property was placed in the Multifamily Medium Density Residential (R-18) Zone via a comprehensive rezoning. The property was rezoned to Multifamily High Residential (R-10) via Zoning Map amendment (ZMA)-3408 in 1959 when a section of the property was sold to the Prince George’s County Board of Education for the adjacent elementary school. It was later rezoned back to R-18 in 1977 per the Model Neighborhood Sectional Map Amendment approved November 8, 1977. The subject site is non-conforming with respect to parking (1949), bedroom percentages (October 1, 1968) and site density (1977). The site plan includes a table that indicates the Zoning Ordinance requirements of the “Residence C” Zone classification in place at the time the apartments were constructed, the current R-18 Zoning Ordinance requirements, and where the complex conforms to or deviates from those requirements. Bedroom percentages and parking are also provided. There are no previously issued use and occupancy permits for the Addison Chapel Apartment complex. The applicant applied for a Use and Occupancy Permit (396000-2015) and was denied because no prior use and occupancy permits for the property could be located; therefore, a public hearing before the Planning Board is required.

D. **Surrounding Uses: Surrounding Uses:** The site is surrounded by the following uses:

North— Addison Road and property zoned Mixed Use Transit (MXT).

West— Elkwood Lane and property zoned R-18 developed with multifamily buildings and property zoned Commercial Miscellaneous (C-M) commercial warehouse.

East— Property zoned One-Family Detached Residential (R-55), developed with Robert Gray Elementary, owned by the Prince George's County Board of Education.

South— Properties zoned R-55 improved with single-family detached residences.

E. **Request:** The applicant requests certification of an existing 320-unit multifamily apartment complex that was constructed in 1949, when the property was subject to the requirements of the "Residence C" Zone classification. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming. The nonconforming status began on November 29, 1949 when the property was rezoned to the R-18 Zone and further became non-conforming on October 1, 1968, when bedroom percentages were adopted and in November 8, 1977 when the property was rezoned to R-18. Based on the current standard of square footage per dwelling unit for the R-18 Zone, only 166 dwelling units are permitted. The apartment complex, however, has 320 dwelling units, which is what was permitted according to the "Residence C" Zone regulations in place at the time of construction in 1949.

F. **Certification Requirements:** Certification of a nonconforming use requires that certain findings be made. First, the use must either predate the pertinent zoning regulation or have been established in accordance with all regulations in effect at the time it began. Second, there must be no break in operation for more than 180 days since the use became nonconforming.

Section 27-244 of the Zoning Ordinance sets forth the following specific requirements for certifying a nonconforming use:

Section 27-244. Certification.

(a) In general.

(1) A nonconforming use may only continue if a use and occupancy permit identifying the use as nonconforming is issued after the Planning Board (or its authorized representative) or the District Council certifies that the use is nonconforming and not illegal.

(b) Application for use and occupancy permit.

(1) The applicant shall file an application for a use and occupancy permit in accordance with Division 7 of this Part.

(2) Along with the application and accompanying plans, the applicant shall provide the following:

(A) Documentary evidence, such as tax records, business records, public utility installation or payment records, and sworn affidavits, showing

the commencing date and continuous existence of the nonconforming use;

- (B) Evidence that the nonconforming use has not ceased to operate for more than 180 consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of nonoperation for more than 180 consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use;**
- (C) Specific data showing:**
 - (i) The exact nature, size, and location of the building, structure, and use;**
 - (ii) A legal description of the property; and**
 - (iii) The precise location and limits of the use on the property and within any building it occupies;**
- (D) A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possesses one.**

Analysis—According to the applicant's documentation, the Addison Chapel apartments were constructed in 1949. When the applicant applied for a use and occupancy permit, the Planning staff could not verify that the Addison Chapel Apartments were built in accordance with requirements in effect at the time of construction because the original use and occupancy permit records were not available. Therefore, in accordance with Section 27-244(f) of the Zoning Ordinance, the Planning Board must determine whether, in fact, the use was legally established prior to the date(s) the subject property became nonconforming and that it has been in continuous operation since that time.

The applicant submitted the following documentary evidence in support of the application:

1. Aerial maps for the years 1965, 1968, 1980, 1993, 1998, 2000, 2005, 2007, 2009, and 2014.
2. Maryland State Department of Assessments and Taxation Property record for 4801 Addison Road (2.88 acres) and 1401 Elkwood Lane (5.75 acres).
3. Prince George's County Department of Environmental Regulations Property Standards Group Rental Housing License and application issued August 11, 2011 and expiring August 11, 2013.
4. Prince George's County Department of Environmental Regulations Property Standards Division letter dated January 9, 1985 regarding Addison Chapel Apartments (M687) license #1507 issued August 11, 1983 and expiring August 11, 1985

5. Final Plat 5-50047, Addison Chapel Apartments, dated May 25, 1950.
6. Site Plans for the Addison Chapel Apartments, Inc. Project #2 dated August 10, 1949 with WSSC approved stamp Dated August 15, 1949 illustrating the Plat Plan, the Floor Plans. The (Building) Elevations, Typical Details, Various Details, and Elevations of Units 10-18.
7. A letter dates January 18, 1985 from Charles Bennett regarding the land use on the property.
8. A parking diagram of the property.
9. Prince George's County property deed, book 2408, page 253, dated December 17, 1959.
10. Maryland National Capital Park and Planning Building Permit #36189 dated June 14, 1950 for Addison Chapel Apartments for Parcel A that predated 1949 and built in conformance to the 1942 Zoning Ordinance.
11. Site Plan for the property.
12. Building Location Plat for the property.
13. Affidavit dated October 6, 2015 signed by Harold Mangold attesting to the construction and use of the subject property as a multifamily development.
14. Prince George's County Department of Environment (DER) job card #39600-2015-00 for a Use & Occupancy permit.
15. Deed dated December 17, 1959 conveying property to the Prince George's County Board of Education (BOE).
16. A site plan of the subject property was submitted that contains a comparison of the regulations in effect when the apartments were built to current regulations. The site plan shows building locations, setbacks, parking, and pedestrian connections.

DISCUSSION

The evaluation of the Addison Chapel Apartments is based on both the "Residence C" zoning in place at the time of development construction in 1949 and a separate evaluation based upon the R-18 zoning requirements to reflect the current zoning of the property, which became effective in 1977. The development exceeds the current allowable density in the R-18 Zone, does not meet current parking requirements and exceeds the allowable bedroom percentages, hence the request for certification of a nonconforming use. There is no previous record of a prior use and occupancy permit.

In staff's opinion, the above evidence supports the applicant's claim that the apartment complex site was developed in compliance with the "Residence C" zoning requirements when it was constructed in 1949, not subject to the R-18 Zoning Ordinance requirements. The August 10, 1949 plans for the property with the Washington Suburban Sanitary Commission (WSSC) approval stamp dated August 15, 1949 and the Building permit issued by the Maryland-National Capital Park and Planning Commission (M-NCPPC) dated June 14, 1950, for Section 2 of the property demonstrates that the complex was constructed in conformance with the regulations at the time. The subject development has a total of

320-multifamily dwelling units. The property deed, property site plan, record plat and assessment information also provide additional support to the construction claim. The Rental licenses for the property and letters from the Prince George's County Department of Environment Property Standards Division, along with the aerial photos demonstrate that the property has continuously operated since the nonconforming uses began and also supports the applicant's claim that the Addison Chapel apartment complex has been in continuous operation since being constructed in 1949.

CONCLUSION

Based on the evidence submitted by the applicant, together with the lack of contradictory evidence from other sources, staff concludes that the subject property, the Addison Chapel Apartments, was constructed in accordance to the requirements of the 1942 Zoning Ordinance in effect when constructed in 1949. There is also no evidence to suggest a lapse of continuous multifamily dwelling apartment use since their construction 1949, and when Zoning Regulations changed in 1968 and 1977 making the use nonconforming. Therefore, it is recommended that Certification of Nonconforming Use Application No. CNU-39600-2015 be APPROVED as a certified nonconforming use.

ITEM:

