

PRINCE GEORGE'S COUNTY

ISSUANCE DATE :

EXPIRATION DATE :

**DEPARTMENT OF ENVIRONMENTAL RESOURCES
PERMITS AND REVIEW DIVISION
9400 PEPPERCORN PLACE, LARGO, MD 20774**

PROPERTY OWNER
LANGLEY GARDENS ATP LTD PTNSHP
8200 NEW HAMPSHIRE AVE
SILVER SPRING, MD 20903 (301) 907-6660



CONTRACTOR
LICENSE NUMBER:

OCCUPANT
AHD INC
8200 NEW HAMPSHIRE AVE
SILVER SPRING, MD 20903 (301) 907-6660

ARCHITECT

TYPE OF PERMIT : **UO (USE & OCCUPANCY)**
 WORK DESCRIPTION : **NEW OWNER**
 EXISTING USE : **APARTMENT**
 USE (DER PROPOSED) : **APARTMENT**
 SUBDIVISION : **NEW HAMPSHIRE ESTATES>**

OWNERSHIP :
 LIBER : 11612
 FOLIO : 569
 ED/ACCT NO. : 17 / 1919596
 LOT :
 BLOCK :
 TAX MAP : 032
 SCD :
 SPEC 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.**

OCCUPANCY LOAD :
 SITE CERTIFICATE :
 STRUCTURE CERT :
 SEWER :
 WATER :
 HEATING :
 PARCEL :

ELECTRICITY :
 CENTRAL A/C :
 ELEVATOR :
 ESCALATOR :
 BASEMENT :
 BOILER NUMBER :
 CBCA : N
 HISTORICAL : N
 SIGN NUMBER :

As outlined in County Code Subtitle 19-126, construction noise is prohibited between the hours of 9 pm and 7 am daily.

Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCT

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

Kiana Campbell, P.E. **OVALS**

| INSPECTION APPROVALS | | | | BUILDING CODE OFFICIAL | |
|----------------------|--------|------------|----------|------------------------|--|
| BUILDING INSPECTOR | HEALTH | ELECTRICAL | PLUMBING | FIRE MARSHALL | |
| APPROVED: | | | | | |



PRINCE GEORGE'S COUNTY *DEPARTMENT OF ENVIRONMENTAL RESOURCES *PERMIT OFFICE
 9400 PEPPERCORN PLACE, SUITE 600, LARGO, MD 20774, (301) 883-5900 or (301) 883-5776
 APPLICATION FOR PLAN EXAMINATION AND PERMIT
 (Please do not write in shaded areas)



| | | | | | | | |
|---|---|---------------------------|-------------------|----------------------------------|-------------------------------|---------------------------------|-------------------------------|
| Case Number: <u>38571</u> | Year: <u>2012</u> | Type: <u>HO</u> | Rev: <u>00</u> | Date: <u>12/7/12</u> | | | |
| Site Information: <u>1915596</u> | Election District: <u>Z</u> | Lot: <u>Z</u> | Block: <u>B-2</u> | Parcel: <u>C</u> | Tax Map: <u>32</u> | Grid: <u>B-1</u> | Zone: |
| Address: <u>8200 NEW HAMPSHIRE</u> | Suite/Unit: | Liber: <u>11612</u> | Folio: <u>569</u> | SCD: | PLAT: | | |
| City/Town/State/Zip: <u>SILVER SPRING</u> | Subdivision: <u>NEW HAMPSHIRE ESTATES</u> | Referenced Permit Number: | | | | | |
| USE & OCCUPANCY | MULTI-FAMILY | | | | | | |
| | SAME | | | | | | |
| Company Name: <u>LANLEY GARDENS LP</u> | | | | Height (ft) | Width (ft) | Depth or Length (ft) | |
| Name: <u>LANLEY GARDENS APTS</u> | | | | Total Site Area | Disturbed Area | Floor Area | |
| Address: <u>8200 NEW HAMPSHIRE AVE</u> | | | | Est. Construction Cost: \$ | | | |
| City/State/Zip: <u>SILVER SPRING MD 20903</u> | | | | Water Services | <input type="checkbox"/> WSSC | <input type="checkbox"/> WELL | <input type="checkbox"/> CITY |
| Telephone: (home/office) (cell) (fax) <u>301 907-6660 / 301 537-4836</u> | | | | Sewer Services | <input type="checkbox"/> WSSC | <input type="checkbox"/> SEPTIC | <input type="checkbox"/> CITY |
| Email: <u>LANLEY.GARDEN@ECONY.COM</u> | | | | | | | |
| Company Name: <u>AHD, INC</u> | | | | License Type & Number: | | | |
| Trade Name: <u>LANLEY GARDENS APT LP</u> | | | | Company Name: | | | |
| Name: <u>JIM MITCHELL</u> | | | | Owner's Name: | | | |
| Address: <u>#38200 NEW HAMPSHIRE</u> | | | | Address: | | | |
| City/State/Zip: <u>SILVER SPRING MD 20903</u> | | | | City/State/Zip: | | | |
| Telephone: (office) (cell) (fax) <u>301 907 6660</u> | | | | Telephone: (office) (cell) (fax) | | | |
| Email: <u>J.MITCHELL@AHD, INC</u> | | | | Email: | | | |
| Company Name: <u>AHD, INC</u> | | | | Company Name: | | | |
| Name: <u>JAMES L. MITCHELL</u> | | | | Name: | | | |
| Address: <u>#3 BETHESDA METRO #110</u> | | | | Address: | | | |
| City/State/Zip: <u>BETHESDA MD 20814</u> | | | | City/State/Zip: | | | |
| Telephone: (office) (cell) (fax) <u>301 567-6660</u> | | | | Telephone: (office) (cell) (fax) | | | |
| Email: <u>JMITCHELL@AHD, INC</u> | | | | Email: | | | |
| FOR OFFICE USE ONLY | | | | | | | |
| Reviewer | Date | Reviewer | Date | | | | |
| M-NCPPC | | Fire Eng | | | | | |
| DPW&T | | Site Eng. | | | | | |
| Structural Eng. | | Mechanical Eng. | | | | | |
| Electrical Eng. | | Issuance | | | | | |

[Signature]
 Applicant Signature

12/7/12 10 Sams

ERR 227 ZHE EXHIBIT # 14 (b)

Prince George's County, Maryland
Department of Environmental Resources
9400 Peppercorn Place, #600
Largo, Maryland 20774

CASH

Received from: James L. Mitchell
The sum of \$ 90.00 Permit No: 38571-2012-00
Project Name: Langley Gardens Apt B&C
Date 12/17/12 By L. Smith

| Code | | Code | |
|-------------------------|-----------------------------|------------------------------|------------------------------|
| Electrical | GF01 420134 541102 | School Surcharge | CP35 440844 779999 |
| Guarantee fund | GF01 255220 888888 | Signs | GF01 420606 541102 |
| Investigation | GF01 420132 541102 | U&O | GF01 420121 541102 <u>85</u> |
| Misc Commercial | GF01 420112 541102 | Misc Fee Collections | EF49 460602 541503 |
| Misc Residential | GF01 420102 541102 | Bid Documents, Manuals, etc. | EF49 460531 541503 |
| New Commercial | GF01 420111 541102 | Cash Bonds | GF01 255221 888888 |
| New Residential | GF01 420101 541102 | Water & Sewer | EF49 460628 541503 |
| Park & Planning | GF01 255220 888888 <u>5</u> | Floodplain Review | EF49 460630 541503 |
| Re-Inspection | GF01 460104 541102 | | |
| Public Safety Surcharge | GF01 440846541102 | | |

pelam

DEC 17 PAID

Distribution List: White — File Canary — Reviewer Pink — Customer Goldenrod — Cashier
P.G.C. Form #1028A (Rev. 7/10)



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Mary Hampton 38571-2012-U
Telephone Number: 301-952-5411 December 26, 2012
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 Langley Garden Apartments. The property is zoned R-18. An Alta Survey was submitted for review which does not provide any development/zoning data required for review. The applicant must provide the date of construction, total number of dwelling units on each side of Merrimac Drive and the combined unit mix of the entire project (total number of one, two, three bedroom units). Once this information is provided, additional review will occur on the permit and additional comments generated. If the apartments exceed either the current maximum allowable density of the R-18 zone or bedroom percentages, certification of nonconforming use will be required.