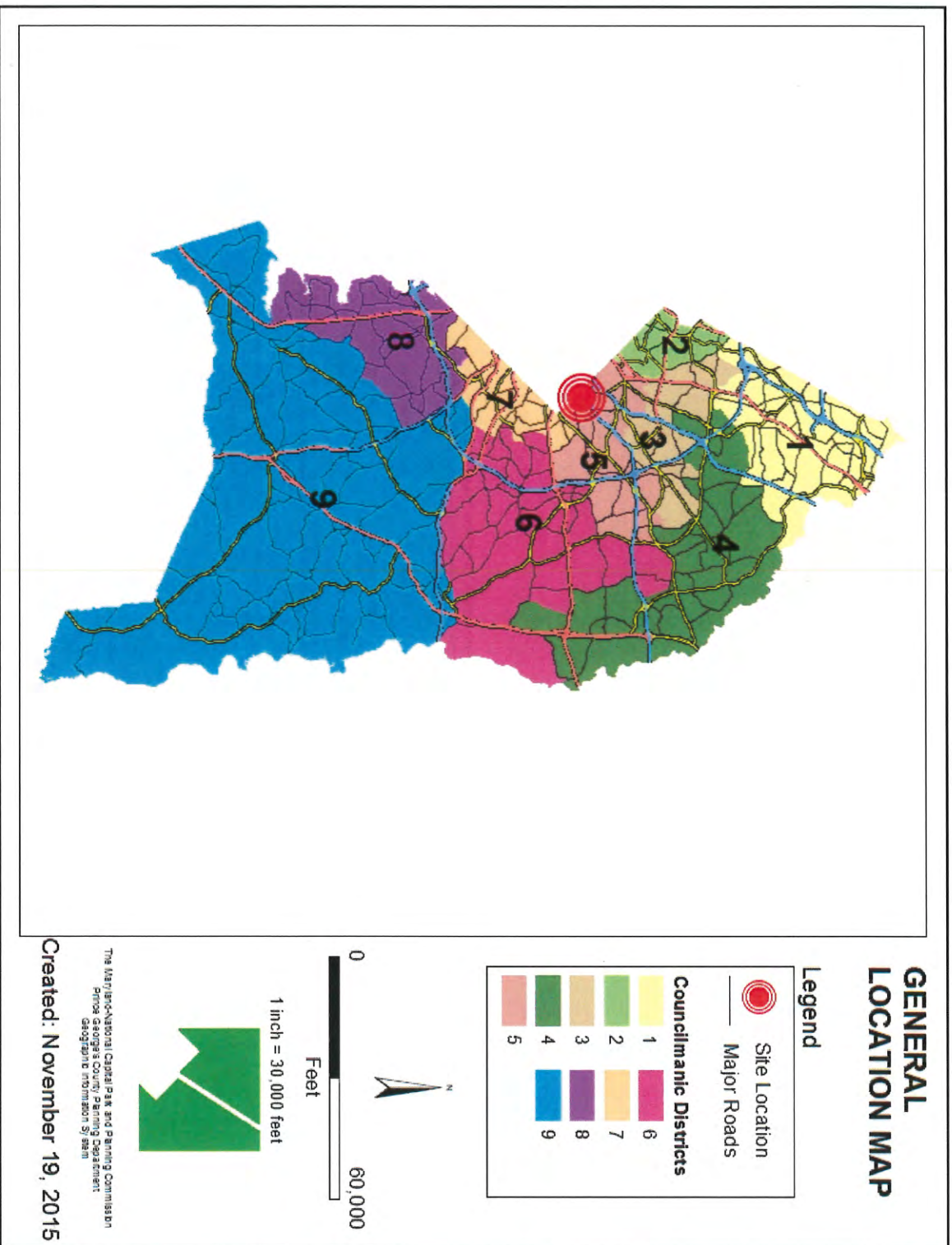
CASE: CNU-39600-2015

ADDISON CHAPEL APARTMENTS

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

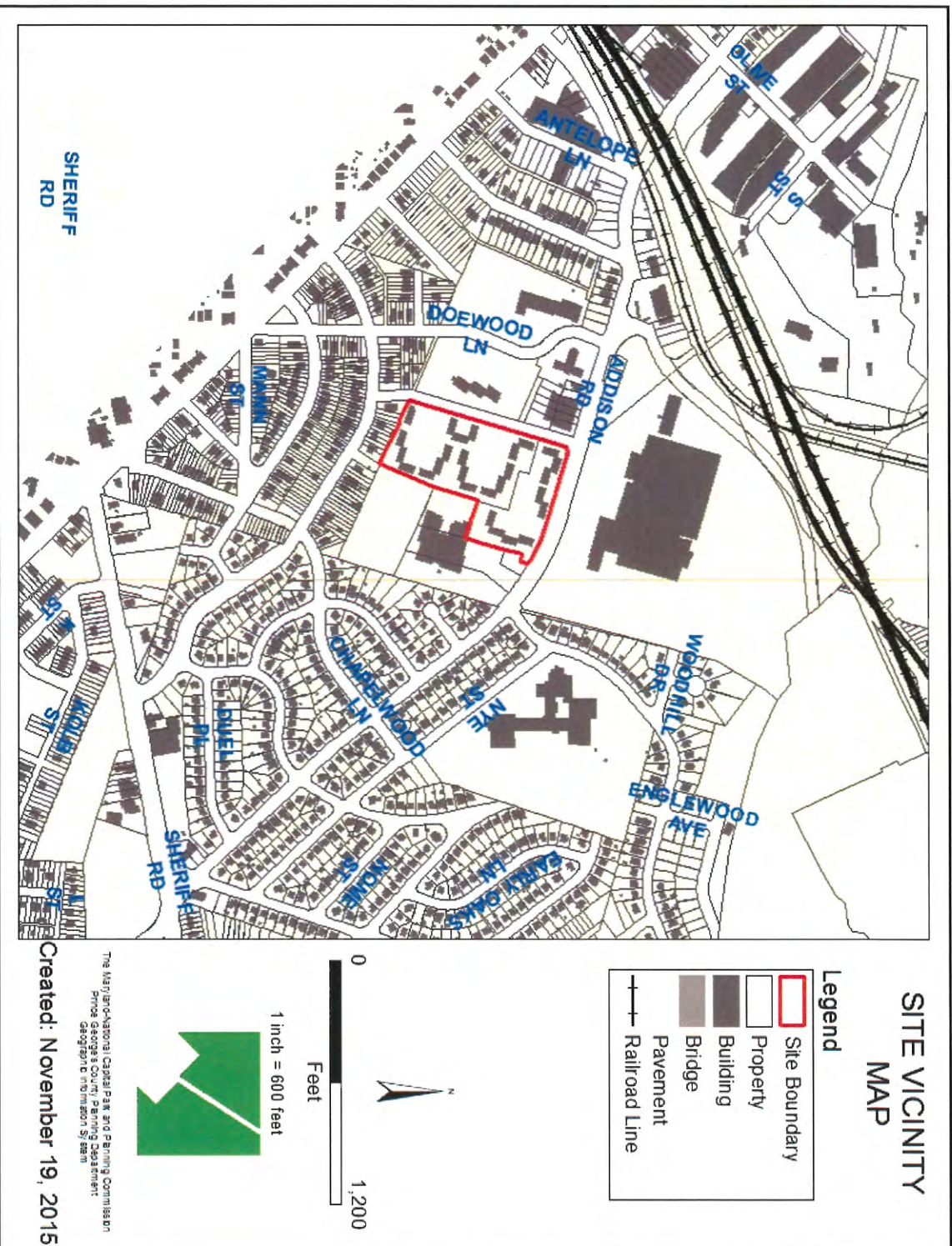


GENERAL LOCATION MAP

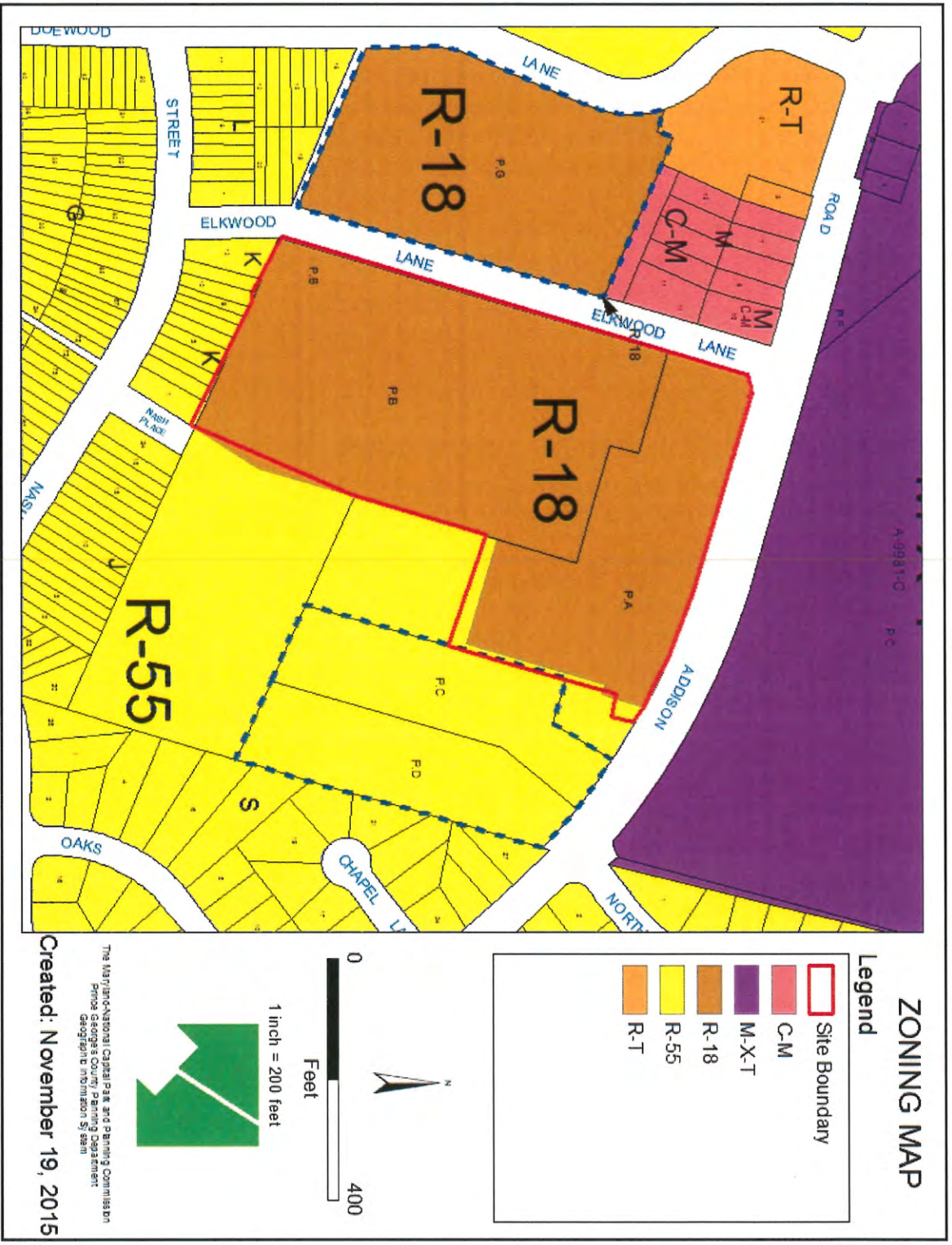


SITE VICINITY

Case # CNU-39600-2015

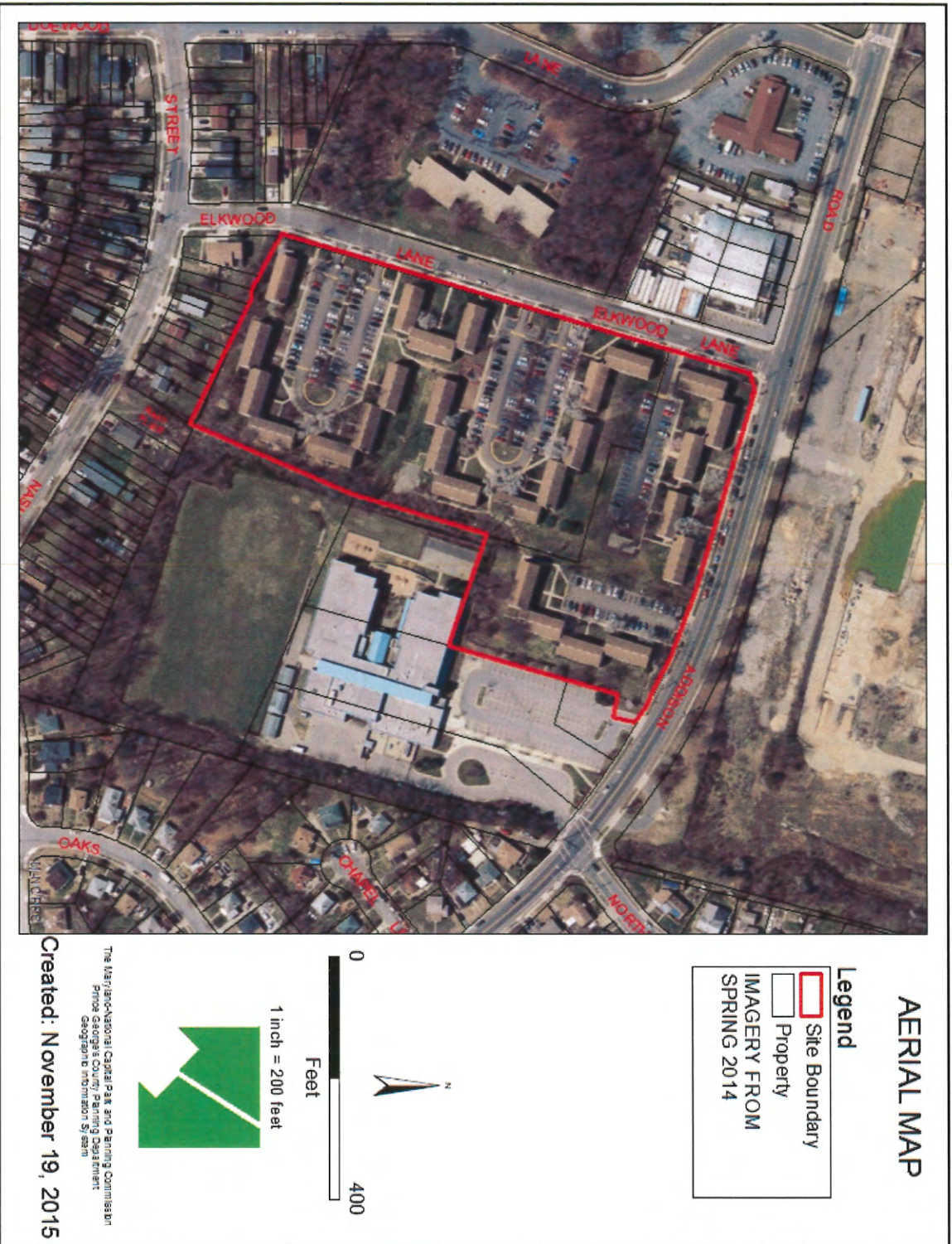


ZONING MAP



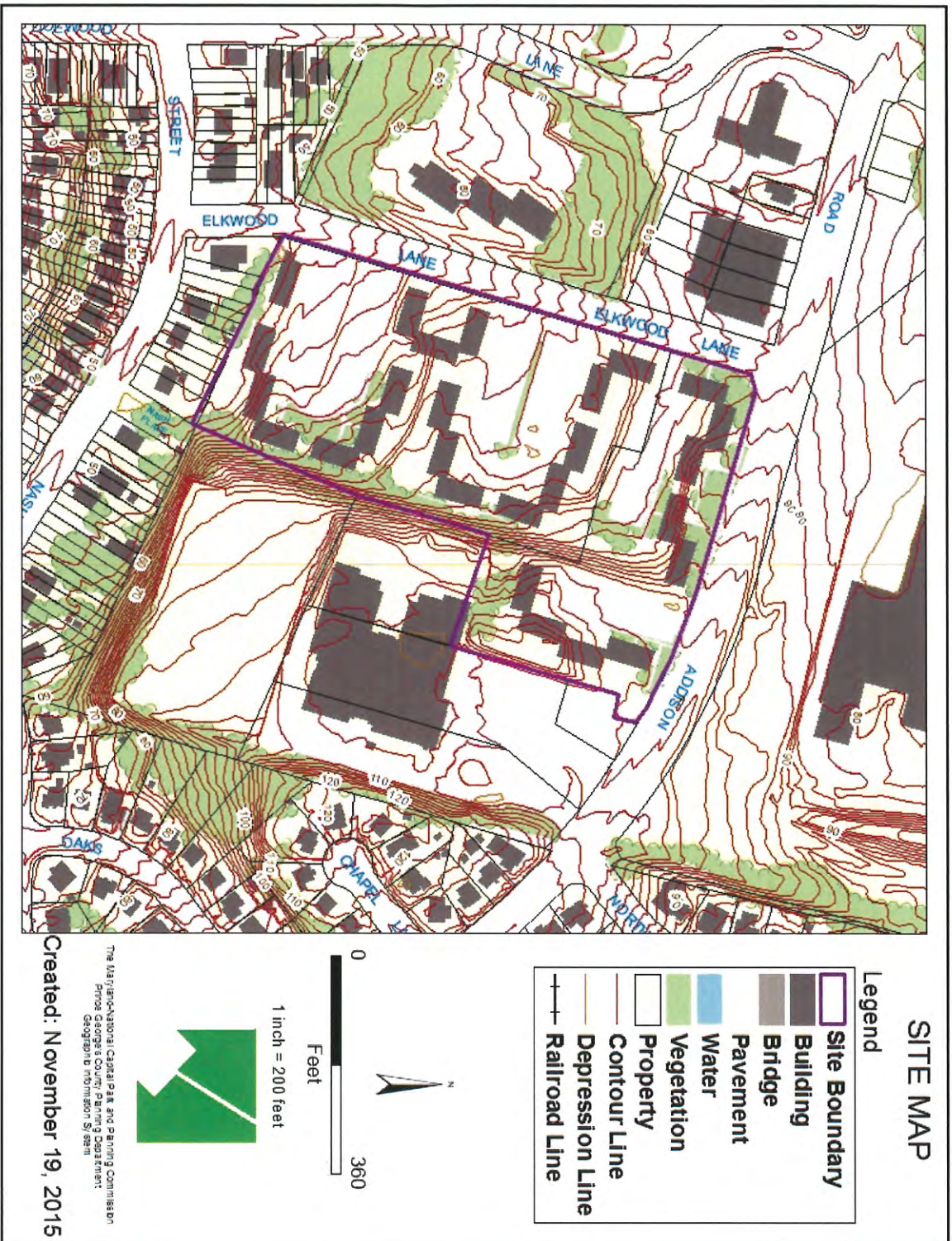
AERIAL MAP

Case # CNU-39600-2015

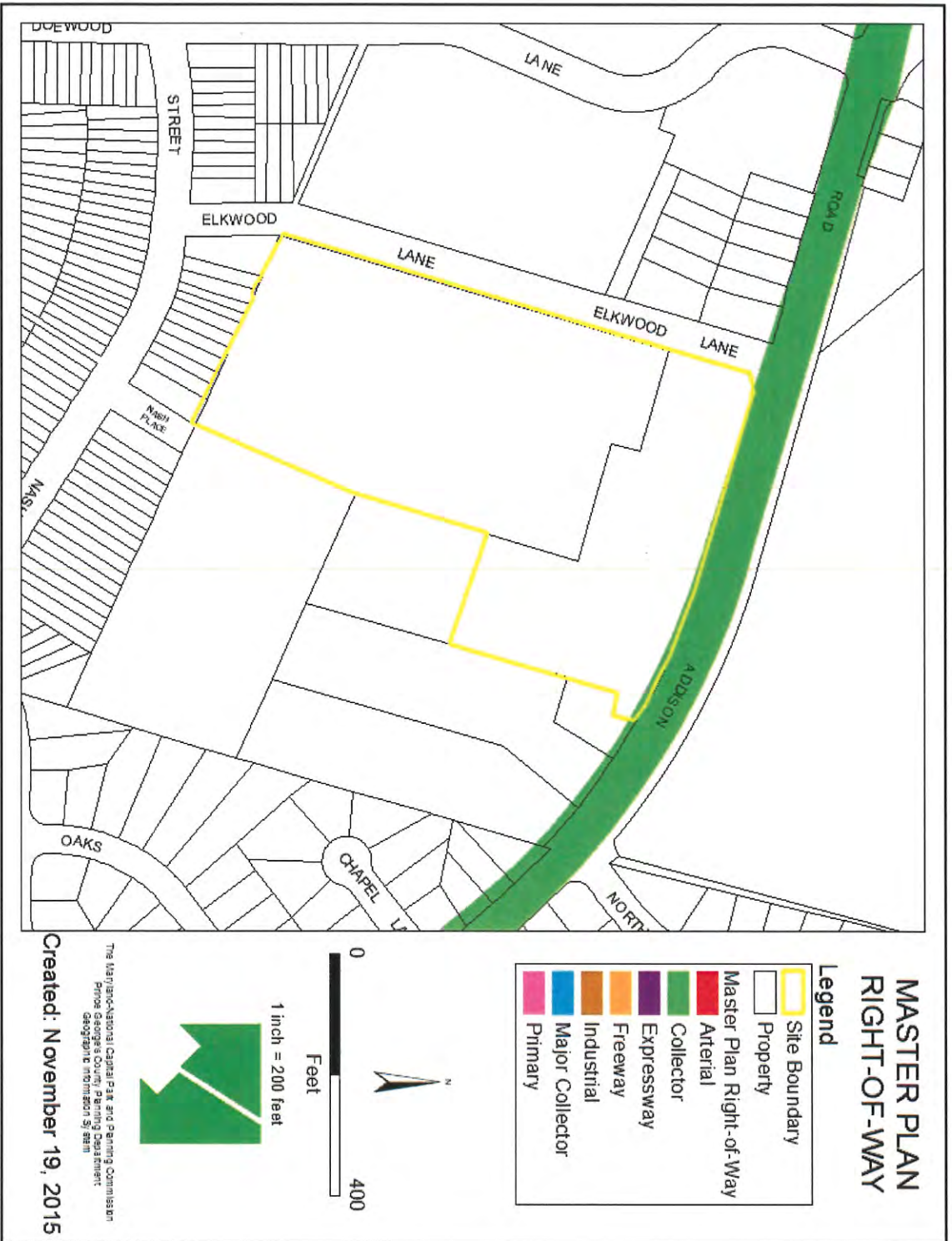


SITE MAP

Case # CNU-39600-2015



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN

Case # CNU-39600-2015

1. Project Description

The purpose of this site plan is to show the proposed use of the property in accordance with the City of Elkwood Comprehensive Zoning Ordinance and the Elkwood Comprehensive Zoning Ordinance. The site is located at the intersection of Elkwood Avenue and Addison Avenue. The site is currently zoned R-1 (Single-Family Residential) and is being proposed for rezoning to C-1 (Community Center).

2. Site Description

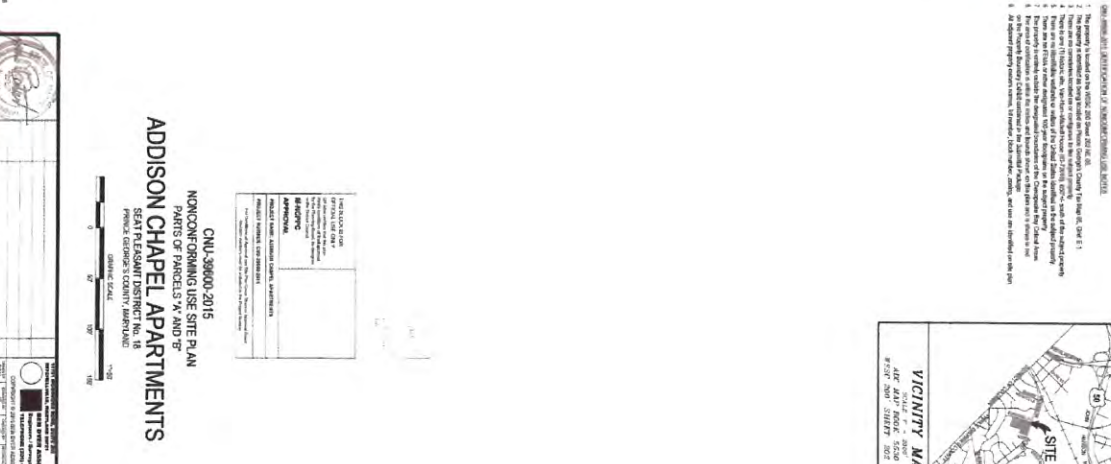
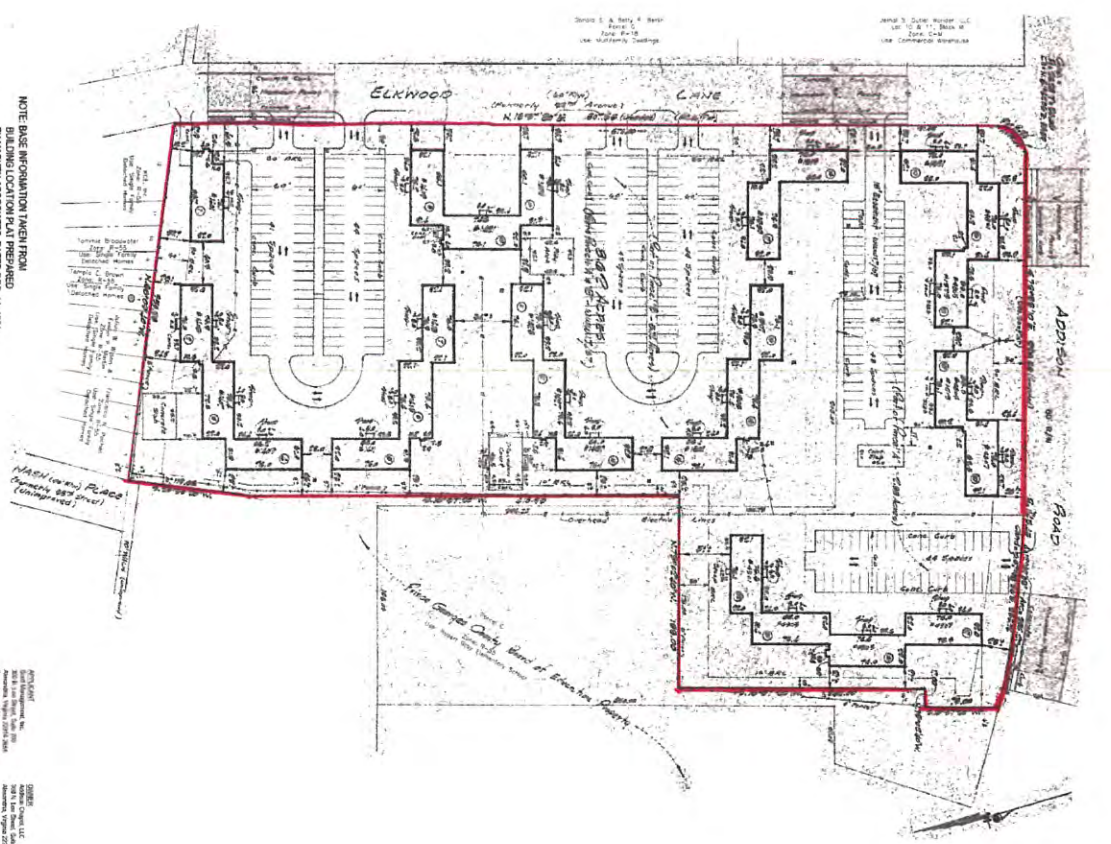
The site is located at the intersection of Elkwood Avenue and Addison Avenue. The site is currently zoned R-1 (Single-Family Residential) and is being proposed for rezoning to C-1 (Community Center). The site is approximately 1.5 acres in size and is bounded by Elkwood Avenue to the north, Addison Avenue to the east, and a residential street to the south.

3. Proposed Use

The proposed use is a community center, which will include a multi-purpose room, a meeting room, a kitchen, and a parking lot. The community center will be used for a variety of community activities, including meetings, classes, and events.

4. Project Information

Item	Description	Value
1. Project Name	ADDISON CHAPEL APARTMENTS	
2. Project Address	12345 Elkwood Avenue	
3. Project Owner	ABC Development LLC	
4. Project Architect	XYZ Architects	
5. Project Engineer	DEF Engineers	
6. Project Date	11/30/2015	
7. Project Status	Final	



ADDISON CHAPEL APARTMENTS

NONCONFORMING USE SITE PLAN
PARTS OF PARCELS "A" AND "B"
SEATONS DISTRICT NO. 18
PREPARED BY: [Firm Name]

DATE: 11/30/2015

REVISIONS:

NO.	DESCRIPTION	DATE
1	Initial Design	11/30/2015
2	Final Design	11/30/2015

DRD
THE DEVELOPMENT REVIEW DIVISION

November 30, 2015

MEMORANDUM

TO: Ivy Thompson, Senior Planner, Zoning Section

FROM: Mary Hampton, Permits

SUBJECT: Referral Comments for Addison Chapel Apartments, CNU-39600-2015

1. Page 2 of the Justification Statement must be revised to indicate the apartments first became nonconforming with the adoption of bedroom percentages on October 1, 1968. Uses constructed under prior parking regulations (or no regulations) does not render a use nonconforming per Section 27-584(a) of the Zoning Ordinance.



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Mary Hampton 39600-2015-U
Telephone Number: 301-952-5411 September 3, 2015
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 should be directed to the reviewer at the phone number provided above.

1. This permit is for the certification of nonconforming use of the Addison Chapel Apartments. This application replaces 16876-2011-U which was placed on hold for nonconforming use certification which was not pursued and the permit was therefore abandoned by DPIE. There are 320 dwelling units of which 156 are one bedroom units (48.75%) and 164 two bedroom units (51.25%). The apartment were originally reviewed and approved under the 1942 Zoning Ordinance when the property was zoned Residential C. The current density is 37.12 units per acre which exceeds the current maximum density of 12 units per acre. The apartments also exceed bedroom percentages. The property was rezoned from the R-18 Zone to the R-10 Zone by Zoning Map Amendment #3408 on 7/15/59. This was done due to a portion of the property being sold to the School Board and the rezoning was done to maintain conformance to density requirements. However the property was rezoned back to R-18 in 1977 per the Model Neighborhood SMA thus creating nonconformity to density requirements. The apartment became nonconforming with regards to bedroom percentages on 10/1/68. There is no prior issued use and occupancy permit for the apartments therefore the certification must be heard by the Planning Board. The application for certification must be submitted to Edward Holley in the Application Section. I emailed the comments to Christine Jackson at Ben Dyer and Associates

Thompson, Ivy

Subject: RE: Addison Chapel U&O Matters

From: Hampton, Mary
Sent: Wednesday, July 29, 2015 2:46 PM
To: 'Harald Mangold'; Gallagher Deborah L
Cc: 'Hijazi, Haitham A.'; 'Stephen Mauersberg'
Subject: RE: Addison Chapel U&O Matters

Mr. Mangold, thank you for emailing these documents to us. The survey, which is the same survey you submitted back in 2011 with your prior application, can certainly be used with the required zoning notes and schedules added in addition to the off street parking spaces dimensioned on the plan. Ben Dyer is familiar with the required "zoning charts" that are provided on site plans for certification of nonconforming use for apartments. The one unresolved question we had back in 2012 when you and I were corresponding was the date of construction. This was required to determine which set of regulations the apartment would have been subject to, the pre November 29, 1949 or the post November 29, 1949 regulations. We knew the apartments were reviewed and approved somewhere between 1949 and 1950. You indicated that you had located a building permit issued on 6/14/50 and a plan dated 8/10/49 with a WSSC approval stamp dated 8/15/49. The hand drawn parking plan you emailed us today shows 265 off street parking spaces. If the apartments were reviewed and approved under the post November 29, 1949 regulations then one parking space per dwelling unit would have been required. Based on 320 dwelling units a minimum of 320 off street parking spaces would have been required. Therefore we feel comfortable based on the building permit date, WSSC approval date, the number of parking spaces provided that the apartments were reviewed and approved under the pre November 29, 1949 regulations when the property was zoned Residential C. I believe Ben Dyer has those regulations however if they need copies of the old zoning ordinance I would be happy to forward this information to them. Once we receive your new use and occupancy permit application and revised survey, we will then direct you to file the application for certification of nonconforming use with Edward Holley in our Application Section so that a Planning Board hearing can be scheduled. This is required under Section 27-244(f) of the Zoning Ordinance unless a copy of an issued use and occupancy permit, not a building permit, is submitted with the application. However if you have been able to find a copy of a prior issued use and occupancy permit for the apartments, then an administrative review could be pursued. Also it would be helpful if you could also submit copies of the 1950 building permit and WSSC approval for the file. Please feel free to contact me at 301-952-5411 if you have any questions.

Mary Hampton
Principal Planning Technician
Maryland-National Capitol Park and Planning Commission
Development Review Division

From: Harald Mangold [<mailto:hmangold@scottmanagementinc.com>]
Sent: Wednesday, July 29, 2015 11:32 AM
To: Hampton, Mary; Gallagher Deborah L
Cc: 'Hijazi, Haitham A.'; 'Stephen Mauersberg'
Subject: Addison Chapel U&O Matters

Dear Ms. Hampton and Ms. Gallagher,

I just located a 18"x24" survey that does include the parking area, with a corresponding Surveyor Certificate and my hand drawing with parking counts. Please see attached documents.

Any chance that this site plan can be used for the non-conforming use application for our U&O at Addison Chapel Apartments? If not, what additional items need to be included so I can provide guidance for minimum efforts to Ben Dyer Associates in an effort to keep my costs as low as possible.

Ms. Gallagher, I would like to thank you for your efforts during the meeting with Dr. Hijazi two weeks ago. I look forward to your response and restart of our U&O application. Once the site plan matter is resolved, I will contact you and inquire if I can simply re-apply, submitting the same backup documents as we did in August of 2012.

I look forward to working with you to diligently resolve this matter. Please feel free to call me with any questions.