I emailed the comments to Jim Mitchell at jmitchell@ahd1.com

1/14/13 – The applicant faxed over info indicating that there are 204 units of which 62 are one bedroom (30.3%) and 142 are two bedroom (69.6%). The applicant has not provided the date of construction or the number of units on each side of Merrimac Drive. However based on the total combined size of the property, 4.7 acres, the site provides a density of 43.4 units per acre. The site exceeds current bedroom percentages and the current maximum density of the R-18 Zone, therefore certification of nonconforming use is required. I emailed the revised comments to Jim Mitchell.

2/4/13 – It was discovered that the applicant did not submit a site plan of the entire apartment project. Lot-2 Block 'B-2', Parcel 'C', Lot-3 Block 'B-2', and the Residue of Lot-4 Block 'B-1' are included in the application for the 204 total apartment units. Francis Silberholz will submit revised plans of the entire site.

2/15/13 – Revised plans of the entire site was submitted demonstrating compliance to the 1942 Zoning Ordinance. The property was rezoned to the Residential C Zone per ZMA 975 on 5/21/47. The apartments were subsequently constructed in 1948. The apartments became nonconforming on November 29, 1949, when the density changed from a minimum of 625 s.f. of lot area per dwelling unit to 1800 s.f. per dwelling unit. If there is no prior issued use and occupancy permit for the apartments the certification must be heard by the Planning Board. The application for certification and all supporting documentation must be submitted to Edward Holley. I emailed the comments to Jim Mitchell and Francis Silberholz.

JUL 2 1952

AHV-4K-43



Back to Grid

PGAtlas - Advanced Mapping

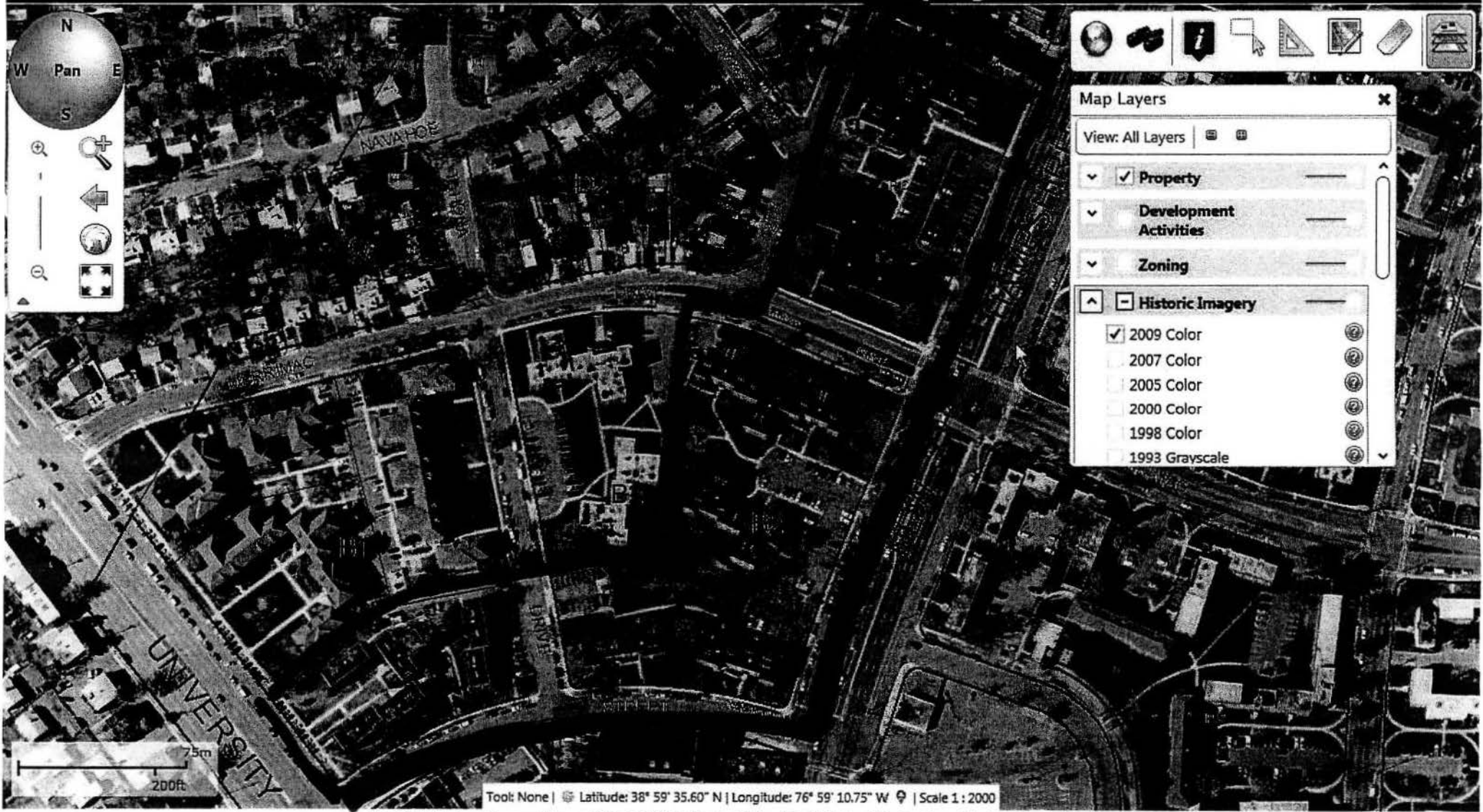
[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)



Tool: None | Latitude: 38° 59' 28.82" N | Longitude: 76° 59' 02.64" W | Scale 1 : 2000

PGAtlas - Advanced Mapping

[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)



Map Layers

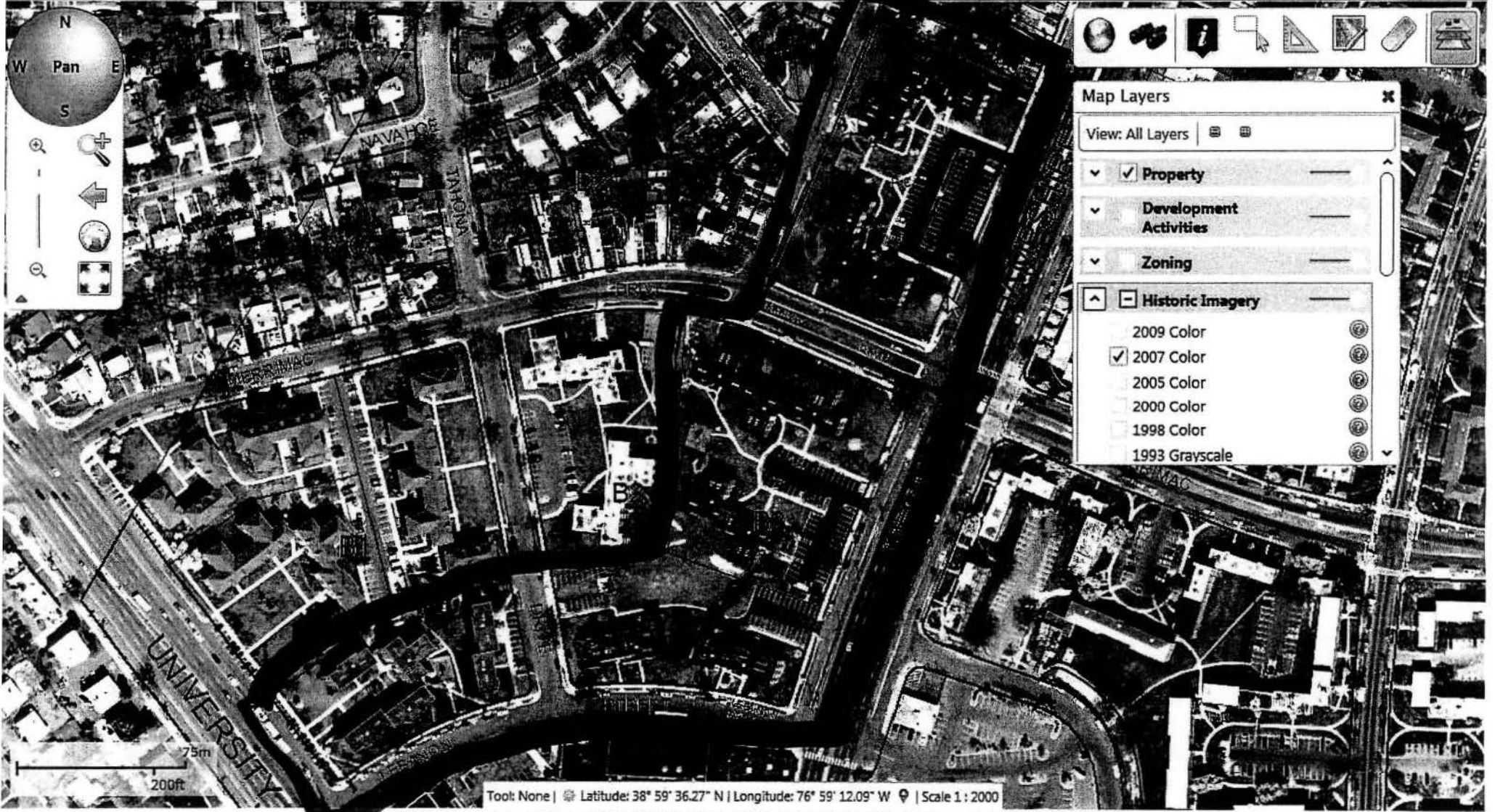
View: All Layers

- Property
- Development Activities
- Zoning
- Historic Imagery
 - 2009 Color
 - 2007 Color
 - 2005 Color
 - 2000 Color
 - 1998 Color
 - 1993 Grayscale

Tool: None | Latitude: 38° 59' 35.60" N | Longitude: 76° 59' 10.75" W | Scale 1 : 2000

PGAtlas - Advanced Mapping

[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)



Navigation controls including a compass rose with N, S, E, W directions, a 'Pan' button, and various map navigation icons such as zoom in, zoom out, and pan.

Map navigation toolbar containing icons for home, print, information, pan, zoom, and other map functions.

Map Layers

View: All Layers

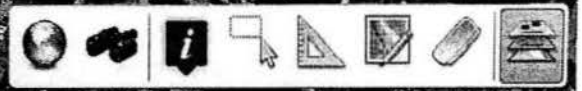
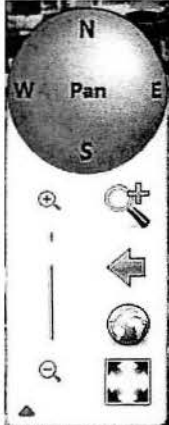
- Property
- Development Activities
- Zoning
- Historic Imagery
 - 2009 Color
 - 2007 Color
 - 2005 Color
 - 2000 Color
 - 1998 Color
 - 1993 Grayscale

Tool: None | Latitude: 38° 59' 36.27" N | Longitude: 76° 59' 12.09" W | Scale 1:2000

Back to Grid

PGAtlas - Advanced Mapping

[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)



Map Layers

View: All Layers

- Property
- Development Activities
- Zoning
- Historic Imagery
 - 2009 Color
 - 2007 Color
 - 2005 Color
 - 2000 Color
 - 1998 Color
 - 1993 Grayscale



Tool: None | Latitude: 38° 59' 34.35" N | Longitude: 76° 59' 13.74" W | Scale 1 : 2000

◀ Back to Grid

PGAtlas (Internal) - Advanced Mapping

[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)