Respectfully,
Harald

Harald Mangold	Scott Management, Inc.
President & CEO	300 North Lee Street
Direct: 703-548-7303 ext.110	Suite 200
Main: 703-548-7300	Alexandria, VA 22314

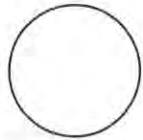
www.ScottManagementInc.com

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CNU-39600-2015

BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners

October 19, 2015
JB15050-2128
WO-106100

VIA HAND DELIVERY

Edward Holley
Senior Planning Technician
Development Review Division
Maryland National Capital Park
and Planning Commission
14741 Governor Oden Bowie Drive, 4th Floor
Upper Marlboro, Maryland 20772

Re: Justification Statement for Nonconforming Use Certification for Addison Chapel Apartments (CNU-16876-2011) – 1401, 1405, 1407, 1409, 1411, 1413, 1415, 1419, 1421, 1423, 1425, 1427, 1429, 1501, 1505, 1507, 1509, 1513, 1519, 1525, and 1531 Elkwood Lane, and 4801, 4803, 4805, 4807, 4901, 4903, 4905, and 4907 Addison Road, Capitol Heights, Maryland 20743 (the “Property”)

Dear Mr. Holley:

On behalf of Addison Chapel LLC (the “Applicant”), owner of the above-referenced Property, and pursuant to Section 27-244 of the Prince George’s County Zoning Ordinance (the “Zoning Ordinance”), Ben Dyer Associates, Inc. hereby resubmits this revised letter and enclosed materials (the “Application”) in support of the Applicant’s request to certify the existing multi-family residential use consisting of 320 units (the “Apartments”) on the Property as a nonconforming use. As explained in detail below, the Apartments were constructed pursuant to the provisions of the 1942 Prince George’s County Zoning Ordinance (the “1942 Zoning Ordinance”) for the “C” Residence zoning of the Property that was in effect when the Apartments began construction in early 1949. The Property was rezoned to R-18 on or about November 29, 1949 when the 1949 Prince George’s County Zoning Ordinance (the “1949 Zoning Ordinance”) was adopted. It was rezoned to R-10 in 1959 when a portion of the Property was sold to the Board of Education of Prince George’s County (the “Board of Education”) as explained in further detail below, and was rezoned back to the current R-18 zoning in 1977. The Apartments have remained a permitted use at all times. However, they initially became nonconforming with respect to bedroom percentages in 1968 when that requirement was added to the R-10 zoning of the Property, and became nonconforming with respect to density when the Property was rezoned back to R-18 in 1977, all as explained in further detail below.

The Apartments on the Property have been owned and operated by the same family, albeit under slightly different entity names, since the start of the permitting process in early 1949. To the best of everyone's knowledge, the Apartments were legally constructed under the provisions of the "C" Residence zoning in effect in 1949 and in full conformance with the applicable development standards, and but for the nonconformities with respect to parking, bedroom percentage requirements, and density the Apartments have remained a permitted use since the time of construction. The Apartments have continuously operated on the Property and have not ceased to operate for more than 180 consecutive calendar days from the date the use became nonconforming through the date of this Application.¹ Therefore, the Apartments on the Property satisfy the conditions for certification of a nonconforming use as established by Section 27-244 of the Zoning Ordinance, and we respectfully request approval of this Application by the Prince George's County Planning Board.

History of the Property and the Apartments on the Property

The Property is located on the southeast corner of the intersection of Addison Road and Elkwood Lane in Capitol Heights, Maryland. According to the Maryland Department of Assessments and Taxation information sheets for the Property (copies of which are attached as Exhibit "A"), the Property currently consists of approximately 8.62 acres. The Property is shown on a plat entitled "Addison Chapel" recorded among the Land Records of Prince George's County, Maryland on or about May 25, 1950 at Plat Book WWW 17, Page 67 (the "Record Plat," a copy of which is attached as Exhibit "B"). At the time of construction of the Apartments, and as shown on the Record Plat, the Property consisted of approximately 16.71 acres. However, in December 1959 approximately 8.09 acres were transferred by deed from a predecessor entity of the Applicant to the Board of Education (a copy of the deed is attached as Exhibit "C"), leaving the current 8.62 acres comprising the Property today. The loss of 8.09 acres would have made the Property nonconforming with respect to density; however, the Property was rezoned to R-10 via Zoning Map Amendment No. 3408 in 1959 (the R-10 Zone required only 1,000 square feet of lot area per dwelling unit, whereas the R-18 Zone requires 1,800 square feet).

As noted above, the Apartments first became nonconforming in November 1949 when the Property was rezoned from the "C" Residence Zone to the R-18 Zone. The 1942 Zoning Ordinance under which the Apartments were constructed did not contain any minimum parking requirements (though 265 parking spaces were provided on the Property with the Project). The 1949 Zoning Ordinance, however, required at least one parking space per dwelling unit, and thus the parking provided on the Property was 55 fewer spaces than required for the 320 Apartments. While the Property was rezoned to the R-10 Zone in 1959 in order to avoid nonconformity with respect to density, the Property became further nonconforming when bedroom percentage requirements were added to the R-10 zoning of the Property. Current bedroom percentage requirements limit two-bedroom units to a maximum of 40% in a given project, and 164 of the Apartments (51.25%) are two-bedroom units while only 156 (48.75%) are one-bedroom units. The Apartments became nonconforming with respect to density when the Property was rezoned from R-10 back to R-18 in 1977, because as noted above, the R-18 Zone requires 1,800 square

¹ Approximately 10 units were severely damaged by fire in 2001, and repairs on those units lasted for approximately 16 months, during which time the units were not in use by residents (the Applicant's rent loss was covered by insurance payments however). While these 10 units were out of operation for longer than 180 days, Section 27-244(b)(2)(B) of the Zoning Ordinance permits nonoperation for more than 180 days when the conditions of nonoperation are beyond the applicant's or owner's control.

feet of lot area per dwelling unit and the Property only provides approximately 1,173 square feet per dwelling unit.

The Property is currently zoned R-18 (Multi-Family Medium Density Residential) (as shown on the zoning sketch map for the Property, a copy of which is attached as Exhibit "D"). The Property was zoned "C" Residence at the time the Apartments were constructed, and the Apartments were constructed in conformance with the development standards in effect in the "C" Residence Zone at that time, as prescribed by Section V of the 1942 Zoning Ordinance. Section V(A) of the 1942 Zoning Ordinance indicates that apartments are a permitted use in the "C" Residence Zone. Section V(B) permits unlimited building height (though all of the buildings on the Property are three stories, and less than 40 feet in height). Section V(C)(1) requires at least 625 square feet of lot area per family (unit). At the time the Apartments were constructed, the Property consisted of 16.71 acres, and with 320 multi-family dwelling units on the Property there was approximately 2,274 square feet of lot area per family, satisfying the minimum lot area requirement.

Section V(C)(2) requires the front building line to be set back not less than 25 feet from the front lot line; Section V(C)(3) requires a side yard of at least eight feet for apartments; and Section V(C)(4) requires a rear yard of at least 20 feet (because the Apartments do not exceed 40 feet in height, the provisions of these sections which require yards to be increased when building height exceeds 40 feet are inapplicable). While the 1942 Zoning Ordinance does not define front lot line, side yard, or rear yard, the subsequent 1949 Zoning Ordinance (Section 10.0) defines "front of lot" on a corner lot as the shortest side of the lot that abuts a street, "rear lot line" as the lot line generally opposite to the "front street line," and "side lot line" as any lot line other than a "front street line" or a "rear lot line," so for purposes of this analysis the Applicant will use the 1949 Zoning Ordinance definitions to determine the front, rear, and side yards. As shown on the Site Plan (a copy of which is attached as Exhibit "E"), the shortest side of the lot that abuts a street is that side of the lot adjacent to Addison Road, and thus Addison Road would be the front of the lot, the southern Property line would be the rear lot line, and the side of the Property adjacent to Elkwood Lane and the east Property line would be side lot lines. The Site Plan demonstrates that all yard depth requirements are satisfied. Section V(C)(5) of the 1942 Zoning Ordinance requires a minimum "court" width of at least eight feet, and the Site Plan demonstrates that this requirement is also satisfied.

Therefore, as demonstrated above, the Apartments satisfy all of the development standards in effect for the "C" Residence Zone under the 1942 Zoning Ordinance, which suggests that the Apartments were constructed in conformance with the development standards in effect in the "C" Residence Zone at the time of construction.

Attached is a building permit issued by the Maryland-National Capital Park and Planning Commission ("M-NCPPC") dated June 14, 1950 (the "Building Permit," a copy of which is attached as Exhibit "F") for Section 2 of the Apartments. As shown on a Building Location Plat dated November 19, 1965 (the "Location Plat," a copy of which is attached as Exhibit "G"), the Property is comprised of a Section 1, consisting of buildings 1-13, and Section 2, consisting of buildings 14-27. From the Affidavit (defined below), it is evident that the construction of Section 1 preceded construction of Section 2, and thus construction of Section 1 must have occurred prior to that time. This is further supported by plans for the Apartments dated August 10, 1949, and stamped with a WSSC approval on August 15, 1949 (a copy of which is attached as Exhibit "H").

Issuance of a building permit is prima facie evidence that the plans and drawings submitted as part of the building permit application comply with the provisions of the zoning in effect. In addition, a letter from the Prince George's County Department of Environmental Resources ("DER") Property Standards Division dated January 9, 1985 (a copy of which is attached as Exhibit "I") states that the Property is "in compliance with all laws governing the use and occupancy of multi-family properties, including the County's Zoning Ordinance," and a January 18, 1985 letter from the DER Property Standards Division (a copy of which is attached as Exhibit "J") states that the Apartments are "in the appropriate zone for the respective number of dwelling units and use".

Current Operations and Continuous Use Thereof

The Site Plan and the Parking Sketch (a copy of which is attached as Exhibit "K") show the exact nature, size, and location of the Apartments on the Property as they exist today. A series of aerial photos (dated 1965, 1977, 1980, 1984, 1993, 1998, 2000, 2005, 2007, and 2009, copies of which are attached as Exhibit "L") demonstrate that the Apartments on the Property remain in the same nature, size, and location today as they did in 1965 prior to the use becoming nonconforming as to bedroom percentages on October 1, 1968 and all through the following decades to the present.

As indicated in the Affidavit of Continuous Use and Operation (the "Affidavit," a copy of which is attached as Exhibit "M"), to the best of everyone's knowledge the Apartments were constructed based on plans approved in 1949 and they have continuously operated and have not ceased to operate for more than 180 consecutive calendar days from the date the use became nonconforming (on or about November 29, 1949) through the date of this Application (with the exception of the 10 units destroyed by fire and reconstructed as explained above).

We have included copies of Rental Licenses for the Property as further evidence of the continuous use and operation of the Apartments on the Property from November 11, 1979 through the current time (copies of which are attached as Exhibit "N"). These records include Rental Licenses dated August 11, 2011, July 10, 2009, June 21, 2007, July 28, 2005, May 15, 2003, June 11, 2001, August 11, 1999, August 11, 1997, August 11, 1995, August 11, 1993, August 11, 1991, August 11, 1989, August 11, 1987, August 11, 1985, November 11, 1983, November 11, 1981, and November 11, 1979.

Conclusion

Because the Apartments on the Property appear to have been legally constructed when apartments were a permitted use under the Property's then "C" Residence zoning and in conformance with the development standards of the "C" Residence Zone at the time of construction, and because the Apartments have continuously operated on the Property and have not ceased to operate for more than 180 consecutive calendar days from the date the use became nonconforming (on or about November 29, 1949) through the date of this Application, the Apartments on the Property satisfy the conditions for certification of a legally nonconforming use, and we respectfully request that the Prince George's County Planning Board approve this Application for certification of the Apartments on the Property as a nonconforming use.

The following exhibits and materials are submitted in support of the Application:

- Exhibit "A": Maryland Department of Assessments and Taxation information sheets for the Property
- Exhibit "B": Copy of the Record Plat for the Property
- Exhibit "C": Copy of the deed from the Applicant to the Board of Education
- Exhibit "D": Copy of the zoning sketch map for the Property
- Exhibit "E": Site Plan for the Property
- Exhibit "F": Building Permit issued by M-NCPPC dated June 14, 1950 for Section 2 of the Property
- Exhibit "G": Building Location Plat for the Property
- Exhibit "H": August 10, 1949 plans for the Property, with August 15, 1949 WSSC approval stamp
- Exhibit "I": Letter from the Prince George's County DER Property Standards Division dated January 9, 1985
- Exhibit "J": Letter from the Prince George's County DER Property Standards Division dated January 18, 1985
- Exhibit "K": Parking Sketch of the Property
- Exhibit "L": Aerial Photos of the Property
- Exhibit "M": Updated Affidavit of Continuous Use and Operation
- Exhibit "N": Rental Licenses for the Property
- Exhibit "O": Prince George's County DER "Job Card" No. 39600-2015-00, indicating that a Use and Occupancy Permit for the Property has been applied for

Thank you for your consideration of this Application. Please do not hesitate to contact us with any,

Sincerely,
Ben Dyer Associates, Inc.



Kevin Kask
Planner

Enclosures

cc: Harald Mangold

PM:SGM

2.MNCPPC.Holley.Addision SOJ.KK.1019/col



1965



1977



1980



1998



2000



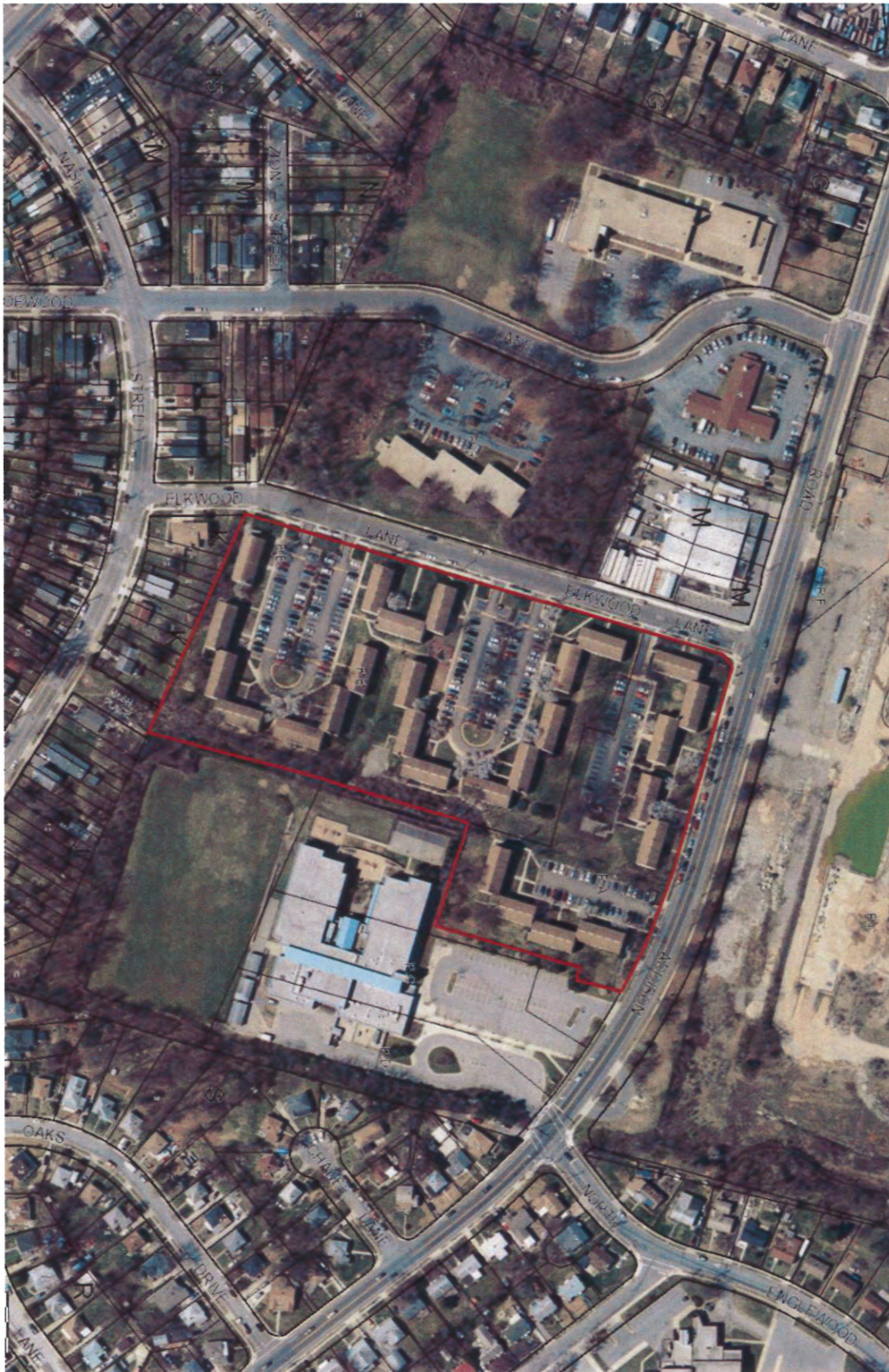
2005



2007



2009



2014

Maryland Department of Assessments and Taxation
 Real Property Data Search (vw4.2A)
 PRINCE GEORGE'S COUNTY

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[Redemption](#)
[GroundRent](#)
[Registration](#)

CNU-39600-2015

Account Identifier: District - 18 Account Number - 1989094

Owner Information

Owner Name: ADDISON CHAPEL L L C **Use:** APARTMENTS
Principal Residence: NO
Mailing Address: SCOTT MANGMENT INC STE 200 **Deed Reference:** 1) /12546/ 00662
 300 NORTH LEE ST 2)
 ALEXANDRIA VA 22314-2658

Location & Structure Information

Premises Address **Legal Description**
 4801 ADDISON RD APARTMENTS
 CAPITOL HEIGHTS 20743-0000 PT PAR A EQ
 2.888 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-1687
0065	00E1	0000		0150				3	Plat Ref:	

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class 8

Primary Structure Built **Enclosed Area** **Property Land Area** **County Use**
 2.8800 AC 004

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value		
		As Of	Phase-in Assessments	As Of
Land	627,200	01/01/2012	07/01/2011	07/01/2012
Improvements:	4,074,400	4,177,500		
Total:	4,701,600	4,804,700	4,701,600	4,735,967
Preferential Land:	0			0

Transfer Information

Seller: ADDISON CHAPEL ASSOCIATES **Date:** 10/21/1998 **Price:** \$0
Type: NON-ARMS LENGTH OTHER **Deed1:** /12546/ 00662 **Deed2:**
Seller: BANKS, WILLIAM F **Date:** 08/09/1991 **Price:** \$0
Type: **Deed1:** /08030/ 00924 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

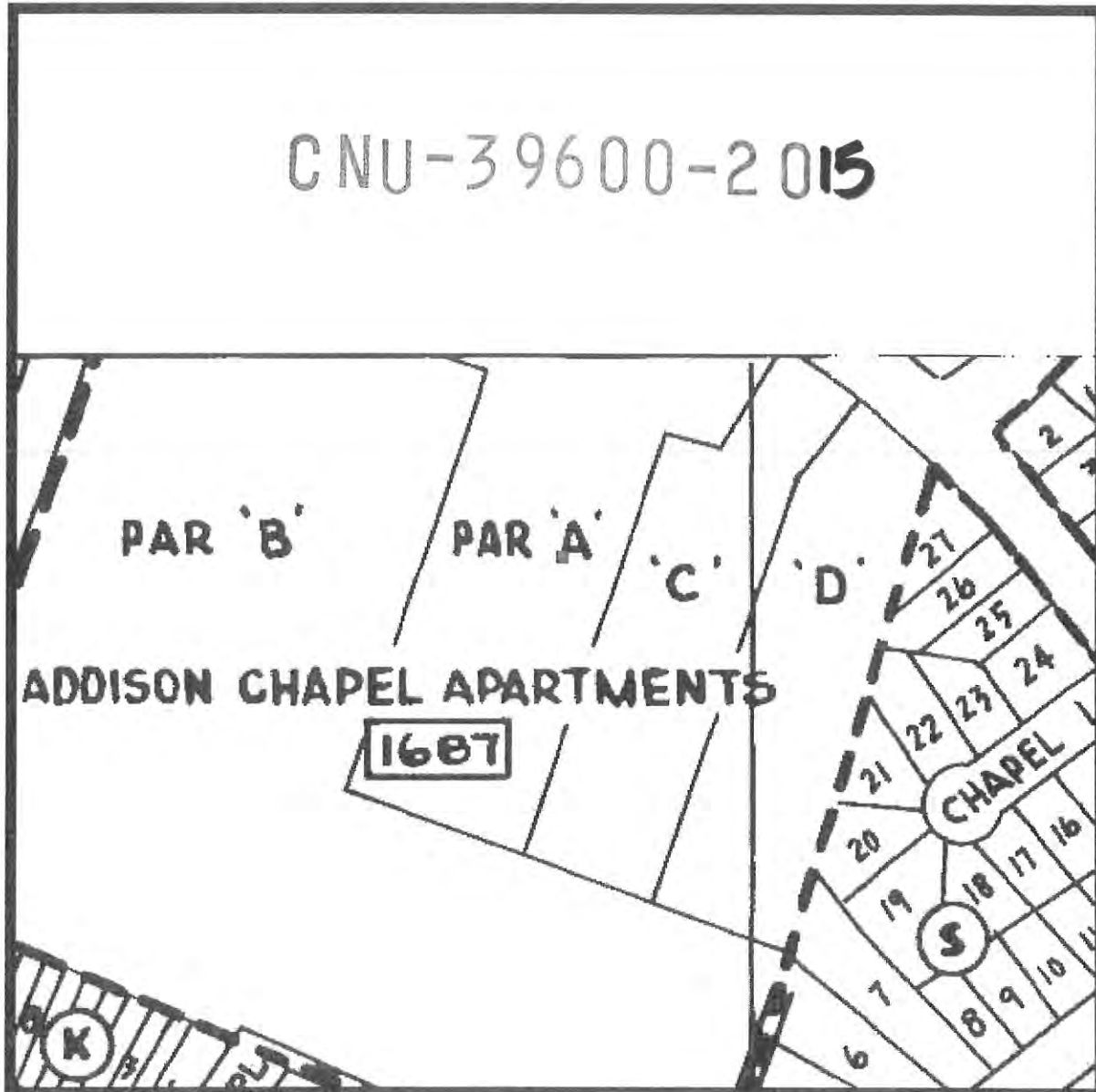
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
 Real Property Data Search