Show Results



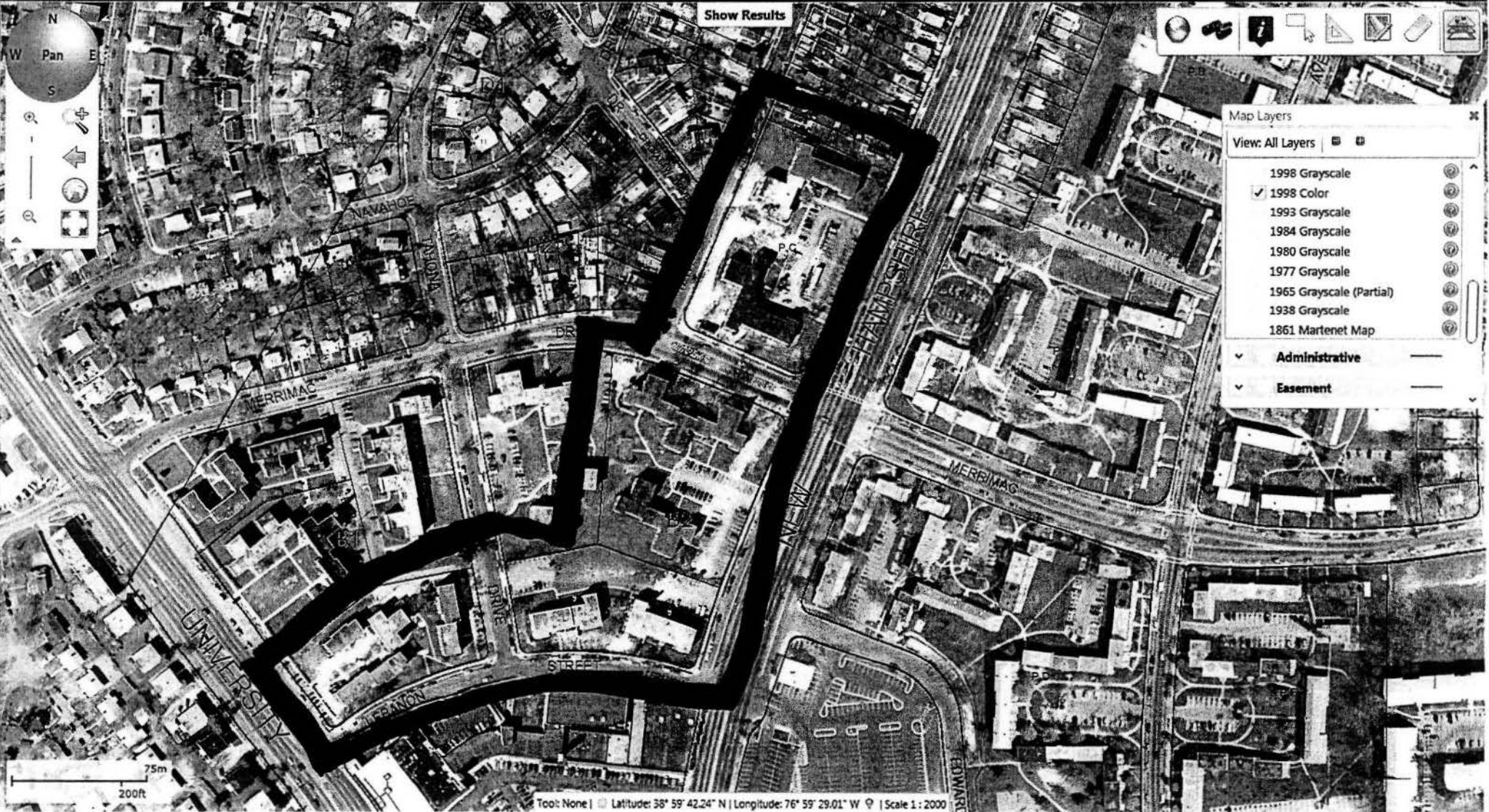
Map Layers

View: All Layers

- 2007 Color
- 2006 Color
- 2005 Grayscale
- 2005 Color
- 2002 ADC Map
- 2000 Grayscale
- 2000 Color
- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale



Tools: None | Latitude: 38° 59' 33.61" N | Longitude: 76° 59' 26.24" W | Scale 1 : 2000



Show Results

Navigation controls including a compass, pan buttons (W, E, N, S), and zoom in/out buttons.

Map navigation and utility icons including a globe, a magnifying glass, a location pin, a ruler, and a print icon.

Map Layers panel with the following options:

- View: All Layers
- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1965 Grayscale (Partial)
- 1938 Grayscale
- 1861 Martenet Map
- Administrative
- Easement

75m
200ft

Tool: None | Latitude: 38° 59' 42.24" N | Longitude: 76° 59' 29.01" W | Scale 1 : 2000

N
W Pan E
S

Show Results

Map Layers

View: All Layers

- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1965 Grayscale (Partial)
- 1938 Grayscale
- 1861 Martenet Map

Administrative

Easement

75m
200ft

Top: None | Latitude: 38° 59' 37.59" N | Longitude: 76° 59' 27.71" W | Scale 1: 2000

◀ Back to Grid

PGAtlas (Internal) - Advanced Mapping

[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)

Show Results



Map Layers

View: All Layers

- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1965 Grayscale (Partial)
- 1938 Grayscale
- 1861 Martenet Map

Administrative

Easement

75m
200ft

Tool: None | Latitude: 38° 59' 34.45" N | Longitude: 76° 59' 28.06" W | Scale 1:2000

Show Results

Navigation controls including a compass rose with N, S, E, W directions, a 'Pan' button, and various map navigation icons such as zoom in, zoom out, and pan.

Map navigation toolbar containing icons for home, full screen, info, pan, zoom, and print.

Map Layers panel with the following list:

- View: All Layers
- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1965 Grayscale (Partial)
- 1938 Grayscale
- 1861 Martenet Map
- Administrative
- Easement

75m
200ft

Tool: None | Latitude: 38° 59' 33.11" N | Longitude: 76° 59' 22.76" W | Scale 1 : 2000



◀ Back to Grid

PGAtlas (Internal) - Advanced Mapping

[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)

Show Results



Navigation controls including a compass with 'N', 'S', 'E', 'W' directions, a 'Pan' button, and various zoom and navigation icons.

Map navigation icons including a globe, a hand cursor, an information icon, a ruler, a square, a rectangle, a circle, and a zoom-in icon.

Map Layers panel with the following list:

- View: All Layers
- 1998 Grayscale
- 1998 Color
- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1965 Grayscale (Partial)
- 1938 Grayscale
- 1861 Martenet Map
- Administrative
- Easement

Back to Grid

PGAtlas - Advanced Mapping

[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)

Navigation controls including a compass (N, S, E, W), pan arrows, zoom in (+) and zoom out (-) buttons, a home button, and a full-screen button.

Map interaction tools including a globe icon, a double arrow icon, an information icon (i), a measurement tool, a drawing tool, and a layer management icon.

Map Layers

View: All Layers

- 1993 Grayscale
- 1984 Grayscale
- 1980 Grayscale
- 1977 Grayscale
- 1968 Grayscale
- 1965 Grayscale
- 1938 Grayscale
- 1861 Martenet

2011 Imagery

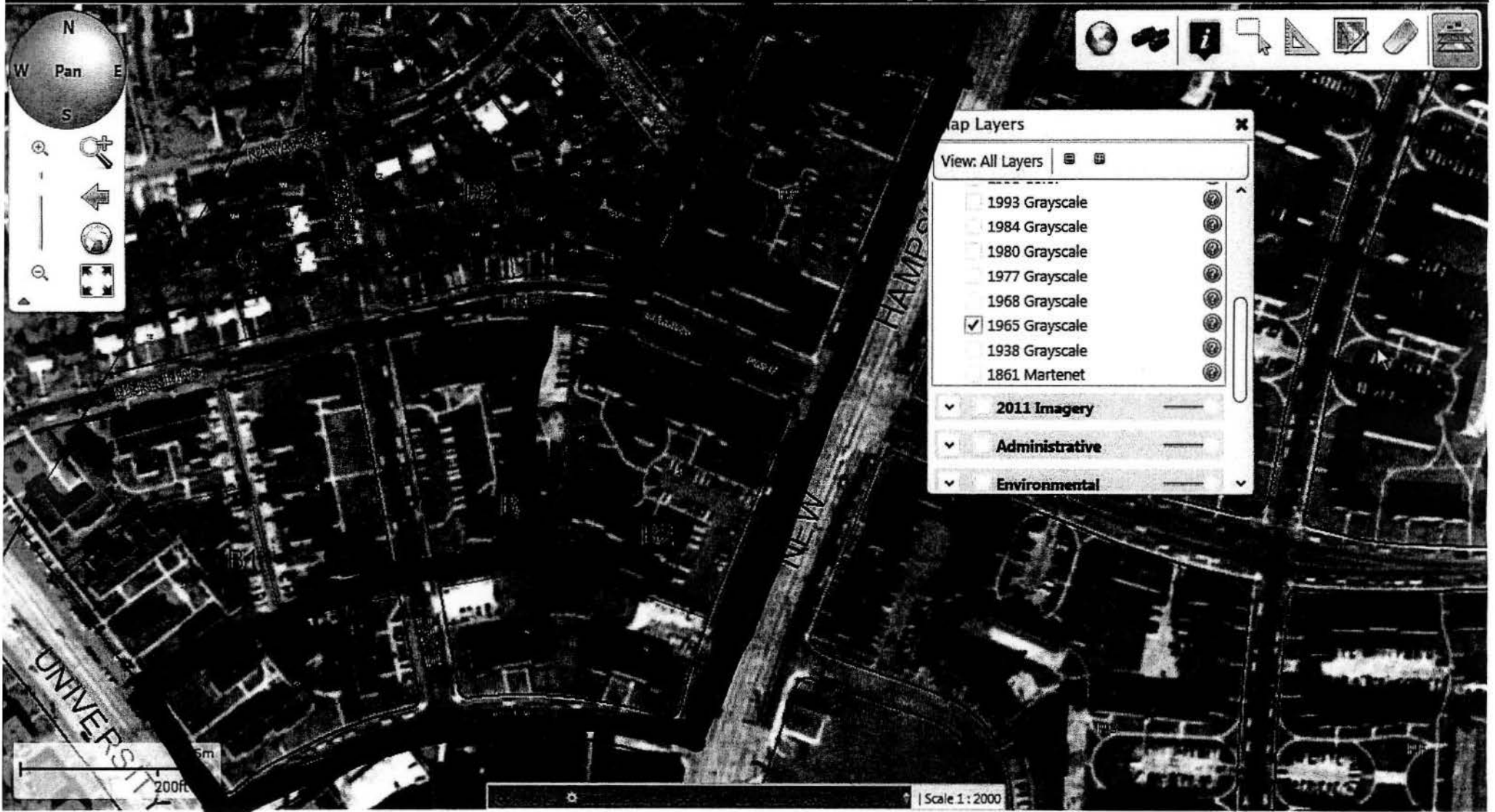
Administrative

Environmental



PGAtlas - Advanced Mapping

[Log in](#) | [News](#) | [Contact](#) | [Links](#) | [Help](#)