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District - 18 Account Number - 1989094



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Maryland Department of Assessments and Taxation
 Real Property Data Search (yw4.2A)
 PRINCE GEORGE'S COUNTY

CNU-39600-2015

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[GroundRent](#)
[Registration](#)

Account Identifier: District - 18 Account Number - 1989102

Owner Information

Owner Name: ADDISON CHAPEL L L C **Use:** APARTMENTS
Principal Residence: NO
Mailing Address: SCOTT MANGMENT INC STE 200 **Deed Reference:** 1) /12546/ 00662
 300 NORTH LEE ST 2)
 ALEXANDRIA VA 22314-2658

Location & Structure Information

Premises Address **Legal Description**
 1401 ELKWOOD LN APARTMENTS
 CAPITOL HEIGHTS 20743-0000 PT PAR B EQ 5.754
 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-1687
0065	00E1	0000		0150				3	Plat Ref:	

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class 8

Primary Structure Built **Enclosed Area** **Property Land Area** **County Use**
 5.7500 AC 004

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
			01/01/2012	07/01/2011
				07/01/2012
Land	1,252,300	1,252,300		
Improvements:	7,723,500	8,074,400		
Total:	8,975,800	9,326,700	8,975,800	9,092,767
Preferential Land:	0			0

Transfer Information

Seller: ADDISON CHAPEL ASSOCIATES **Date:** 10/21/1998 **Price:** \$0
Type: NON-ARMS LENGTH OTHER **Deed1:** /12546/ 00662 **Deed2:**
Seller: BANKS,WILLIAM F **Date:** 08/09/1991 **Price:** \$0
Type: **Deed1:** /08030/ 00924 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

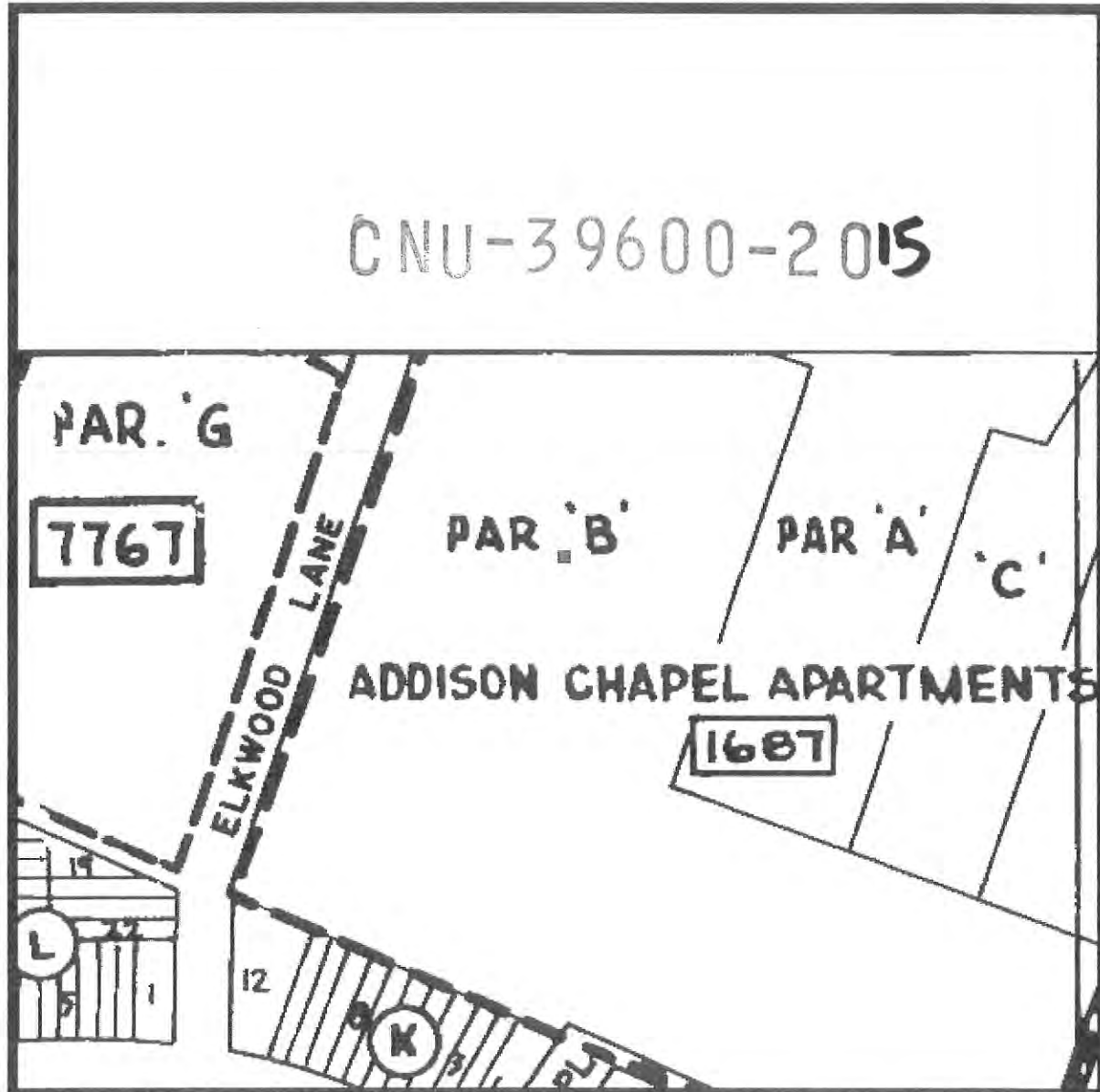
Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
PRINCE GEORGE'S COUNTY
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District - 18 Account Number - 1989102



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

Prince George's County Government

Department of Environmental Resources

Property Standards Group

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

Owner:

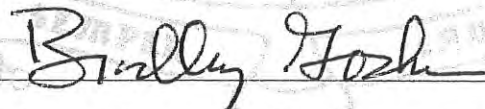
ADDISON CHAPEL L L C
SCOTT MGMT INC
300 NORTH LEE ST
ALEXANDRIA VA 22314

Property:

ADDISON CHAPEL APTS.
CAPITOL HEIGHTS MD 20743

Type of Units:	Multifamily Dwelling
Number of Units:	320
Fee Paid:	\$ 16,000.00
License Number:	M-0687
Date Issued:	August 11, 2011
Date Expired:	August 11, 2013

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

 for

Director, Department of Environmental Resources
for Prince George's County, Maryland

CNU-39600-2015

APPLICATION NO.
 M-687

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments Addison Chapel Apartments	24 hr. Emergency Phone No. 703 644-8708	10. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code Addison Chapel Apartments L.L.C. 300 N Lee Street, Suite 200 Alexandria, VA 22314	Phone No. 703-548 7300	1	1401 Elkwood Lane	1
		2	1405 Elkwood Lane	1
		3	1407 Elkwood Lane	1
		4	1409 Elkwood Lane	1
3. Management's Name, Address, Zip Code Scott Management Inc. 300 N Lee Street, Suite 200 Alexandria, VA 22314 PM'S Name:	Phone No. 703-548 7300	5	1411 Elkwood Lane	1
		6	1413 Elkwood Lane	1
		7	1415 Elkwood Lane	1
4. Rental Office Address, Zip Code 1525 Elkwood Lane Capitol Heights, MD 20743	Phone No. 301-773 6462	8	1419 Elkwood Lane	1
		9	1421 Elkwood Lane	1
		10	1423 Elkwood Lane	1
		11	1425 Elkwood Lane	1
5. Mortgage Holder's Name, Address, Zip Code M & T Realty Capital Corp. 25 S Charles Street Mailcode - 101-617 17th Floor Mortgage Acct. No.: Baltimore, MD 21291	Phone No.	12	1427 Elkwood Lane	1
		13	1429 Elkwood Lane	1
		14	1501 Elkwood Lane	1
6. Property Tax Acct. No.: 02195-31-000 & 02195-30-000	Acct# 401391	15	1505 Elkwood Lane	1
		16	1507 Elkwood Lane	1
7. Bedrooms - MINIMUM Rent: Effic. 0 Min. Rent \$ 1 BR 156 Min. Rent \$ Prices 2 BR 164 Min. Rent \$ Change 3 BR 0 Min. Rent \$ Weekly 4+ BR 0 Min. Rent \$ Total Apts: 320		17	1509 Elkwood Lane	1
		18	1513 Elkwood Lane	1
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES 11		
		TOTAL Dwelling Units to be LICENSED 320		
8. Utilities (circle) Tenant Pays: None: X Elec: Gas:	11. Use and Occupancy Permit number: N/A			
9. Calculation of Fee: License Fee \$ 16,000 Penalty Fee \$ 0 Total License Fee \$ 16,000	12. See attached Apartment License Supplemental Application Pages 2 and 3 attached			

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date July 29, 2011 Signature [Signature] Title AGENT FOR OWNER

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector _____ Date _____

Supervisor _____ Date _____

License Issued _____ New License No. _____

Lic. Term _____ Expires _____

Conditions To Issued License

CNU-39600-2015

Case Number M-687

FD
EX 7-14
BCE

PRINCE GEORGE'S COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL RESOURCE
Community Standards Division
1220 Caraway Court, Suite #1050
Largo, Maryland 20774
(301) 883-6100
TDD (301) 925-5167

APPLICATION NO.
M-087

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No. 703 644-8708	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Addison Chapel Apartments		1	1401 Elkwood Lane	12
2. Owner's Name, Address, Zip Code	Phone No. 703-548 7300	2	1405 Elkwood Lane	12
Addison Chapel L.L.C. 300 N Lee Street, Suite 200 Alexandria, VA 22314		3	1407 Elkwood Lane	12
		4	1409 Elkwood Lane	12
3. Management's Name, Address, Zip Code	Phone No. 703-548-7300	5	1411 Elkwood Lane	12
Scott Management Inc. 300 N Lee Street, Suite 200 Alexandria, VA 22314 PM'S Name:		6	1413 Elkwood Lane	11
		7	1415 Elkwood Lane	12
4. Rental Office Address, Zip Code	Phone No. 301-773-6462	8	1419 Elkwood Lane	11
1525 Elkwood Lane Capitol Heights, MD 20743		9	1421 Elkwood Lane	12
		10	1423 Elkwood Lane	12
		11	1425 Elkwood Lane	12
5. Mortgage Holder's Name, Address, Zip Code	Phone No.	12	1427 Elkwood Lane	11
M& T Realty Capital Corp. 25 S Charles Street Mailcode - 101-617 17th Floor Mortgage Acct. No.: Baltimore, MD 21291	Acct # 400185	13	1429 Elkwood Lane	12
		14	1501 Elkwood Lane	10
6. Property Tax Acct. No:		15	1505 Elkwood Lane	10
02195-31-000 & 02195-30-000		16	1507 Elkwood Lane	12
7. Bedrooms - MINIMUM Rent:		17	1509 Elkwood Lane	12
Effic. 0 Min. Rent \$		18	1513 Elkwood Lane	12
1 BR 156 Min. Rent \$ Prices		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		111
2 BR 164 Min. Rent \$ Change		TOTAL Dwelling Units to be LICENSED		320
3 BR 0 Min. Rent \$ Weekly		11. Use and Occupancy Permit number: N/A		
4+ BR 0 Min. Rent \$		12. See attached Apartment License Supplemental Application Pages 2 and 3 attached		
Total Apts: 320				
8. Utilities (circle) Tenant Pays: None: X Elec: Gas:				
9. Calculation of Fee: License Fee \$ 16,000 Penalty Fee \$ 0 Total License Fee \$ 16,000				

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 7-10-2009 Signature [Signature] for Owner Title Agent for Owner

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Conditions To Issued License

Inspector _____ Date _____
Supervisor _____ Date _____
License Issued _____ New License No. M-087
Lic. Term 3 Years Expires _____

CNU-39600-2015

Class Number
M-087
43

APPLICATION NO.

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No. 703-644-8708	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Addison Chapel Apartments				
2. Owner's Name, Address, Zip Code Addison Chapel L.L.C. 300 N. Lee St., Suite 200 Alexandria, VA 22314	Phone No. 703-548-7300	1.	1401 Elkwood Lane	12
		2.	1405 Elkwood Lane	12
		3.	1407 Elkwood Lane	12
		4.	1409 Elkwood Lane	12
		5.	1411 Elkwood Lane	12
		6.	1413 Elkwood Lane	11
		7.	1415 Elkwood Lane	12
		8.	1419 Elkwood Lane	11
		9.	1421 Elkwood Lane	12
		10.	1423 Elkwood Lane	12
		11.	1425 Elkwood Lane	12
		12.	1427 Elkwood Lane	11
		13.	1429 Elkwood Lane	12
		14.	1501 Elkwood Lane	10
		15.	1505 Elkwood Lane	10
		16.	1507 Elkwood Lane	12
		17.	1509 Elkwood Lane	12
		18.	1513 Elkwood Lane	12
NUMBER of Dwelling Units Listed on CONTINUATION PAGES				111
TOTAL Dwelling Units to be LICENSED				320
3. Management's Name, Address, Zip Code Scott Management, Inc. 300 N. Lee St., Suite 200 Alexandria, VA 22314 PM'S Name: Beverly Mitchell				
4. Rental Office Address; Zip Code 1525 Elkwood Lane Capitol Heights, MD 20743				
5. Mortgage Holder's Name, Address, Zip Code M & T Realty Capital Corp. 25 S. Charles St. Mailcode: 101-617 17th Floor Baltimore, MD 21201 Mortgage Acct. No. ACCT #: 400185				
6. Property Tax Acct. No.: 02195-31-000 & 02195-30-000				
7. Bedrooms - MINIMUM Rent: Effic. 0 Min. Rent \$ 1 BR 156 Min. Rent \$ Prices 2 BR 164 Min. Rent \$ Change 3 BR 0 Min. Rent \$ Weekly 4+ BR 0 Min. Rent \$ Total Apts: 320				
8. Utilities (circle) Tenant Pays: None: <input checked="" type="checkbox"/> Elec: Gas:				
9. Calculation of Fee: 320 x \$50.00 = 16,000 License Fee \$ 16,000 Penalty Fee \$ 0 Total License Fee \$ 16,000				
11. Use and Occupancy Permit number: n/a				
12. See attached Apartment License Supplemental Application Pages 2 and 3 attached				

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State laws will be complied with whether herein specified or not.

Date 6-21-07 Signature [Signature] Title President

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Conditions To Issued License

Inspector _____ Date _____
 Supervisor _____ Date _____
 License Issued _____ New License No. _____
 Lic. Term _____ Expires _____

CNU-39600-2015

Case Number
M-687

PRINCE GEORGE'S COUNTY MARYLAND
 DEPARTMENT OF ENVIRONMENTAL RESOURCES
 Community Standards Division
 1220 Caraway Court, Suite #1050
 Largo, Maryland 20774
 (301) 883-6100
 TDD (301) 925-5167

APPLICATION NO.

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments Addison Chapel Apartments	24 hr. Emergency Phone No. 703-644-8708	10. Entrance No.	Street Name or Number	No. of Dwell. Units
2. Owner's Name, Address, Zip Code Addison Chapel L.L.C. 300 N. Lee St., Suite 200 Alexandria, VA 22314	Phone No. 703-548-7300	1.	1401 Elkwood Lane	12
		2.	1405 Elkwood Lane	12
		3.	1407 Elkwood Lane	12
		4.	1409 Elkwood Lane	12
		5.	1411 Elkwood Lane	12
		6.	1413 Elkwood Lane	11
		7.	1415 Elkwood Lane	12
		8.	1419 Elkwood Lane	11
		9.	1421 Elkwood Lane	12
		10.	1423 Elkwood Lane	12
		11.	1425 Elkwood Lane	12
		12.	1427 Elkwood Lane	11
		13.	1429 Elkwood Lane	12
		14.	1501 Elkwood Lane	10
		15.	1505 Elkwood Lane	10
		16.	1507 Elkwood Lane	12
		17.	1509 Elkwood Lane	12
		18.	1513 Elkwood Lane	12
3. Management's Name, Address, Zip Code Scott Management, Inc. 300 N. Lee St., Suite 200 Alexandria, VA 22314 PM'S Name: XXXXXXXXXXXXXXXXXXXX Ron McGrath			Phone No. 703-548-7300	
4. Rental Office Address, Zip Code 1525 Elkwood Lane Capital Heights, MD 20743		Phone No. 301-773-6462		
5. Mortgage Holder's Name, Address, Zip Code M & T Realty Capital Corp. 25 S. Charles St. Mailcode: 101-617 17th Floor Mortgage Acct. No.: Baltimore, MD 21201 ACCT#: 400185		Phone No. 410-545-2497		
6. Property Tax Acct. No.: 02195-31-000 & 02195-30-000				
7. Bedrooms - MINIMUM Rent: Effic. <u>0</u> Min. Rent \$ _____ 1 BR <u>156</u> Min. Rent \$ <u>Prices</u> 2 BR <u>164</u> Min. Rent \$ <u>Change</u> 3 BR <u>0</u> Min. Rent \$ <u>Weekly</u> 4+ BR <u>0</u> Min. Rent \$ _____ Total Apts: 320		NUMBER of Dwelling Units Listed on CONTINUATION PAGES 111		
8. Utilities (circle) Tenant Pays: None: <input checked="" type="checkbox"/> Elec: _____ Gas: _____		TOTAL Dwelling Units to be LICENSED 320		
9. Calculation of Fee: 320 x \$50.00= License Fee \$ 16,000 Penalty Fee \$ 0 Total License Fee \$ 16,000		11. Use and Occupancy Permit number: n/a		
		12. See attached Apartment License Supplemental Application Pages 2 and 3 attached		

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether here specified or not.

Date 7-28-05 Signature [Signature] Title President

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector _____ Date _____

Supervisor _____ Date _____

License Issued _____ New License No. 687

Conditions To Issued License

CNU-39600-2015

Case Number 45
11 107

PRINCE GEORGE'S COUNTY MARYLAND
 DEPARTMENT OF ENVIRONMENTAL RESOURCES
 Community Standards Division
 1220 Caraway Court, Suite #1050
 Largo, Maryland 20774
 (301) 883-6100
 TDD (301) 925-5167

APPLICATION NO.

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No. 703/644-8708	10. Entrance No.	Street Name or Number	No. of Dwelling Units				
Addison Chapel Apartments								
2. Owner's Name, Address, Zip Code Addison Chapel LLC 300 N. Lee St., Suite #200 Alexandria, VA 22314	Phone No. 703/548-7300	1.	1401 Elkwood Lane	12				
		2.	1405 " "	12				
		3.	1407 Elkwood Lane	12				
		4.	1409 " "	12				
		3. Management's Name, Address, Zip Code Scott Management, INC. 300 N. Lee St. Suite # 200 Alexandria, VA 22314 PM'S Name:	Phone No. 703/548-7300	5.	1411 " "	12		
				6.	1413 " "	11		
				7.	1415 " "	12		
				4. Rental Office Address, Zip Code 1525 Elkwood Lane Capital Heights, MD 20743	Phone No. 301-773-6462	8.	1419 " "	11
						9.	1421 " "	12
						10.	1423 " "	12
		11.	1425 " "			12		
		5. Mortgage Holder's Name, Address, Zip Code Allfirst Mortgage 25 South Charles St. Baltimore, MD 21201 Mortgage Acct. No.:	Phone No. 410/545-2400	12.	1427 " "	11		
				13.	1429 " "	12		
				14.	1501 " "	10		
				15.	1505 " "	10		
				16.	1507 " "	12		
		6. Property Tax Acct. No. 02195-31-000 & 02195-30-000		17.	1509 " "	12		
		7. Bedrooms - MINIMUM Rent: Effic. 0 Min. Rent \$ <u>Varies</u> 1 BR 156 Min. Rent \$ " " 2 BR 164 Min. Rent \$ " " 3 BR 0 Min. Rent \$ " " 4+ BR 0 Min. Rent \$ " " Total Apts: 320		18.	1513 " "	12		
	NUMBER of Dwelling Units Listed on CONTINUATION PAGES							
TOTAL Dwelling Units to be LICENSED				320				
8. Utilities (circle) Tenant Pays: None: Elec: Gas:		11. Use and Occupancy Permit number: N/A						
9. Calculation of Fee: 320 X \$50.00 = \$16,000 License Fee \$ _____ Penalty Fee \$ 0 Total License Fee \$ 16,000		12. See attached Apartment License Supplemental Application Pages 2 and 3 Attached						

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with, whether herein specified or not.