DEPARTMENT OF ENVIRONMENTAL RESOURCES
REQUEST FOR VALIDATION OF PERMIT ISSUED IN ERROR
(Section 27-258, Prince George's County Code)

Official Use Only:

Validation of Permit # _____ Appl. No. ERR _____

Issued in Error on _____ Zoning Category _____

Type of Permit: Building U&O Sign Apt. License

Applicant to Complete:

Describe Use of Property: Multifamily rental apartments

Applicant's Name: Langley Gardens Apart, LTD Ptnshp Owners: X Agent: _____

Address: 3 Bethesda Metro Center Phone: _____
Bethesda, MD 20814

The District Council needs to have evidence in the record upon which a final resolution can be made to validate the permit. At a minimum, two copies of the following data is to be supplied by the applicant for inclusion in the record.

1. A copy of the permit issued in error or apartment license to be validated.
2. A specific statement of the error alleged.
3. A written statement from appropriate agency/department that reviewed or issued the permit or license.
4. A copy of relevant materials from County/M-NCPPC files regarding the permit or license and property for which the permit or license was issued.
5. A copy of zoning map of subject and surrounding property.
6. A site plan for the subject property showing all existing improvements. The site plan shall provide information in accordance with page 3 of this application.

Along with the application, the applicant shall submit the following:

1. A statement listing the names of the individuals and their respective business and residential addresses having at least a five percent (5%) financial interest in the subject property;
2. If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The statement shall also list the current board of directors' names, their business and residential addresses, and the dates of each director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;

Property Ownership Disclosure Statement

Property: Langley Gardens Apartments

Address: 1100 Lebanon Street

Silver Spring, Maryland 20903

Use: Multi- family rental housing

Ownership: Langley Gardens Apartments Limited Partnership, a Maryland limited partnership

By: Langley Gardens Associates Limited Liability Company, a Maryland limited liability company, General Partner

By: AHD, Inc., a Maryland corporation, Member

3 Bethesda Metro Center # 110, Bethesda, MD 20814

AHD, Inc Richard N. Tager, President – 50% ownership

2500 Virginia Ave. # 1017 S

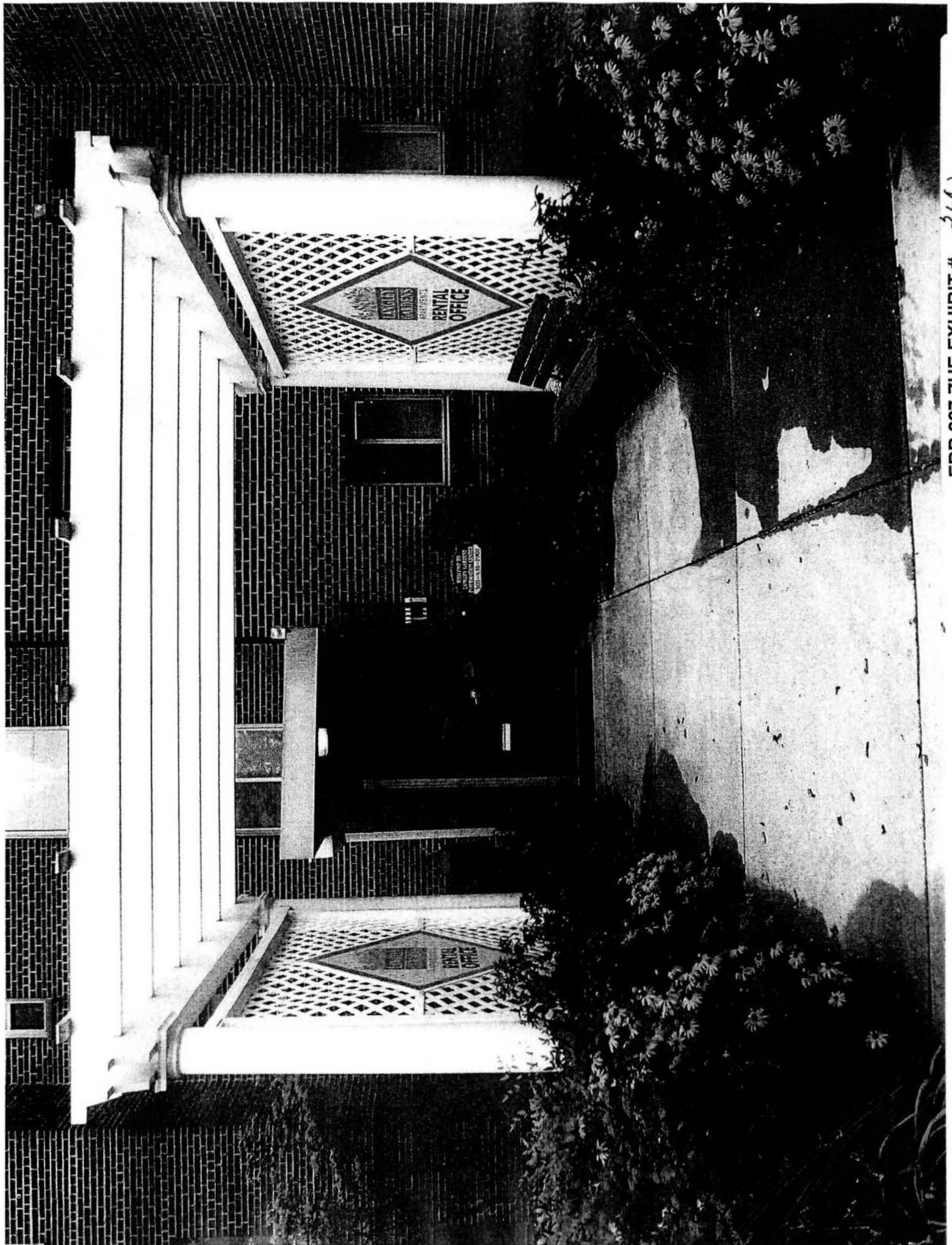
Washington, DC 20037

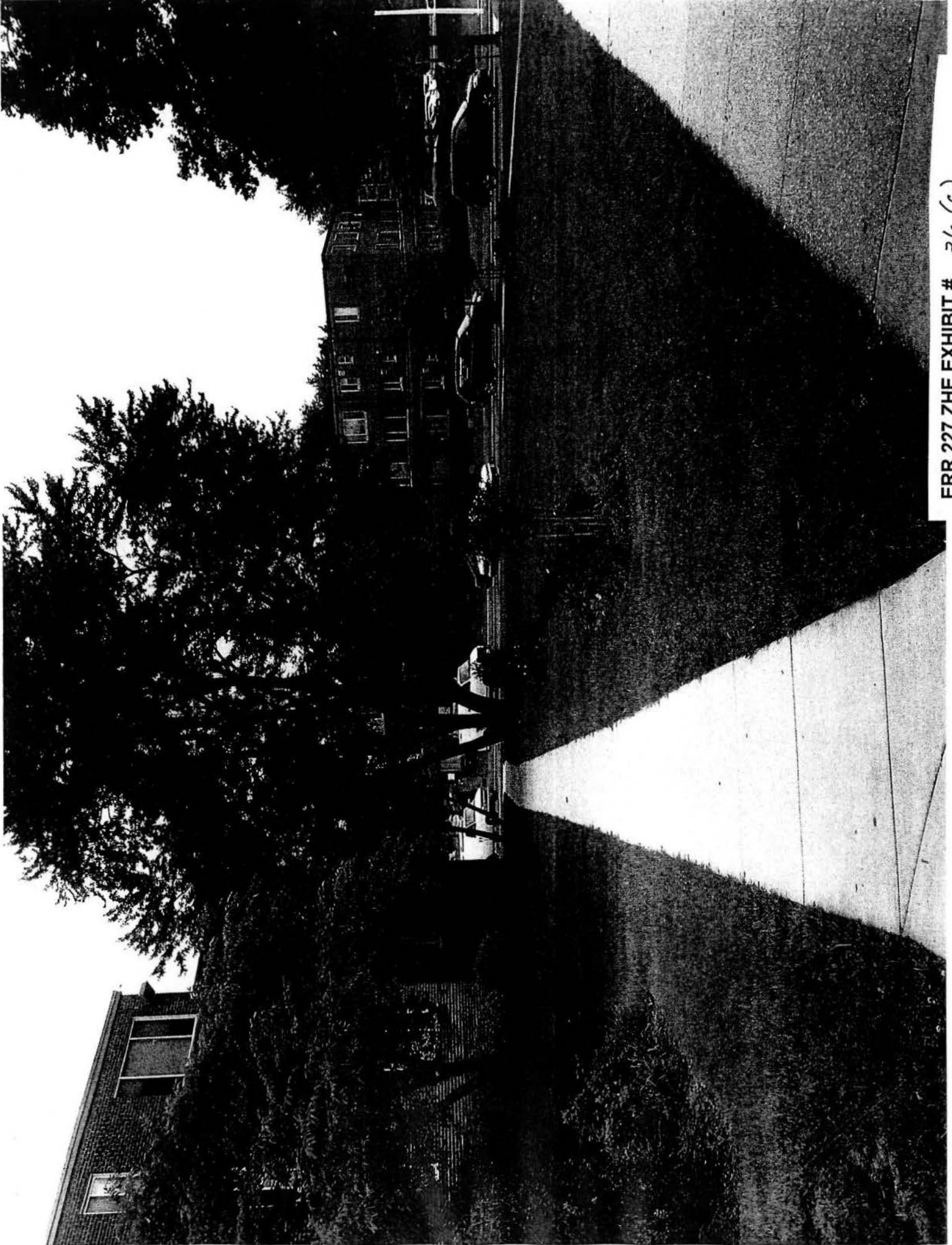
Donald E. Tucker, Executive Vice President – 50 % ownership

6800 Laverock Court

Bethesda, MD 20817







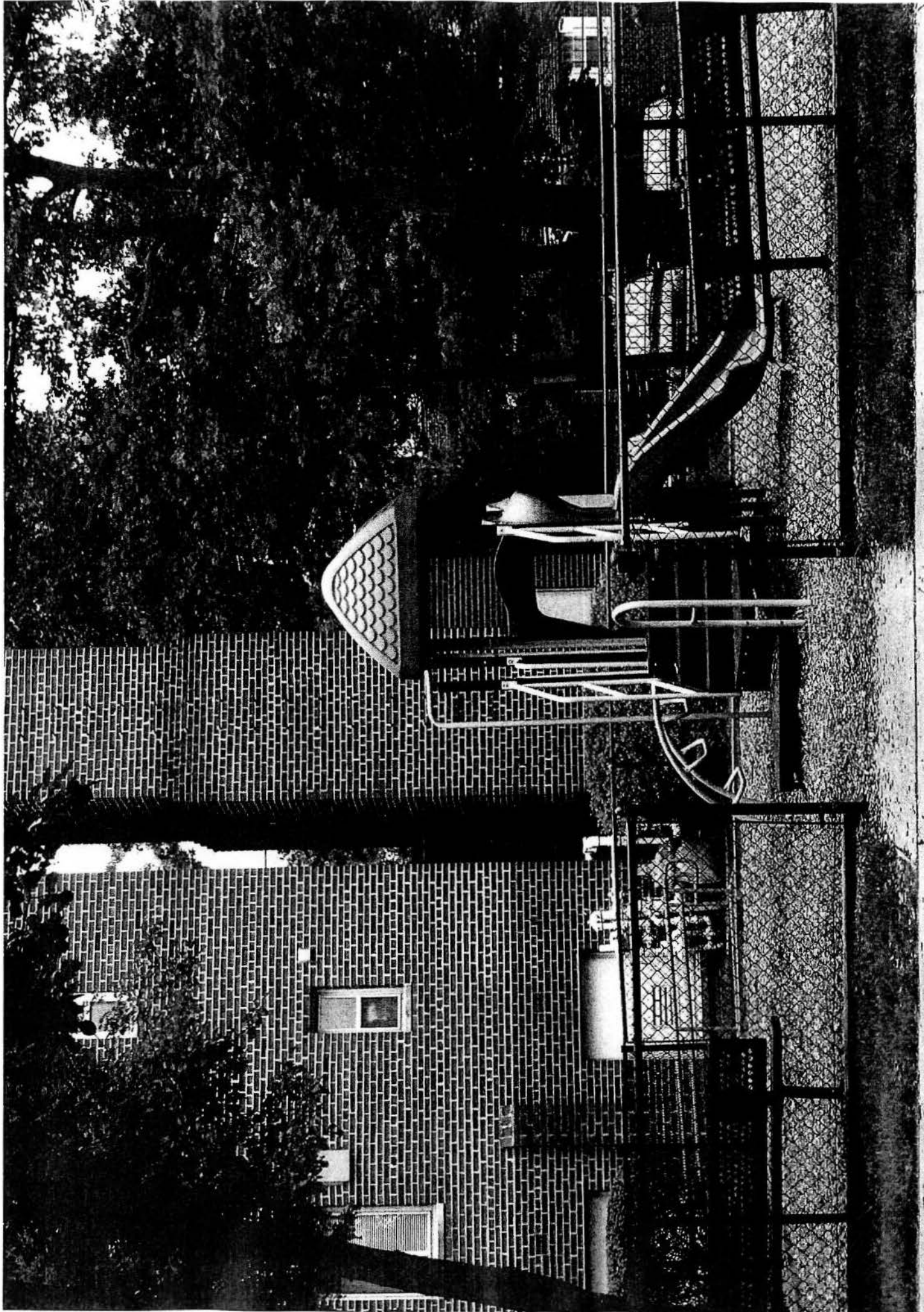
ERR 227 ZHE EXHIBIT # 26 (c)