Date 5-15-03 Signature [Signature] Title Executive Vice Pres

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL	Conditions To Issued License
Inspector _____ Date _____	CNU-39600-2015
Supervisor _____ Date _____	
License Issued _____ New License No. _____	
	Case Number <u>46</u> <u>M-687</u>

APPLICATION NO.
 27 246

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
ADDISON CHAPEL APARTMENTS	703/548-7300	1	1401 Elkwood Lane	12
		2	1405 " "	12
		3	1407 " "	12
		4	1409 " "	12
		5	1411 " "	12
		6	1413 " "	12
		7	1415 " "	12
		8	1419 " "	11
		9	1421 " "	12
		10	1423 " "	12
		11	1425 " "	12
		12	1427 " "	11
		13	1429 " "	12
		14	1501 " "	10
		15	1505 " "	10
		16	1507 " "	12
		17	1509 " "	12
		18	1513 " "	12
NUMBER of Dwelling Units Listed on CONTINUATION PAGES				99
TOTAL Dwelling Units to be LICENSED				320

2. Owner's Name, Address, Zip Code	Phone No.
Addison Chapel L.L.C. 300 N. Lee St., Suite 200 Alexandria, VA 22314	703/548-7300
3. Management's Name, Address, Zip Code	Phone No.
Scott Management, Inc. 300 N. Lee St., Suite 200 Alexandria, VA 22314	703/548-7300
4. Rental Office Address, Zip Code	Phone No.
1525 Elkwood Lane Capital Heights, MD 20743	301/773-6462
5. Mortgage Holder's Name, Address, Zip Code	Phone No.
Allfirst Mortgage 25 South Charles St. Baltimore, MD 21201 Mortgage Acct. No.: 400185	410/545-2400
6. Property Tax Acct. No.	
4981280	
7. Bedrooms - MINIMUM Rent:	
Effic. 0 Min. Rent \$ <u>Varies</u>	
1 BR 156 Min. Rent \$ " "	
2 BR 164 Min. Rent \$ " "	
3 BR 0 Min. Rent \$ " "	
4+ BR 0 Min. Rent \$ " "	
Total Apts: 320	
8. Utilities (circle)	
Tenant Pays: None: Elec: Gas:	
9. Calculation of Fee: \$20 License Fee \$16,000	
CK. NO. _____ Penalty Fee \$ 0	
DATE _____ Total License Fee \$ 16,000	
11. Use and Occupancy Permit number: N/A	
12. See attached Apartment License Supplemental Application Pages 2 and 3 Attached	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 6-1-2015 Signature [Signature] Title Director of Inspect.

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector _____ Date _____

Supervisor _____ Date _____

License Issued _____ New License No. _____

Lic. Term _____ Expires _____

Conditions To Issued License

CNU-39600-2015

Case Number 47

APPLICATION NO.
 99-266

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments ADDISON CHAPEL APARTMENTS	24 hr. Emergency Phone No. (703) 644-8708	10. Entrance No. 1 ✓	Street Name or Number 1401 Elkwood Lane	No. of Dwell. Units 1
2. Owner's Name, Address, Zip Code Addison Chapel Associates 300 North Lee Street, Suite #200 Alexandria, Virginia 22314-3132	Phone No. (703) 548-7300	2 ✓	1405 " "	12
		3 ✓	1407 " "	12
		4 ✓	1409 " "	12
		5 ✓	1411 " "	12
3. Management's Name, Address, Zip Code Scott Management, Inc. 300 North Lee Street, Suite #200 Alexandria, Virginia 22314-3132 PM'S Name: Elaine Anderson	Phone No. (703) 548-7300	6 ✓	1413 " "	11
		7 ✓	1415 " "	12
		8 ✓	1419 " "	11
		9 ✓	1421 " "	12
4. Rental Office Address, Zip Code 1525 Elkwood Lane Capital Heights, Maryland 20743	Phone No. (301) 773-6462	10	1423 " "	12
		11	1425 " "	12
		12	1427 " "	11
		13	1429 " "	12
5. Mortgage Holder's Name, Address, Zip Code FNMA c/o First Maryland Mortgage Corporation 110 S. Paca Street, 9th Floor, Baltimore, Md Mortgage Acct. No.: 981280	Phone No. (410) 347-6868	14	1501 " "	10
		15	1505 " "	10
		16	1507 " "	12
		17	1509 " "	12
6. Property Tax Acct. No.: 02195-31-000 & 981280		18	1513 " "	12
		19	1531 " "	12
7. Bedrooms - MINIMUM Rent: Effic. 0 Min. Rent \$ Varies 1 BR 156 Min. Rent \$ " " 2 BR 164 Min. Rent \$ " " 3 BR 0 Min. Rent \$ " " 4+ BR 0 Min. Rent \$ " " Total Apts: 320		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		99
		TOTAL Dwelling Units to be LICENSED		320
8. Utilities (circle) Tenant Pays: / None: / Elec: Gas:		11. Use and Occupancy Permit number: N/A		
9. Calculation of Fee: 320x\$50= \$16,000 License Fee \$ Penalty Fee \$ Total License Fee \$16,000.00		12. See attached Apartment License Supplemental Application Pages 2 and 3 Attached		

CNU-39600-2015

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 5/20/99 Signature [Signature] Title President

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 7/29/99

Supervisor [Signature] Date 7/24/99

License Issued 8/11/99 New License No. 0687

Conditions To Issued License

0687
8/11/99

Case Number 48
M-687

APPLICATION NO
98-015

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Addison Chapel Apartments	703-644-8708	1	1401 Elkwood Lane	12
2. Owner's Name, Address, Zip Code Addison Chapel Associates 510 King Street, Suite 501 Alexandria, VA 22314-3132	Phone No. 703-548-7300	2	1405 " "	12
		3	1407 " "	12
		4	1409 " "	12
		5	1411 " "	12
3. Management's Name, Address, Zip Code Scott Management, Inc. 510 King Street, Suite 501 Alexandria, Virginia 22314-3132 PM'S Name: Elaine C. Anderson	Phone No. 703-548-7300	6	1413 " "	11
		7	1415 " "	12
		8	1419 " "	11
4. Rental Office Address, Zip Code 1525 Elkwood Lane Capital Heights, Maryland 20743	Phone No. 301-773-6462	9	1421 " "	12
		10	1423 " "	12
		11	1425 " "	12
		12	1427 " "	11
5. Mortgage Holder's Name, Address, Zip Code FNMA, c/o First Maryland Mortgage Corporation 110 S. Paca Street, 9th Floor Baltimore, MD 21201 Mortgage Acct. No.: 981280	Phone No. 410-347-6868	13	1429 " "	12
		14	1501 " "	10
		15	1505 " "	10
		16	1507 " "	12
6. Property Tax Acct. No.: 02195-31-000 & 02195-30-000		17	1509 " "	12
7. Bedrooms - MINIMUM Rent: Effic. <u>0</u> Min. Rent \$ <u>Varies</u> 1 BR <u>156</u> Min. Rent \$ <u> </u> <u> </u> 2 BR <u>164</u> Min. Rent \$ <u> </u> <u> </u> 3 BR <u>0</u> Min. Rent \$ <u> </u> <u> </u> 4+ BR <u>0</u> Min. Rent \$ <u> </u> <u> </u> Total Apts: <u>320</u>		18	1513 " "	12
		19	1531 " "	12
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		99
		TOTAL Dwelling Units to be LICENSED		320
8. Utilities (circle) Tenant Pays: / None: / Elec: Gas:		CNU-39600-2015		
9. Calculation of Fee: <u>320 X \$50 = \$16,000</u> License Fee \$ <u> </u> Penalty Fee \$ <u> </u> Total License Fee \$ <u>16,000.00</u>		11. Use and Occupancy Permit number: <u>N/A</u>		
CK. NO. <u>1028</u> DATE <u>7/8/97</u>		12. See attached Apartment License Supplemental Application Pages 2 and 3 <u>Attached</u>		

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 7/9/97 Signature [Signature] Title President

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 7/11/97

Supervisor [Signature] Date 7/11/97

License Issued 8/11/97 New License No. M-0687

Lic. Term 2 yr Expires 8/11/99

Conditions To Issued License

6237

FOR LICENSE NO. 6237 WHICH EXPIRES 8/11/97

RENEWAL

Case Number M-687

GFO 114203181
 54120

APPLICATION NO.

95-326

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units		
Addison Chapel Apartments	703-644-8708					
2. Owner's Name, Address, Zip Code Addison Chapel Associates 510 King Street, Suite 501 Alexandria, VA 22314-3132	Phone No. 703-548-7300	1	1401 Elkwood Lane	12		
		2	1405 " "	12		
		3	1407 " "	12		
		4	1409 " "	12		
		5	1411 " "	12		
		6	1413 " "	11		
		7	1415 " "	12		
		8	1419 " "	11		
		9	1421 " "	12		
		10	1423 " "	12		
		11	1425 " "	12		
5. Mortgage Holder's Name, Address, Zip Code FNMA, c/o First Maryland Mortgage Corporation 110 S. Paca Street, 9th Floor Baltimore, MD 21201 Mortgage Acct. No.: 981280	Phone No. 410-347-6868	12	1427 " "	11		
		13	1429 " "	12		
		14	1501 " "	10		
		15	1505 " "	10		
6. Property Tax Acct. No.: 02195-31-000 & 02195-30-000		16	1507 " "	12		
		17	1509 " "	12		
7. Bedrooms - MINIMUM Rent: Effic. 0 Min. Rent \$ _____ 1 BR 156 Min. Rent \$ _____ 2 BR 164 Min. Rent \$ _____ 3 BR 0 Min. Rent \$ _____ 4+ BR 0 Min. Rent \$ _____ Total Apts: 320		18	1513 " "	12		
		19	1531 " "	12		
		20	4801 Addison Road	12		
		21	4803 " "	12		
		22	1525 Elkwood Lane	3		
		23	4805 Addison Road	12		
		24	1519 Elkwood Lane	2		
		8. Utilities (circle) Tenant Pays: <u>None</u> Elec: Gas:			NUMBER of Dwelling Units Listed on CONTINUATION PAGES	58
		9. Calculation of Fee: License Fee \$ 16,000.00 Penalty Fee \$ --- Total License-Fee \$ 16,000.00			TOTAL Dwelling Units to be LICENSED	320

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 21-JUNE-95

Signature

[Handwritten Signature]

Chief Financial/
Admin. Officer

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector *[Signature]* Date 6/23/95

Supervisor *[Signature]* Date 6/23/95

License Issued 8/11/95 New License No. 6237

Lic. Term 2 yr Expires 8/11/97

Conditions To Issued License 6031
 FOR LICENSE NO. _____
 WHICH EXPIRES 8/11/95
 RENEWAL

Case Number

CNU-39600-2015 M-687

FFol 4/20/93/54/206

APPLICATION NO.
93-323

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units
Addison Chapel Apartments	703-644-8708			
2. Owner's Name, Address, Zip Code Addison Chapel Associates 510 King Street, Suite 501 Alexandria, VA 22314	Phone No. 703-548-7300	1	1401 Elkwood Lane	12
		2	1405 " "	12
		3	1407 " "	12
		4	1409 " "	12
		5	1411 " "	12
		6	1413 " "	11
		7	1415 " "	12
		8	1419 " "	11
		9	1421 " "	12
		10	1423 " "	12
		11	1425 " "	12
		12	1427 " "	11
		13	1429 " "	12
		14	1501 " "	10
		15	1505 " "	10
		16	1507 " "	12
		17	1509 " "	12
		18	1513 " "	12
		19	1531 " "	12
		20	4801 Addison Road	12
		21	4803 " "	12
		22	1525 Elkwood Lane	3
		23	4805 Addison Road	12
		24	1519 Elkwood Lane	2
NUMBER of Dwelling Units Listed on CONTINUATION PAGES				58
TOTAL Dwelling Units to be LICENSED				320

3. Management's Name, Address, Zip Code Scott Management, Inc. 510 King Street, Suite 501 Alexandria, VA 22314-3132 PM.'S Name: Jean B. Downey	Phone No. 703-548-7300
4. Rental Office Address, Zip Code 1525 Elkwood Lane Capitol Heights, MD 20743	Phone No. 301-773-6462
5. Mortgage Holder's Name, Address, Zip Code FNMA, c/o First Maryland Mortgage Corporation 110 S. Paca St., 9th Floor Baltimore, MD 21201 Mortgage Acct. No.: 981280	Phone No. 410-347-6869
6. Property Tax Acct. No.: 02195-31-000 & 02195-30-000	
7. Bedrooms - MINIMUM Rent: Effic. 0 Min. Rent \$ _____ 1 BR 156 Min. Rent \$ _____ 2 BR 164 Min. Rent \$ _____ 3 BR 0 Min. Rent \$ _____ 4+ BR 0 Min. Rent \$ _____ Total Apts: 320	
8. Utilities (circle): Tenant Pays: <u>None</u> Elec: Gas:	
9. Calculation of Fee: Division of Property Standards PAID License Fee \$ 16,000.00 Penalty Fee \$ -0- Total License Fee \$ 16,000.00	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date June 04, 1993 Signature [Signature] Title Treasurer

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 4/28/93
 Supervisor [Signature] Date July 28, 1993
 License Issued 8/11/93 New License No. 6031
 Lic. Term 2 yr Expires 8/11/95

Conditions To Issued License 5314
 FOR LICENSE NO. 8/11/93
 WHICH EXPIRES 8/11/93
MA-687
 Case Number MA-687

CNU-39600-2015

GF011420318/5420

APPLICATION NO.

92-006

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments Addison Chapel Apartments	24 hr. Emergency Phone No. 703-644-8708	10. Entrance No.	Street Name or Number	No. of Dwell. Units
2. Owner's Name, Address, Zip Code William F. Banks, et al 510 King Street, Suite 501 Alexandria, VA 22314-3132	Phone No. 703-548-7300	1	1401 Elkwood Lane	12
		2	1405 " "	12
		3	1407 " "	12
		4	1409 " "	12
		5	1411 " "	12
		6	1413 " "	11
		7	1415 " "	12
		8	1419 " "	11
		9	1421 " "	12
		10	1423 " "	12
		11	1425 " "	12
3. Management's Name, Address, Zip Code Scott Management, Inc. 510 King Street, Suite 501 Alexandria, VA 22314-3132 PM.'S Name: Elaine C. Anderson	Phone No. 703-548-7300	12	1427 " "	11
		13	1429 " "	12
		14	1501 " "	10
		15	1505 " "	10
4. Rental Office Address, Zip Code 1525 Elkwood Lane Capitol Heights, MD 20743	Phone No. 301-773-6462	16	1507 " "	12
		17	1509 " "	12
5. Mortgage Holder's Name, Address, Zip Code Investors Savings Bank P.O. Box 36666 Richmond, VA 23235 Mortgage Acct. No.: 005411-4	Phone No. (804) 323-4500	18	1513 " "	12
		19	1531 " "	12
		20	4801 Addison Road	12
6. Property Tax Acct. No.: 02195-31-000 & 02195-30-000		21	4803 " "	12
		22	1525 Elkwood Lane	2
7. Bedrooms - MINIMUM Rent: Effic. --- Min. Rent \$ --- 1 BR 156 Min. Rent \$ 545 2 BR 164 Min. Rent \$ 630 3 BR --- Min. Rent \$ --- 4+ BR --- Min. Rent \$ --- Total Apts: 320		23	4805 Addison Road	12
		24	1519 Elkwood Lane	2
		8. Utilities (circle) Tenant Pays: None: Elec: Gas:		NUMBER of Dwelling Units Listed on CONTINUATION PAGES
9. Calculation of Fee: License Fee \$ 16,000.00 Penalty Fee \$ --- Total License Fee \$ 16,000.00		TOTAL Dwelling Units to be LICENSED		320

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 7-8-91 Signature [Signature] Title Director

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 7/12/91

Supervisor [Signature] Date 7/12/91

License Issued 8/11/91 New License No. 5314

Lic. Term 2 yr Expires 8/11/93

Conditions To 4430 License
 FOR LICENSE NO. 811191
 WHICH EXPIRES 8/11/91
RENEWAL

Case Number M687
52

CNU-39600-2015

CF 01/420318/541205

APPLICATION NO.

90-016

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments	24 hr. Emergency Phone No.	10. Entrance No.	Street Name or Number	No. of Dwell. Units			
Addison Chapel Apartments	644-8708						
2. Owner's Name, Address, Zip Code William Banks, et al 510 King St., Suite 307 Alexandria, VA 22314	Phone No. (703) 548-7300	1	1401 Elkwood Lane	12			
		2	1405 " "	13			
		3	1407 " "	12			
		4	1409 " "	12			
		5	1411 " "	12			
		6	1413 " "	11			
		7	1415 " "	12			
		8	1419 " "	11			
		9	1421 " "	12			
		10	1423 " "	12			
		11	1425 " "	12			
3. Management's Name, Address, Zip Code Scott Management, Inc. 510 King St., Suite 307 Alexandria, VA 22314 PM'S Name: Deborah S. Butler	Phone No. (703) 548-7300	12	1427 " "	11			
		13	1429 " "	12			
		14	1501 " "	10			
		15	1505 " "	10			
		16	1507 " "	12			
		4. Rental Office Address, Zip Code 1525 Elkwood Lane Capitol Heights, MD 20743	Phone No. (301) 773-6462	17	1509 " "	12	
				18	1513 " "	12	
				19	1531 " "	12	
				20	4801 Addison Road	12	
				21	4803 " "	12	
				5. Mortgage Holder's Name, Address, Zip Code Investors Savings Bank P.O. Box 36666 Richmond, VA 23235 Mortgage Acct. No.: 005411-4	Phone No. (804) 323-4500	22	1525 Elkwood Lane
23	4805 Addison Road					12	
24	1519 Elkwood Lane					2	
NUMBER of Dwelling Units Listed on CONTINUATION PAGES						58	
TOTAL Dwelling Units 3654 41189						320	
6. Property Tax Acct. No.: 02195-31-000 & 02195-30-000							
7. Bedrooms - MINIMUM Rent:							
Effic. -- Min. Rent \$							
1 BR -- Min. Rent \$ 565							
2 BR -- Min. Rent \$ 605							
3 BR -- Min. Rent \$							
4+ BR -- Min. Rent \$							
Total Apts: 320							
8. Utilities (circle) Tenant Pays: None: Elec: Gas:							
9. License Fee: \$ 16,000.00							
Penalty Fee: \$ ---							
Total License Fee: \$ 16,000.00							

Prince Georges County
 Department
 of
 Licenses and Permits
 Division
 of
 Property Standards
 PAID

RENEWAL

Date 7-17-89 Signature Jane Sherman Title Director

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 8/14/89

Supervisor [Signature] Date 8/14/89

License Issued 8/10/89 New License No. 4430

Lic. Term 2 yr Expires 8/11/91

Conditions To Issued License

CNU-39600-2015

Case Number M-687

APPLICATION NO.
 RG-2822

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments AMALSON CHAPEL APARTMENTS		24 hr. Emergency Phone No. 644-8708	10. Entrance No.	Street Name or Number	No. of Dwell. Units
2. Owner's Name, Address, Zip Code William S. Banks, et al 510 King Street, Suite 307 Alexandria, VA 22314		Phone No. (703) 546-7300	1	1401 Elkwood Lane	12
3. Management's Name, Address, Zip Code Scott Management, Inc. 510 King Street, Suite 307 Alexandria, VA 22314 PM.'S Name:		Phone No. (703) 546-7300	2	1405 " "	12
4. Rental Office Address, Zip Code 1525 Elkwood Lane Capitol Heights, MD 20743		Phone No. (301) 773-646	3	1407 " "	12
5. Mortgage Holder's Name, Address, Zip Code Walker & Dunlop 1156 15th St., N.W. Washington, DC 20005 Mortgage Acct. No.:		Phone No. 873- 3300	4	1409 " "	12
6. Property Tax Acct. No.: 0214530000 - 0214531000			5	1411 " "	12
7. Bedrooms - MINIMUM Rent: Effic. _____ Min. Rent \$ _____ 1 BR _____ Min. Rent \$ 472 2 BR _____ Min. Rent \$ 512 3 BR _____ Min. Rent \$ _____ 4+ BR _____ Min. Rent \$ _____ Total Apts: 320			6	1413 " "	12
8. Utilities (Circle) Prince George's County Tenant Pays (Circle) Note: Elec: Gas: Licenses and Permits Division of Property Standards PAID			7	1415 " "	12
9. Calculation of Fee: License Fee \$4,160.00 Penalty Fee \$ _____ Total License Fee \$4,160.00			8	1419 " "	12
			9	1421 " "	12
			10	1423 " "	12
			11	1425 " "	12
			12	1427 " "	12
			13	1429 " "	12
			14	1501 " "	10
			15	1505 " "	10
			16	1507 " "	12
			17	1509 " "	12
			18	1513 " "	12
			19	1531 " "	14
			20	4801 Addison Road	12
			21	4803 " "	12
			22	1525 Elkwood Lane	12
			23	4805 Addison Road	12
			24	1519 Elkwood Lane	12
			25	4801 Addison Road	12
			26	1507 " "	12
			27	1509 " "	12
			28	1513 " "	12
			29	1531 " "	14
			30	4801 Addison Road	12
			31	4803 " "	12
			32	4805 Addison Road	12
			33	1519 Elkwood Lane	12
			34	4801 Addison Road	12
			35	1507 " "	12
			36	1509 " "	12
			37	1513 " "	12
			38	1531 " "	14
			39	4801 Addison Road	12
			40	4803 " "	12
			41	4805 Addison Road	12
			42	1519 Elkwood Lane	12
			43	4801 Addison Road	12
			44	1507 " "	12
			45	1509 " "	12
			46	1513 " "	12
			47	1531 " "	14
			48	4801 Addison Road	12
			49	4803 " "	12
			50	4805 Addison Road	12
			51	1519 Elkwood Lane	12
			52	4801 Addison Road	12
			53	1507 " "	12
			54	1509 " "	12
			55	1513 " "	12
			56	1531 " "	14
			57	4801 Addison Road	12
			58	4803 " "	12
			59	4805 Addison Road	12
			60	1519 Elkwood Lane	12
			61	4801 Addison Road	12
			62	1507 " "	12
			63	1509 " "	12
			64	1513 " "	12
			65	1531 " "	14
			66	4801 Addison Road	12
			67	4803 " "	12
			68	4805 Addison Road	12
			69	1519 Elkwood Lane	12
			70	4801 Addison Road	12
			71	1507 " "	12
			72	1509 " "	12
			73	1513 " "	12
			74	1531 " "	14
			75	4801 Addison Road	12
			76	4803 " "	12
			77	4805 Addison Road	12
			78	1519 Elkwood Lane	12
			79	4801 Addison Road	12
			80	1507 " "	12
			81	1509 " "	12
			82	1513 " "	12
			83	1531 " "	14
			84	4801 Addison Road	12
			85	4803 " "	12
			86	4805 Addison Road	12
			87	1519 Elkwood Lane	12
			88	4801 Addison Road	12
			89	1507 " "	12
			90	1509 " "	12
			91	1513 " "	12
			92	1531 " "	14
			93	4801 Addison Road	12
			94	4803 " "	12
			95	4805 Addison Road	12
			96	1519 Elkwood Lane	12
			97	4801 Addison Road	12
			98	1507 " "	12
			99	1509 " "	12
			100	1513 " "	12

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 8-15-87 Signature *Jane Sherwood* Title Director

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector *B. Nagaw* Date 8/11/87
 Supervisor *R. [unclear]* Date 8/10/87
 License Issued 8-11-87 New License No. 36521
 Lic. Term 2 yr Expires 8-11-89

Conditions To Issued License

2-33
 CMU-39600-2015
 Case Number 17-67 54

Check one:
 Application for Initial License _____
 Transfer _____
 Renewal X

PRINCE GEORGE'S COUNTY, MARYLAND
 DEPARTMENT OF ENVIRONMENTAL RESOURCES
 SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781
 699-2800

APPLICATION NO.
RF-00322

APARTMENT LICENSE APPLICATION

1. Name of Apartments <u>REGENCY CHATEL APARTMENTS</u>		24 hr. Emergency Phone No. <u>644-6778</u>	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code <u>William S. Banks, et al 510 King Street, Suite 307 Alexandria, VA 22314</u>		Phone No. <u>(703) 548-7300</u>	1	<u>1401 Blawood Lane</u>	<u>12</u>
3. Management's Name, Address, Zip Code <u>Scott Management, Inc. 500 King St., Suite 307 Alexandria, VA 22314</u>		Phone No. <u>(703) 548-7300</u>	2	<u>1405 " "</u>	<u>12</u>
4. Rental Office Address, Zip Code <u>510 Blawood Lane Alexandria, VA 22314</u>		Phone No. <u>(703) 773-3464</u>	3	<u>1407 " "</u>	<u>12</u>
5. Mortgage Holder's Name, Address, Zip Code <u>Bank of America 1115 20th St. N.W. Washington, DC 20005</u>		Phone No. <u>(703) 272-5500</u>	4	<u>1409 " "</u>	<u>12</u>
6. Current License No. <u>153</u>	Date Issued <u>11-11-83</u>	Election District <u>15</u>	5	<u>1411 " "</u>	<u>12</u>
7. No. of Buildings <u>1</u>	Total No. of Dwelling Units <u>320</u>		6	<u>1413 " "</u>	<u>12</u>
8. Calculation of Fee:			7	<u>1415 " "</u>	<u>12</u>
License Fee \$ _____			8	<u>1419 " "</u>	<u>11</u>
Penalty Fee \$ _____			9	<u>1421 " "</u>	<u>12</u>
Total License Fee \$ <u>3,520.00</u>			10	<u>1423 " "</u>	<u>12</u>
			11	<u>1425 " "</u>	<u>12</u>
			12	<u>1427 " "</u>	<u>12</u>
			13	<u>1429 " "</u>	<u>12</u>
			14	<u>1501 " "</u>	<u>10</u>
			15	<u>1505 " "</u>	<u>10</u>
			16	<u>1507 " "</u>	<u>12</u>
			17	<u>1509 " "</u>	<u>12</u>
			18	<u>1513 " "</u>	<u>12</u>
			NUMBER of Dwelling Units Listed on CONTINUATION PAGES		<u>310</u>
			TOTAL Dwelling Units to be LICENSED		<u>320</u>

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.
 Date 8/20/85 Signature [Signature] Title Director

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Object Inspected/Approved F.O. Bowman

Mail License to: 2 _____ 3 (4)

Inspector F.O. Bowman Date 7/12/85

Supervisor C. Kel Date 7/15/85

License Issued 8-11-85 New License No. 2232

License No. M-687 Expires 8-11-87

AGENCY	DATE		SIGNATURE APPROVED	DENIED
	SEND	RETURN		
MNCPPC				
Fire Marshall				
Building				
Electrical				
Property Stand.				

Conditions To Issued License

CNU-39600-2015

Case Number M-687

TREASURER'S VALIDATION

Check one:
 Application for _____
 Initial License _____
 Transfer _____
 Renewal _____

PRINCE GEORGE'S COUNTY, MARYLAND
 DEPARTMENT OF LICENSES AND PERMITS
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781
 699-2800

APPLICATION NO. _____

APARTMENT LICENSE APPLICATION

1. Name of Apartments		24 hr. Emergency Phone No.	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code		Phone No.			
3. Management's Name, Address, Zip Code		Phone No.			
4. Rental Office Address, Zip Code		Phone No.			
5. Mortgage Holder's Name, Address, Zip Code		Phone No.			
6. Current License No.	Date Issued	Election District			
7. No. of Buildings	Total No. of Dwelling Units				
3. Calculation of Fee:					
License Fee		\$ _____	NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
Penalty Fee		\$ _____	TOTAL Dwelling Units to be LICENSED		
Total License Fee		\$ 3,080.00			

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date _____ Signature _____ Title _____

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Project Inspected/Approved: [Signature]

Mail License to: 2 3 4

Inspector: [Signature] Date: 10/7/83

Supervisor: [Signature] Date: 10/7/83

License Issued: 11-11-83 New License No.: 1507

CB 11-687 Expires: 8-11-85

AGENCY	DATE SEND-	DATE RETURN	DATE	SIGNATURE APPROVED	DENIED
MNCPPC				<u>[Signature]</u>	
Fire Marshall				<u>[Signature]</u>	
Building					
Electrical					
Property Stand.					

Conditions To Issued License

CNU-39600-2015

Case Number _____

TREASURER'S VALIDATION

Check of Application
 Initial License
 Transfer
 Renewal

PRINCE GEORGE'S COUNTY, MARYLAND
 DEPARTMENT OF LICENSES AND PERMITS
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND '81
 699-2800

APPLICATION NO. _____

APARTMENT LICENSE APPLICATION

1. Name of Apartments	24 hr. Emergency Phone No.	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code	Phone No.			
3. Management's Name, Address, Zip Code	Phone No.			
4. Rental Office Address, Zip Code	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code	Phone No.			
6. Current License No.	Date Issued	Election District		
7. No. of Buildings	Total No. of Dwelling Units			

Prince George's County Department of Licenses and Permits

Calculation of Fee:

Licenses on License Fee	\$ _____
Penalty Fee	\$ _____
Total License Fee	\$ _____

NUMBER of Dwelling Units Listed on CONTINUATION PAGES _____

TOTAL Dwelling Units to be LICENSED _____

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 8-24-81 Signature [Signature] Title Mgr.

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 11/17/81

Supervisor [Signature] Date 11/17/81

License Issued 11-14-81 New License No. 06064

License No. M-687 Expires 11-11-83

AGENCY	DATE		SIGNATURE APPROVED	DENIED
	SEND	RETURN		
MNCPPC				
Fire Marshall			<u>5734</u>	
Building			<u>11/11/81</u>	
Electrical				
Property Stand.				

Conditions To Issued License

W/C-33
LOCK LAW COMPLIED WITH
5/4/82 ADW

Case Number _____

TREASURER'S VALIDATION

Pen fee \$0606

CNU-39600-2015

MAKE CHECKS PAYABLE TO PRINCE GEORGE'S COUNTY

Check one:
 Application for _____
 Initial License _____
 Transfer _____
 Renewal _____

APPLICATION NO. _____

APARTMENT LICENSE APPLICATION

1. Name of Apartments <i>42</i>		24 hr. Emergency Phone No.	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code		Phone No.			
3. Management's Name, Address, Zip Code		Phone No.			
4. Mortgage Holder's Name, Address, Zip Code		Phone No.			
5. Resident Manager's Name, Address, Zip Code <i>CARLET EALET</i>		Phone No.			
6. Current License No.	Date Issued	Election District			
7. No. of Buildings	Total No. of Dwelling Units				
8. Calculation of Fee:					
License Fee \$ _____					
Penalty Fee \$ _____					
Total License Fee \$ _____				NUMBER of Dwelling Units Listed on CONTINUATION PAGES	
				TOTAL Dwelling Units to be LICENSED	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Signature _____ Title _____

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL
Approved by P11-10/30/79

Project Inspected/Approved *W 2 Summers*

Apartment License to: 2 3 4 5

Inspector *W C Summers* Date *11/13/79*

Supervisor *M Brown* Date *11/14/79*

License Issued *11-11-79* New License No. *5786*

License No. *M-687* Expires *11-11-81*

AGENCY	DATE		SIGNATURE APPROVED	DENIED
	SEND	RETURN		
MNCPPC			<i>4191</i>	
Fire Marshall				
Building			<i>11/11/79</i>	
Electrical				
Property Stand.				

Conditions To Issued License

PAID
 OCT 12 1979

Case Number _____

TREASURER'S VALIDATION
 Director of Finance
 Prince Geo's. Co. Md.

Ren. Rec # 5786

RENEWAL



THE PRINCE GEORGE'S COUNTY GOVERNMENT

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PROPERTY STANDARDS DIVISION
699-2800

January 9, 1985

Scott Management, Inc.
Attn: William P. Banks
Court House Square
510 King Street
Alexandria, Virginia 22314

CN11-39600-2015

RE: University City Apartments (M-492)
Addison Chapel Apartments (M-687)
Oakcrest Towers (M-1118)
Oakcrest Towers (M-1159)

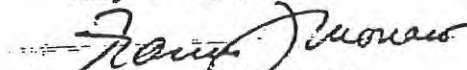
Dear Mr. Banks:

Enclosed are copies of the licenses to operate the above referenced apartment projects which our office issued. These licenses certify that the properties are in compliance with all laws governing the use and occupancy of multi-family properties, including the County's Zoning Ordinance.

Additionally, a review of our case records indicates there are no outstanding notices of violation on these properties as of January 9, 1985.

If additional assistance or information is needed please contact me.

Very truly yours,


Charles H. Bennett
Branch Chief

Encl: A/S

cc: P. G. Housing Authority
Attn: Max Campos

CNU-39600-2015

Prince George's County, Maryland

DEPARTMENT OF LICENSES AND PERMITS
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND 20870

License No. 1507
Dwelling Units: 320

Expiration Date August 11, 1985
Date of Issue November 11, 1983

Multi-Family Rental License

This Is To Certify that a license has this day been granted to:

William S. Banks, et al
510 King Street, #307
Alexandria, Virginia 22314

ADDISON CHAPEL APARTMENTS
(Project I.D. No. M-687)

to conduct and operate a multi-family rental facility, unless suspended or revoked under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. This includes changes of managing agents, resident managers, business addresses and/or phone number.



for

DIRECTOR, DEPARTMENT OF LICENSES AND PERMITS
FOR PRINCE GEORGE'S COUNTY, MARYLAND

This License shall be conspicuously posted on the premises, wherever feasible, or produced on demand of any tenant, prospective tenant or inspector of this Department.

License may be transferred to any person who acquires legal ownership of this facility, for the unexpired portion of the licensed period, PROVIDED the application for transfer is submitted to this Department prior to actual change of legal ownership.

P.G.C. FORM #1872 (REV. 4/80)

I herewith certify this a true copy:


for Charles H. Bennett
Branch Chief

CN11-39600-2015

ENGINEER'S CERTIFICATE

I hereby certify that the plat shown hereon is correct and that it is a subdivision of all of the lands conveyed to Banks and Lee, by William S. Banks, John M. Walton, Harry A. Boswell, et al, by deed dated March 30, 1950, and recorded among the Land Records of Prince Georges County, Maryland at Liber 01 Prince Georges shown Map B, and iron pipes shown thus have been placed as indicated.
That the area of this subdivision is 1800 sq. acs.
May 20, 1950.

Vinton D. Cockley
VINTON D. COCKLEY
REG. ENGR. & L.S.

OWNER'S DEDICATION

We, Banks and Lee, Inc., a Delaware Corporation, by William S. Banks, President, and L.P. Robinson, Secretary of the Property shown on the plat hereon, hereby adopt this plan of subdivision to dedicate the easement, building restriction lines and dedicate the streets to public use. Easement to met dead-end. There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.
May 23, 1950

BANKS AND LEE, INC.

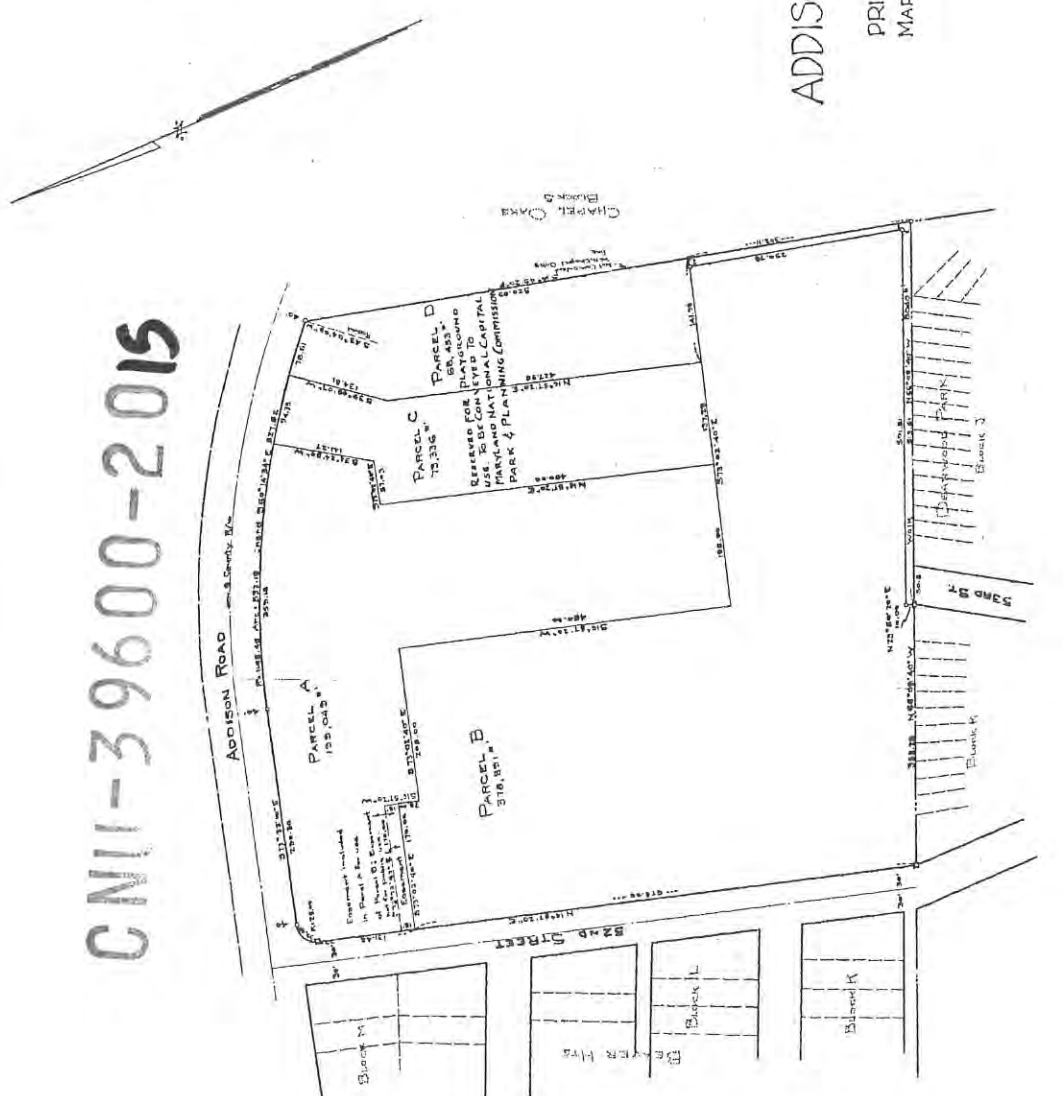
By:

L.P. Robinson
L.P. Robinson, Secretary

William S. Banks
William S. Banks, President

ADDISON CHAPEL APARTMENTS
SEAT PLEASANT DISTRICT
PRINCE GEORGES COUNTY MARYLAND
MARCH 1950 SCALE 1"=100'

VINTON D. COCKLEY
REG. CIVIL ENGINEER & L.S.
LAUREL, MD.



INSURANCE SURVEYOR'S SANITARY COMMISSION
APPROVED FOR WATER & SEWER DESIGN
WITHOUT COMMITMENT TO INSTALLATION
MAY 23, 1950
A. H. ...
GROUP ...

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED: MAY 25, 1950 DATE
Vinton D. Cockley
VINTON D. COCKLEY
REG. CIVIL ENGINEER & L.S.
LAUREL, MD.
MNCPC RECORD FILE NO. 5-50007

RECORDED
PLAT BOOK
PLAT NO.

COMPUTATIONS BY: P. J. ...
FIELD WORK BY: ...



ADDISON · CHAMPLIN · APPTS INC.

· PRINCE · GEORGES · CO. · MARYLAND ·

· PROJECT · NO · II

TABULATION

TYPE	UNIT NO.	NO. OF UNITS	TOTAL	FOR ALL BLDG. UNITS
I	10-11-12	3	3	3
II	13-14-15	2	2	2
III	16-17-18	1	1	1
IV	19	1	1	1
TOTAL		7	7	7

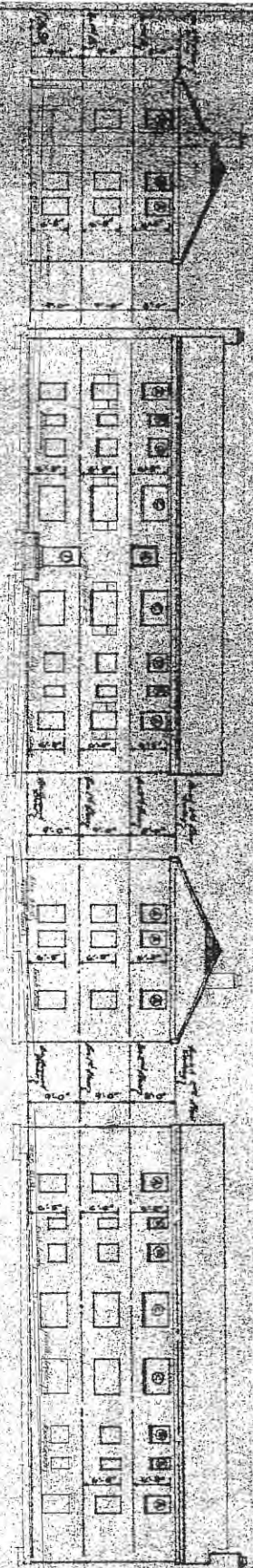
INDUPER, FHA
 MOR. CASEE
 OWNER
 ARCHITECT - ROSS & WALTON
 CONTRACTOR
 INDEMNITOR
 DATE

INDEX OF DRAWINGS

NO.	DESCRIPTION	DATE
1	ARCHITECTURAL	
2	MECHANICAL	
3	ELECTRICAL	
4	PLUMBING	
5	HEATING & VENTILATION	
6	PAINTING	
7	LANDSCAPE ARCHITECTURE	
8	INTERIOR DECORATION	
9	EXTERIOR DECORATION	
10	OTHER	