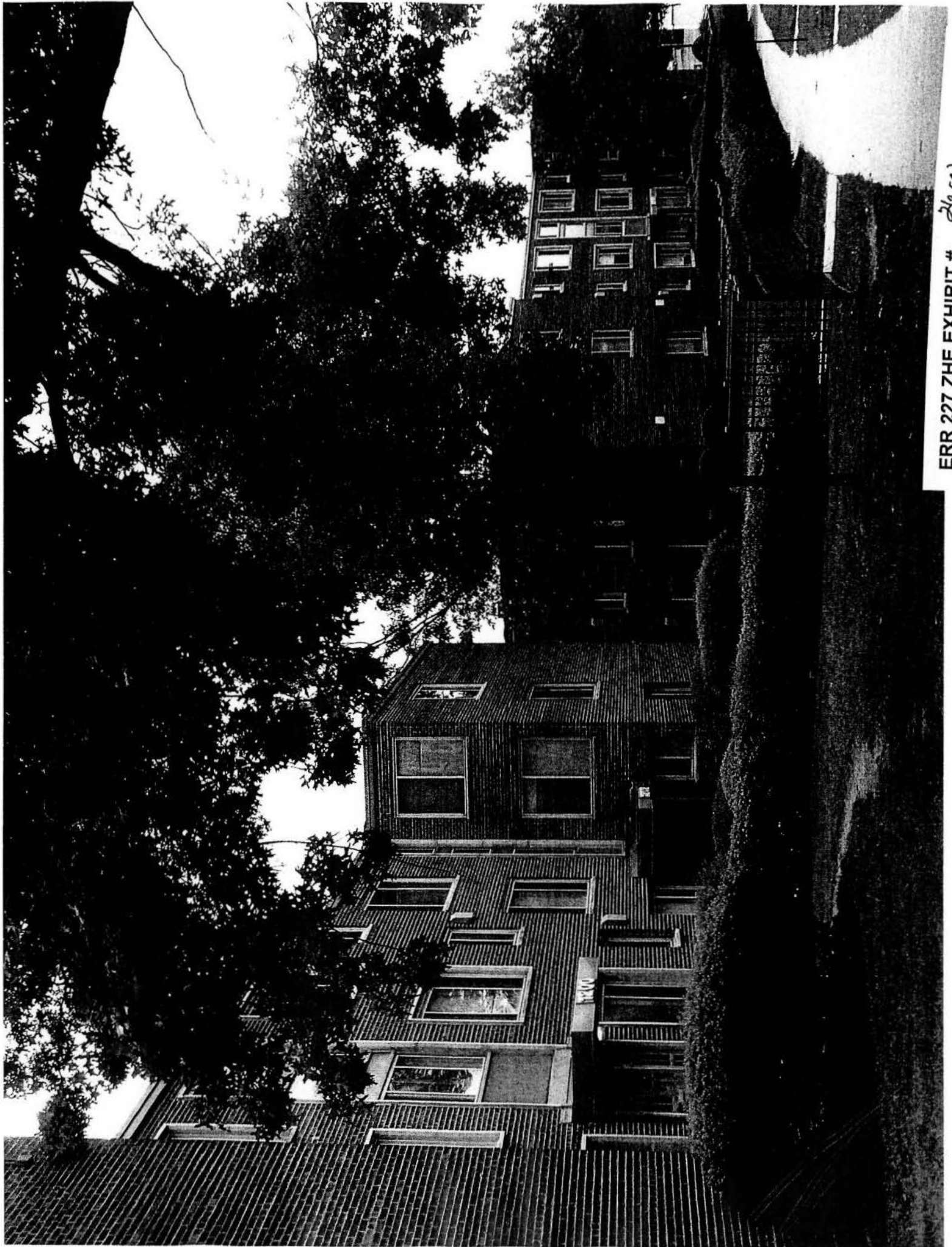
Conley Blvd
**WALK-IN
MEDICAL
CLINIC**

1040



ERR 227 7HF EXHIBIT # 21.01





ERR 227 7HF EXHIBIT # 260001

NOW RENTING!