8-10-1949 Plans with 8-15-1949 case
 approval stamp

CNJ-39600-2015

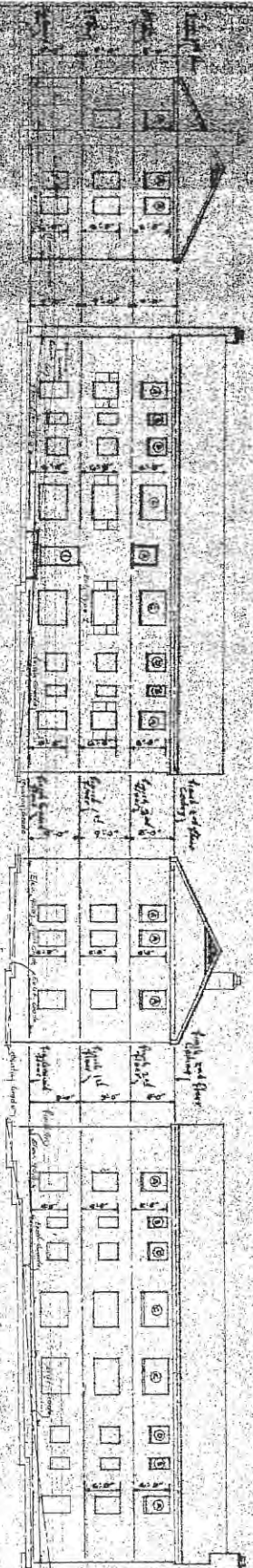


ELEVATION I

ELEVATION I

UNIT 105

ELEVATION II

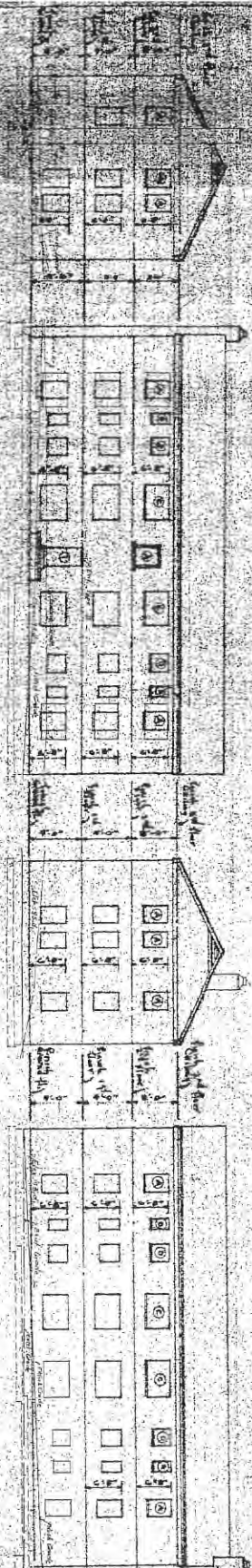


ELEVATION I

ELEVATION I

UNIT 107

ELEVATION II



ELEVATION I

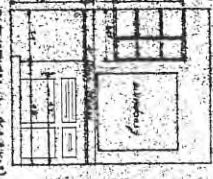
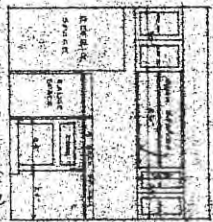
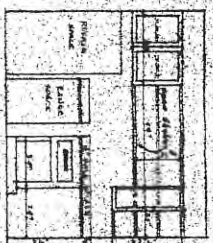
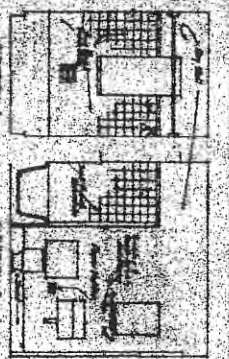
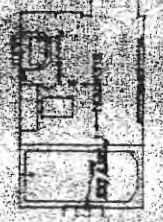
ELEVATION I

UNIT 108

ELEVATION II

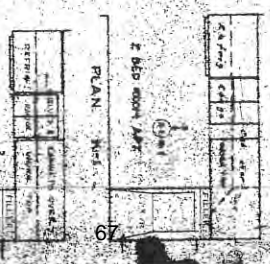
PROJECT NO.	100
DATE	1960
DESIGNER	ARCHITECTS ASSOCIATES, INC.
CLIENT	UNITED STATES GOVERNMENT
LOCATION	WASHINGTON, D.C.
SCALE	1/8" = 1'-0"
NO.	10

CN 1073 9600-2015



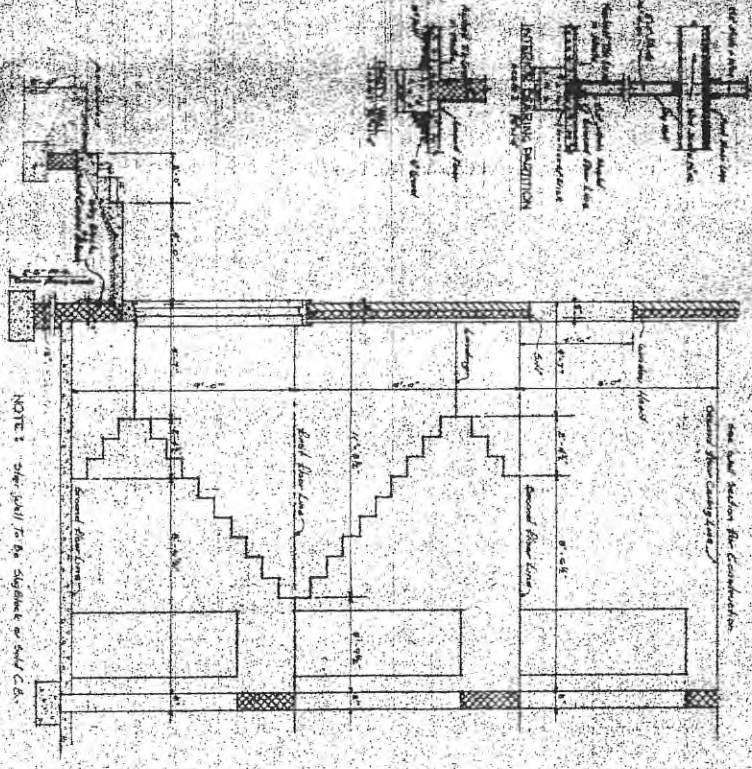
TYPICAL BATH

TYPICAL KITCHEN LAYOUTS

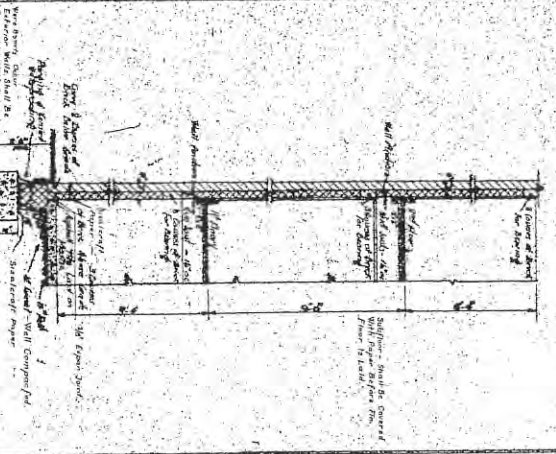


CNU-39600-2015

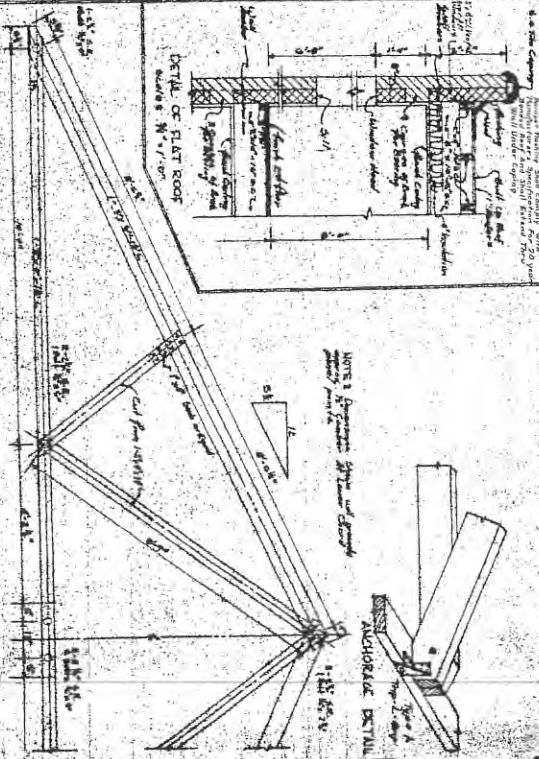
PLAN K-2



SECTION THROUGH WALL



EXTERIOR WALL SECTION

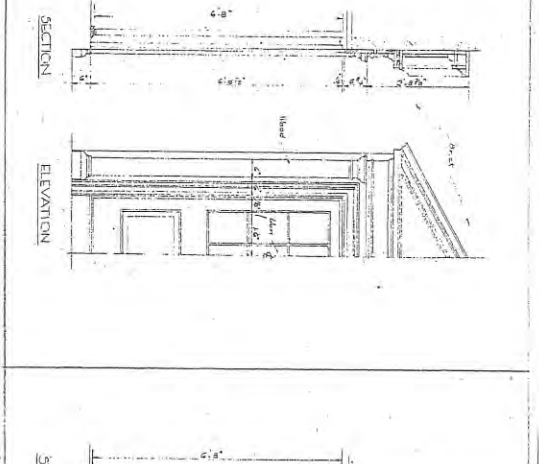
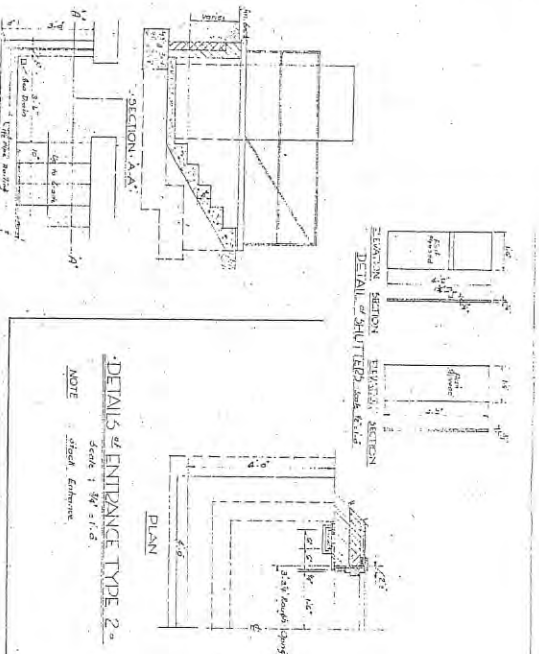
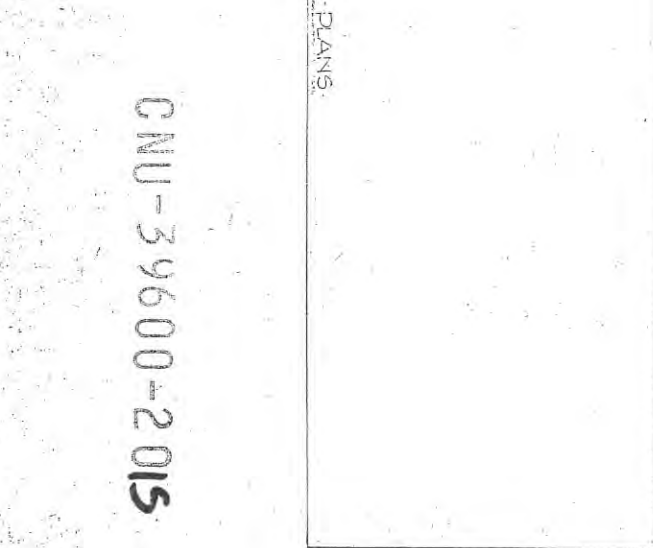
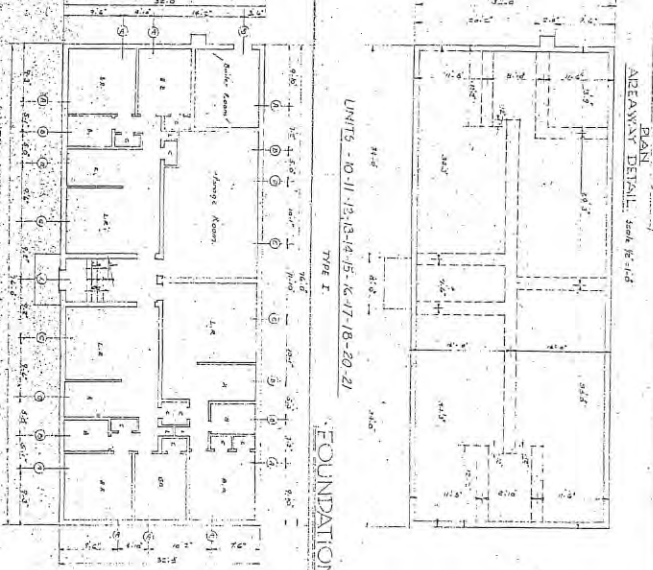
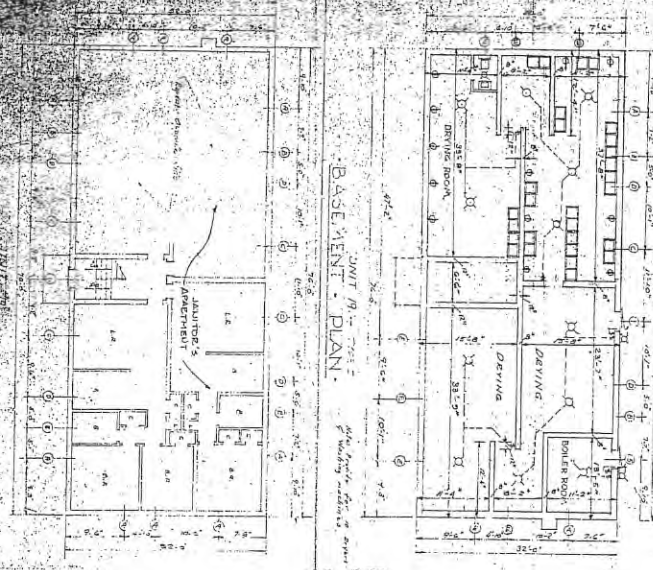


TRUSS DETAIL - SPACED STEEL

LINE	DESCRIPTION	QTY	UNIT
1
2
3
4
5
6
7
8
9
10

NOTES:
 1. All steel work shall be fabricated in accordance with the approved specifications.
 2. All steel work shall be painted with a minimum of two coats of a high quality paint.
 3. All steel work shall be protected against corrosion.
 4. All steel work shall be protected against fire.
 5. All steel work shall be protected against theft.
 6. All steel work shall be protected against vandalism.
 7. All steel work shall be protected against graffiti.
 8. All steel work shall be protected against graffiti.
 9. All steel work shall be protected against graffiti.
 10. All steel work shall be protected against graffiti.

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

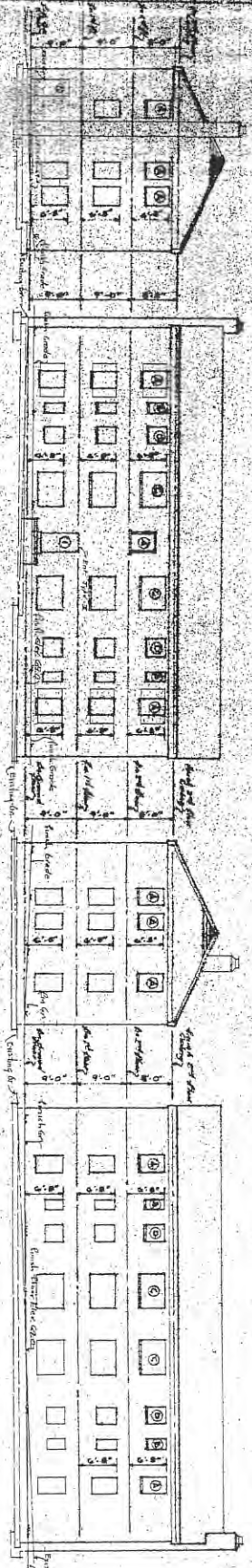


VARIOUS DETAILS
FOUNDATION DETAILS
FOUNDATION PLAN UNIT 18
FOUNDATION PLAN UNIT 19
FOUNDATION PLAN UNIT 10-11-13-14-15-16-17-18-20-21

ADDISON CHAPEL - CIVIL
PRINCE GEORGE, MD
707 2nd Street, NW
Washington, DC 20004
441-1111

NO.	DATE	REVISION
1	10/1/88	ISSUED FOR PERMITS
2	10/1/88	ISSUED FOR PERMITS
3	10/1/88	ISSUED FOR PERMITS
4	10/1/88	ISSUED FOR PERMITS
5	10/1/88	ISSUED FOR PERMITS
6	10/1/88	ISSUED FOR PERMITS
7	10/1/88	ISSUED FOR PERMITS
8	10/1/88	ISSUED FOR PERMITS
9	10/1/88	ISSUED FOR PERMITS
10	10/1/88	ISSUED FOR PERMITS

CNU-39600-2015



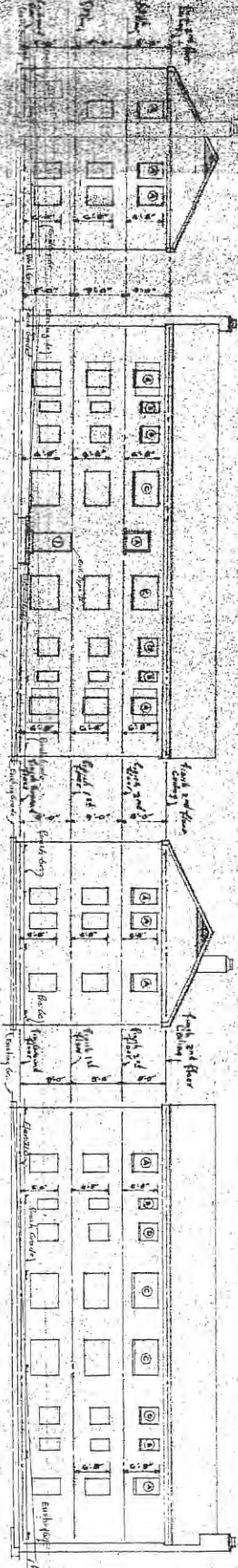
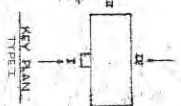
ELEVATION II

ELEVATION I

ELEVATION III

ELEVATION IV

UNIT - 100



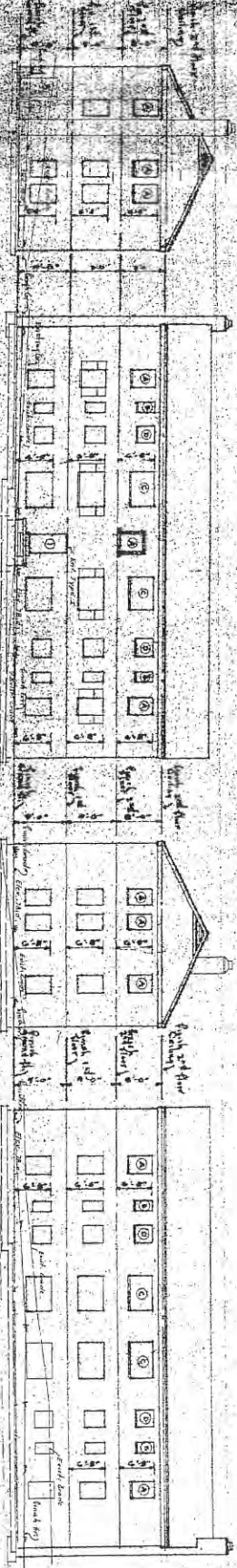
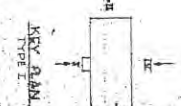
ELEVATION II

ELEVATION I

ELEVATION III

ELEVATION IV

UNIT - 101



ELEVATION II

ELEVATION I

ELEVATION III

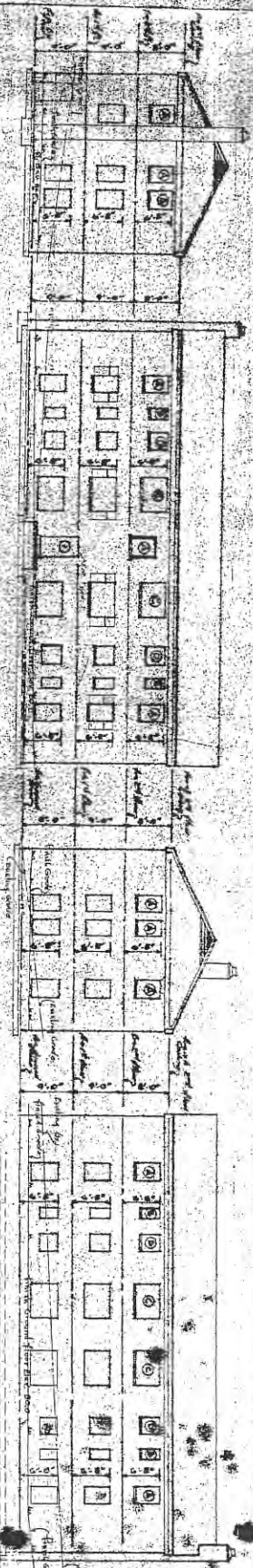
ELEVATION IV

UNIT - 102



CNU-39600-2015

ELEVATION UNIT PLAN	
ADDRESS: CHAMPLAIN AVENUE	
PROJECT NO. 10000000000000000000	
DATE: 10/1/15	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
SCALE: 1/8" = 1'-0"	
SHEET NO. 1 OF 1	

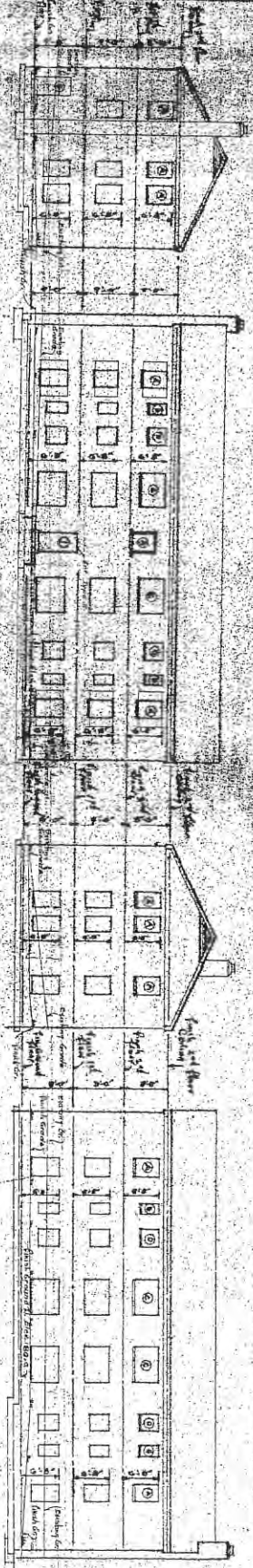


ELEVATION II

ELEVATION I

ELEVATION II

ELEVATION I

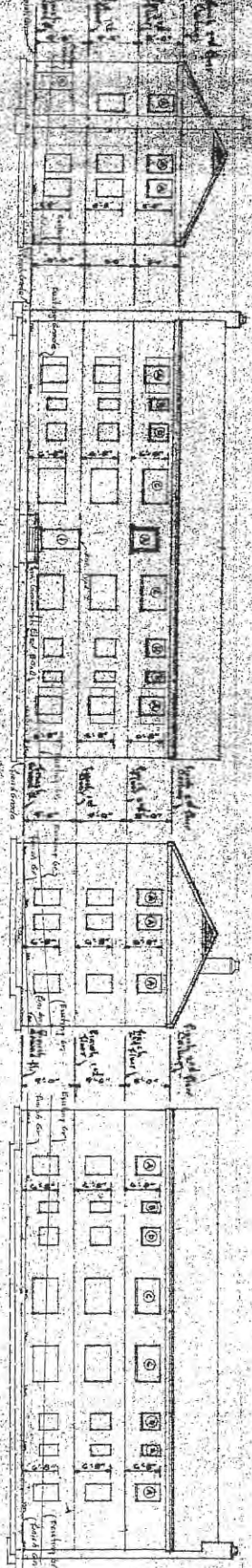


ELEVATION II

ELEVATION I

ELEVATION II

ELEVATION I



ELEVATION II

ELEVATION I

ELEVATION II

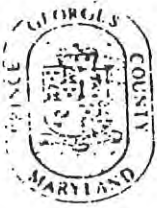
ELEVATION I

CNU-39600-2015

PROJECT II
UNIT - 15
TYPE 1

ELEVATIONS - UNITS - 13-14-15
Scale 3/8" = 1'-0"
ADDISON DAVEL APTS, INC.
PROJECT GEORGE JOHNSON, MANAGER
447 24 ROSS & WILSON
ANN ARBOR MI 48106
DATE 10/15/15





THE PRINCE GEORGE'S COUNTY GOVERNMENT

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PROPERTY STANDARDS DIVISION
699-2800

January 18, 1985

OT-1,2,3,4,5,6

Investors Savings & Loan Association
c/o Robert M. White
1200 Ross Building
Richmond, Virginia 23219

RE: Oakcrest Towers (PSD Case No. M-111)
Oakcrest Towers (PSD Case No. M-115)
University City (PSD Case No. M-492)
Addison Chapel (PSD Case No. M-687)

CNU-39600-2015

Dear Mr. White:

This is in response to your telephone inquiry of January 14, 1985 to Inspector Supervisor Monaco.

A review of our records indicates that each of the referenced premises are located in the following land-use zones:

1. R-10 Zone (multi-family, high-density residential)
Oakcrest Towers
2021 and 2031 Brooks Drive
Suitland, Maryland
2. R-18 (multi-family, medium density residential)
University City Apartments
Langley Park, Maryland
and
Addison Chapel Apartments
Seat Pleasant, Maryland

As such, each project is in the appropriate zone for the respective number of dwelling units and use and would not require a non-conforming use.

Very truly yours,

Charles H. Bennett
Branch Chief

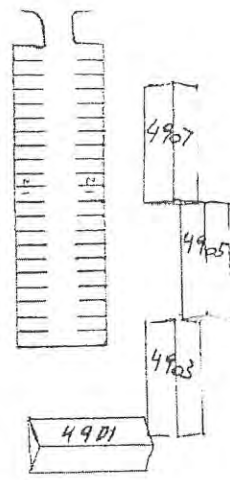
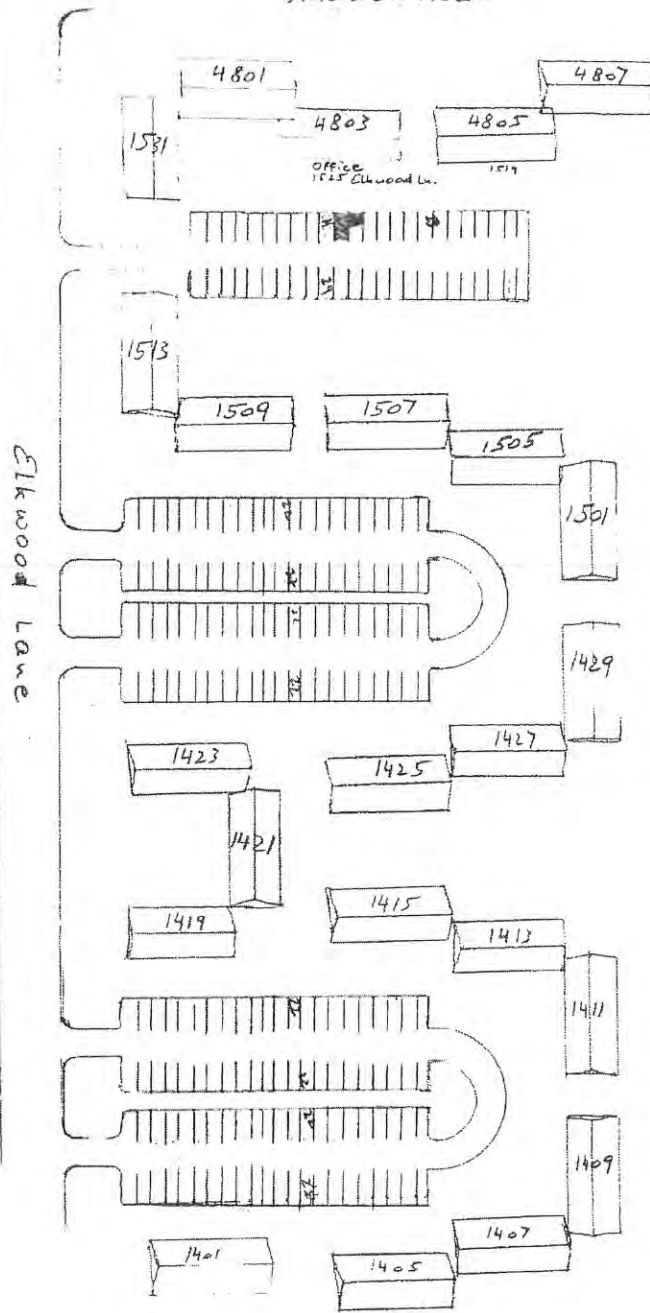
cc: William F. Banks ✓
c/o Scott Management, Inc.

RECEIVED

JAN 21 1985

SCOTT MANAGEMENT, INC.

Addison Road



Total Parking
265 spaces on site

• Additional Parking
is available on Addison
Road + both sides of
Elkwood Lane.

50 feet

CNU-39600-2015

BUILDING PERMIT

HAS BEEN ISSUED

No 36189

To Admission Chapel Apts. Sec 2, Inc

For Apt Housing

Date 6/14/50 Lot Parcel "A" Block

Subdivision

Street Admission Chapel Rd & 52nd

Town

James J. Hoff
Inspector of Buildings

THIS CARD MUST BE DISPLAYED ON PREMISES BEFORE CONSTRUCTION BEGINS

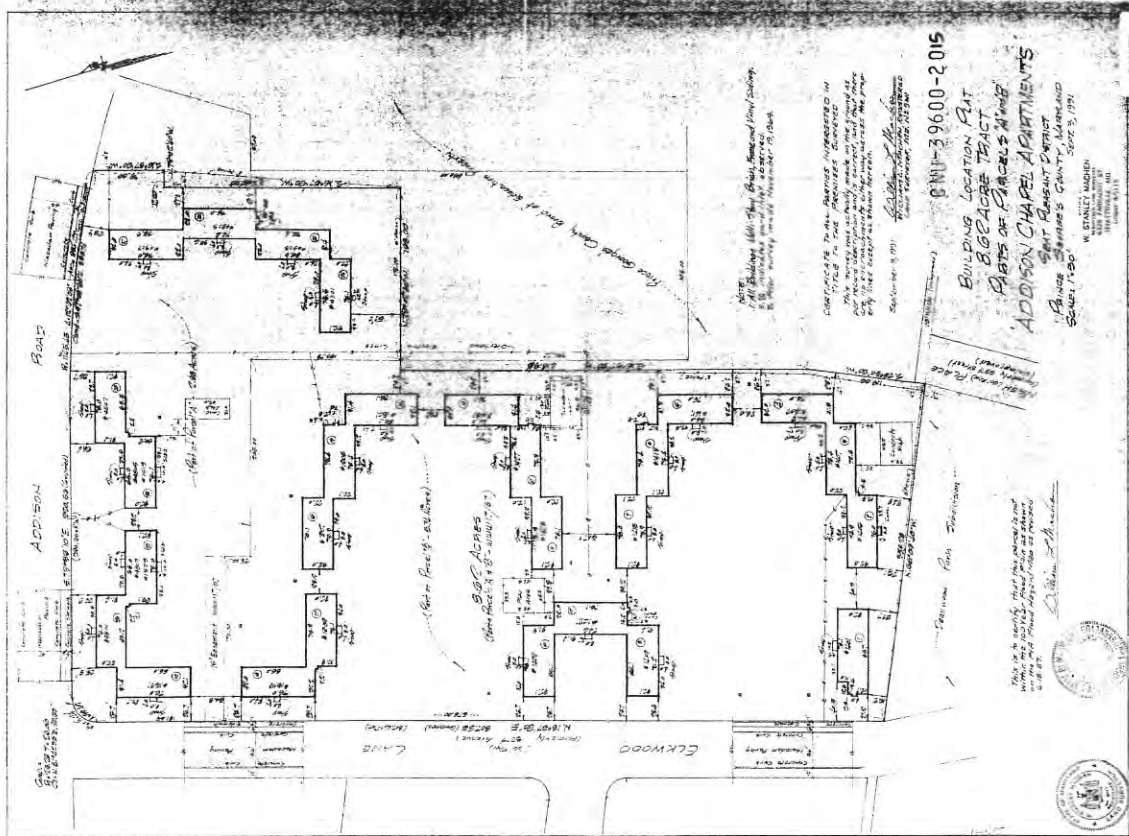
Section 1, Paragraph 12:

It shall be unlawful to deviate in any manner from, or to erase, or modify any lines or figures contained upon drawings after being stamped by the Inspector of Buildings or filed with him for reference; provided that if during the progress of the execution of such work it is desired to deviate in any manner affecting the construction or other essentials of the building from the terms of the application or drawing, notice of such intention to alter or deviate shall be given in writing to the Inspector of Buildings, and his written assent shall be obtained before such alteration or deviation may be made. It shall be unlawful to fail or refuse to keep one full set of approved plans, officially stamped in the office of the Inspector of Buildings, on the building under erection, alteration or repair at all times.

**CALL BUILDING INSPECTOR 24 HOURS BEFORE POURING
FOOTINGS OR ANY CONCRETE**

Phone APpleton 2200

This permit is void six months from date issued if construction has not been started.



NOTE: All Buildings With Shaded Areas Shown on this Plan are to be Demolished and Replaced with New Buildings. The Shaded Areas are to be Replaced with New Buildings. The Shaded Areas are to be Replaced with New Buildings.

CONTRACTOR TO BE DETERMINED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

PNW-39600-2015

BUILDING LOCATION PLAN
 BEECHER TRACT
 PARTS OF PARCELS 11008
 ADDISON CHAPEL APARTMENTS
 SPOT HEIGHT DISTRICT
 KING GEORGE COUNTY, MARYLAND
 SCALE: 1"=50'

W. DANIEL MADSEN
 ARCHITECT
 1000 W. BROADWAY
 SUITE 100
 ANNAPOLIS, MD 21403
 PHONE: 410.291.1111

This is to certify that the project is not within the scope of the project as shown on the plan. The project is not within the scope of the project as shown on the plan.



Remitted - Bd. of Education of Paul M. Nussbaum Box 208 Smith Md. Jan. 6 - 1960

A & B Title Corporation
DEED IN FEES

This Deed

Made this 17th day of December in the year 19 59
by and between

DEC 23 2 44 PM 1959

BOOK 2408 PAGE 252

Josef B. Brown, unmarried

part Y of the first part, and

Board of Education of Prince George's County, Maryland, a body corporate and
politic

part Y of the second part:

Witnesseth, that for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said part Y of the second part, ~~in fee simple~~ the following described land and premises, situate in the County of Prince George's State of Maryland and known and distinguished as

Being part of Parcels A & B; all of Parcels C & D; and all of the area designated "Walk", all of which is shown on a plat entitled "Addison Chapel Apartments", which plat is duly recorded in Plat Book WW 17 at plat 67 among the Land Records of Prince George's County, Maryland; the same being more particularly described as follows:

Beginning for the same at an iron pipe set on the southerly side of Addison Road at the northeast corner of Parcel D as shown on said plat recorded aforesaid, thence running with the easterly outline of Parcel D and the prolongation thereof, (1) South 14 degrees 49 minutes 20 seconds West 823.10 feet to a pipe set at the southeast corner of the parcel herein conveyed, thence running, (2) North 66 degrees 09 minutes 40 seconds West 513.51 feet to a pipe set at the southwest corner of the parcel herein conveyed, thence running across Parcel B, (3) North 23 degrees 50 minutes 20 seconds East 119.06 feet to a pipeset, thence continuing across Parcel B, (4) North 16 degrees 57 minutes 20 seconds East 418.35 feet to a pipe set, thence running across Parcel B and A, (5) South 73 degrees 02 minutes 40 seconds East 188.00 feet to a pipe set, thence continuing across Parcel A, the following three courses and distances, (6) North 16 degrees 57 minutes 20 seconds East 242.00 feet to a pipe, (7) South 73 degrees 02 minutes 40 seconds East 17.00 feet to a pipe and (8) North 16 degrees 57 minutes 20 seconds East 73.00 feet to a pipe set on the southerly side of Addison Road, thence running with said side of Addison Road by a curve to the right whose radius and central angle are 1145.45 feet and 13 degrees 48 minutes 04 seconds respectively, whose long chord is (9) South 53 degrees 50 minutes 00 seconds East 275.24 feet for an arc distance of 275.91 feet to the beginning.

Containing 8.09 acres of land more or less.

Together with all and singular the ways, easements, rights, privileges and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise howsoever, of the said party of the first part, of, in, to, or out of the said land and premises.

And the said part Y of the first part covenant that he will warrant specially the property hereby conveyed; and that he will execute such further assurances of said land as may be requisite.

Witness his hand and seal the day and year first hereinbefore written.

Witness:

Paul M. Nussbaum

Josef B. Brown

[SEAL]

[SEAL]

CNU-39600-2015

STATE OF MARYLAND

BOOK 2408 PAGE 253

COUNTY OF Prince George's

ss.:

I, Paul M. Nussbaum, a Notary Public in and for the State and County aforesaid, DO HEREBY CERTIFY that

Josef B. Brown

date on the 17th day of December 19 59 part y to a certain Deed bearing personally appeared before me in said State and County, the said

Josef B. Brown

being personally well known to me (or satisfactorily proven) as the person who executed the said Deed, and acknowledged the same to be his act and deed.

GIVEN under my hand and seal this 17th day of December 19 59

Paul M. Nussbaum

Notary Public

My Commission Expires: May 1, 1961

CN11-39600-2015

C M11-39600-2015

AFFIDAVIT OF CONTINUOUS USE AND OPERATION
Addison Chapel Apartments, Capitol Heights, Maryland 20743

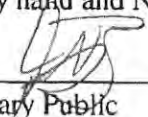
I HEREBY AFFIRM that the Addison Chapel Apartments, containing 320 multi-family dwelling units and 265 surface parking spaces (the "Project") located at 1401, 1405, 1407, 1409, 1411, 1413, 1415, 1419, 1421, 1423, 1425, 1427, 1429, 1501, 1505, 1507, 1509, 1513, 1519, 1525, and 1531 Elkwood Lane, and 4801, 4803, 4805, 4807, 4901, 4903, 4905, and 4907 Addison Road, Capitol Heights, Maryland 20743 (the "Property"), began operations on the Property in mid-1950. The Project on the Property has been owned and operated by the same family, albeit under slightly different entity names, since the time operations began. Further, I hereby affirm that the Project on the Property has remained in the same configuration since the time of construction, and has continuously operated and has not ceased to operate for more than one hundred eighty (180) consecutive calendar days from the date the use became nonconforming¹ (believed to be October 1, 1968, the date on which bedroom percentage requirements for multi-family dwellings were added to the R-10 Zone) through the date upon which this application for nonconforming use certification is submitted to Prince George's County for review.

By: 
Name: Harald Mangold
Title: LLC MANAGER

STATE OF Virginia
COUNTY City of Alexandria, to wit:

I HEREBY CERTIFY that on the 6 day of October, 2015, before the subscriber, a Notary Public in and for the aforesaid County and State, personally appeared Harald Mangold, personally well known to me (or satisfactorily proved) to be the person whose name is subscribed to the within instrument and did acknowledge the foregoing Affidavit to be his own free act.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.



Notary Public

My Commission Expires: 4/30/2016

[NOTARIAL SEAL]



¹ Approximately 10 units were severely damaged by fire in the 1990s, and repairs lasted approximately three to four months during which time the units were not in use by residents. These units were out of operation for less than 180 days; however Section 27-244(b)(2)(B) of the Zoning Ordinance does permit nonoperation for more than 180 days when the conditions of nonoperation are beyond the applicant's or owner's control.

PRINCE GEORGE'S COUNTY

JOB CARD

SUANCE DATE :

EXPIRATION DATE :

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PERMITTING AND LICENSING DIVISION
PERMITTING CENTER

9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774

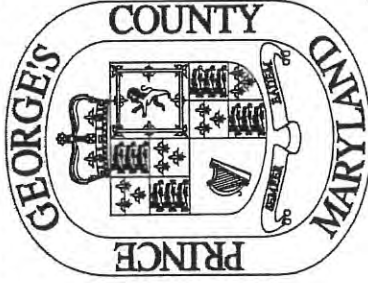
CNU-39600-2015

PROPERTY OWNER

ADDISON CHAPEL L.L.C.
00 N. LEE ST.
ALEXANDRIA, VA 22314
200
(703) 548-7300

OCCUPANT

ADDISON CHAPEL LLC
4801 ADDISON RD
CAPITOL HEIGHTS, MD 20743



CONTRACTOR

LICENSE NUMBER:

ARCHITECT

TYPE OF JOB CARD : DPIE UOW

WORK DESCRIPTION : U&O FOR APARTMENTS

EXISTING USE : APARTMENTS

USE (DPIE PROPOSED) : APARTMENTS

UBDIVISION : ADDISON CHAPEL APARTMENTS

WNERSHIP :

BER : 12546

DLJO : 662

D/ACCT NO. : 18 / 1989094

CT :

LOCK :

MAX MAP : 065

CD :

PEC EXCEPT :

Conditions

HEIGHT FT :

WIDTH FT :

DEPTH FT :

NO STORIES :

DWELL UNITS :

PARKING SP :

LIVE LOAD :

USE GROUP :

TYPE CONST :

Notice!

This is NOT your Use and Occupancy Permit.

ELECTRICITY :

CENTRAL A/C :

ELEVATOR :

ESCALATOR :

BASEMENT :

BOILER NUMBER :

CBCA : N

HISTORICAL : N

SIGN NUMBER :

OCCUPANCY LOAD :

SITE CERTIFICATE :

STRUCTURE CERT :

SEWER :

WATER :

HEATING :

PARCEL :

(Handwritten signature)

Haittham A. Hijazi

JOB CARD

INSPECTION AREA :

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHALL
--------------------	--------	------------	----------	---------------

Jan. 6 - 1960
Remitted - Col. of Education to Paul M. Nussbaum Rev 208 South Md.

A & B Title Corporation
DEED IN FEE

This Deed

Made this 17th day of December in the year 19 59
by and between

DEC 23 2 14 PM 1959

BOOK 2408 PAGE 252

Josef B. Brown, unmarried

part Y of the first part, and

Board of Education of Prince George's County, Maryland, a body corporate and politic

part Y of the second part:

Witnesseth, that for and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, the said party of the first part does grant unto the said part Y of the second part, ~~in fee simple~~
the following described land and premises, situate in the County of Prince George's State of Maryland and known and distinguished as

Being part of Parcels A & B; all of Parcels C & D; and all of the area designated "Walk", all of which is shown on a plat entitled "Addison Chapel Apartments", which plat is duly recorded in Plat Book WW 17 at plat 67 among the Land Records of Prince George's County, Maryland; the same being more particularly described as follows:

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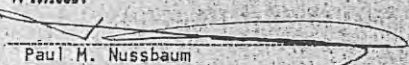
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And the said part Y of the first part covenant that he will warrant specially the property hereby conveyed; and that he will execute such further assurances of said land as may be requisite.

Witness his hand and seal the day and year first hereinbefore written.

Witness:


Paul M. Nussbaum


Josef B. Brown [SEAL]

[SEAL]

CNU-39600-2015

STATE OF MARYLAND

BOOK 2408 PAGE 253

COUNTY OF Prince George's

I, Paul M. Nussbaum a Notary Public in and for the State and County aforesaid, DO HEREBY CERTIFY that Josef B. Brown

date on the 17th day of December 19 59 part y to a certain Deed bearing personally appeared before me in said State and County, the said Josef B. Brown

being personally well known to me (or satisfactorily proven) as the person who executed the said Deed, and acknowledged the same to be his act and deed.

Given under my hand and seal this 17th day of December

Paul M. Nussbaum

Notary Public

My Commission Expires: May 1, 1961

CNU-39600-2015