LANGLEY
GARDENS
APARTMENTS

301.431.1901

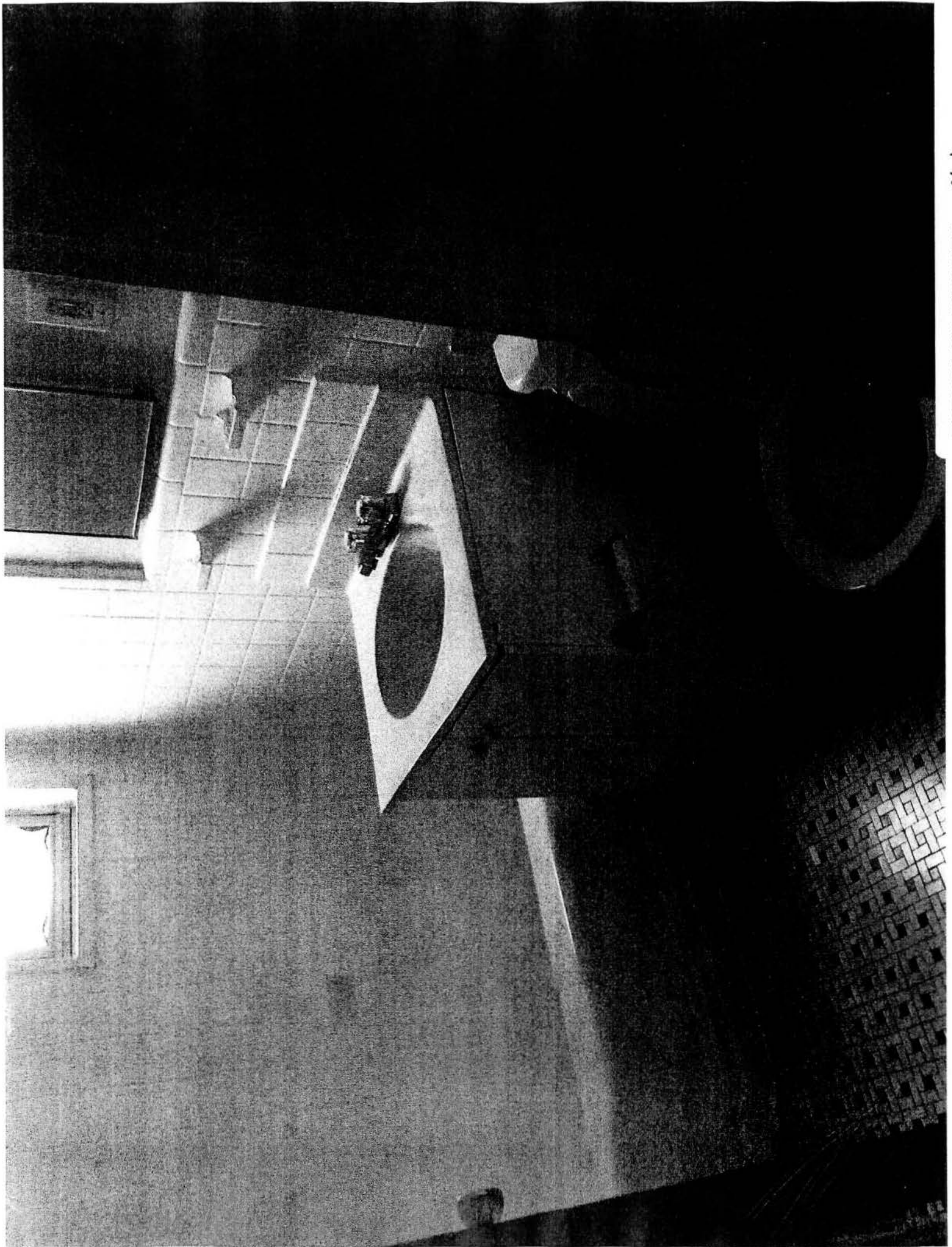
www.LangleyGardens.com

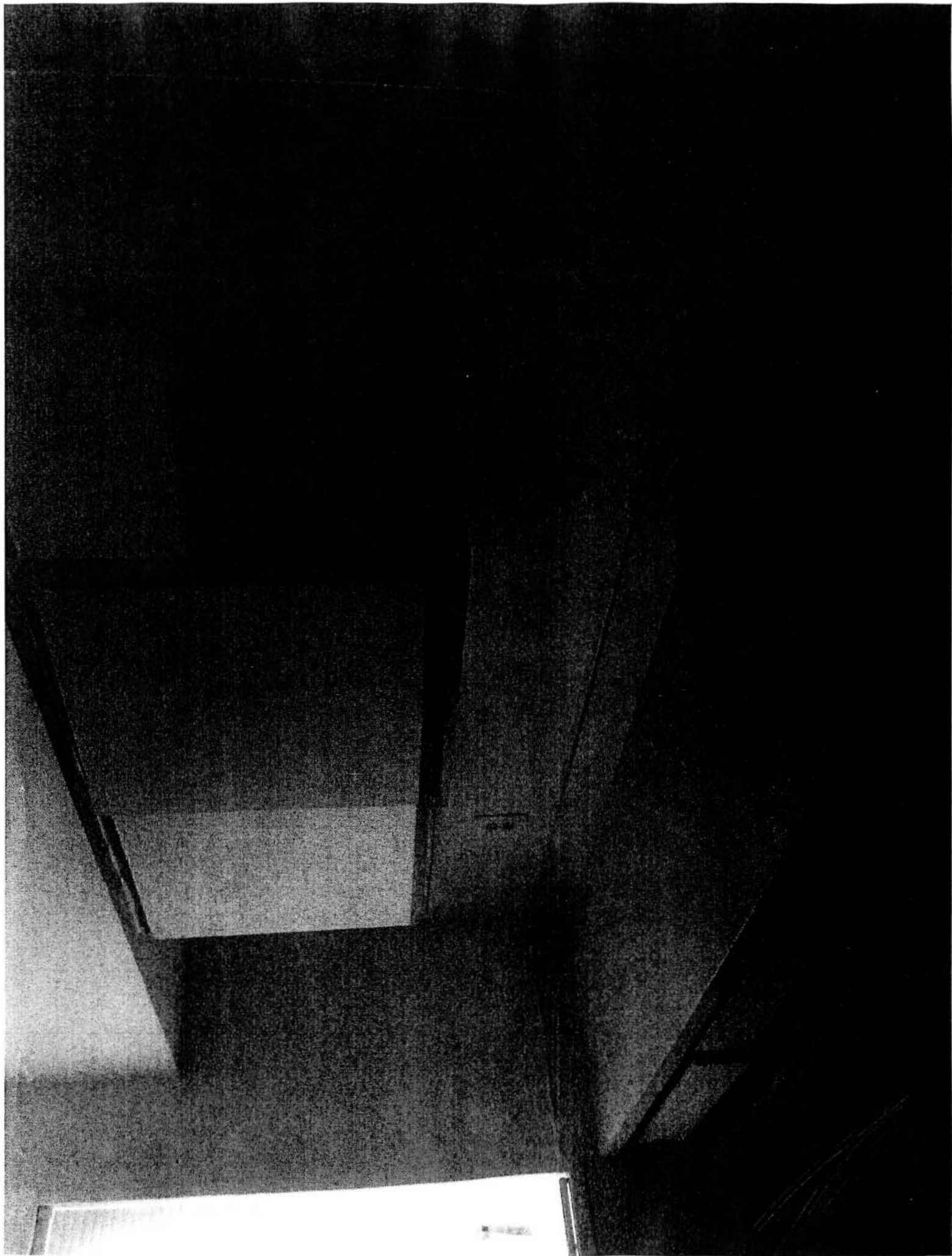


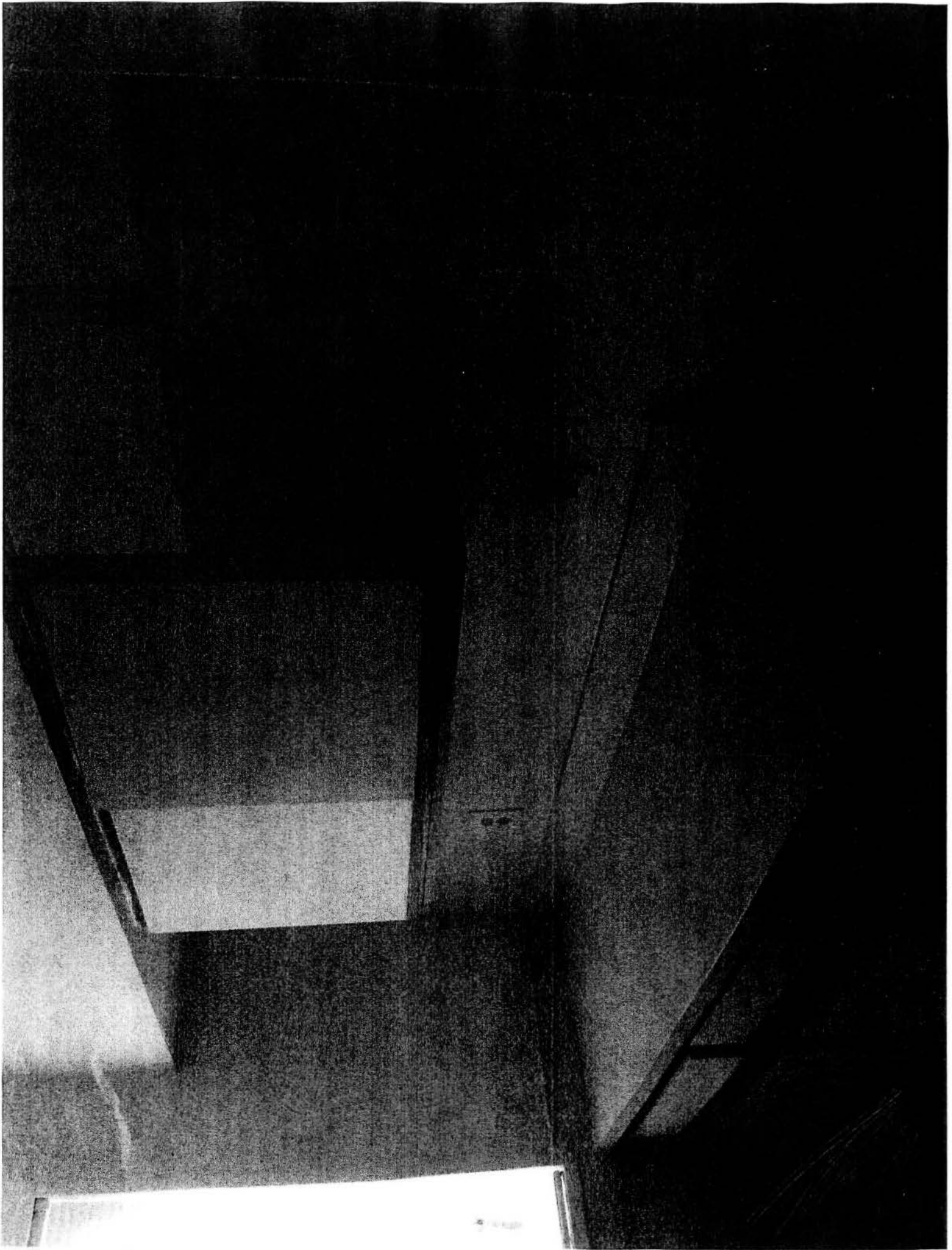
THE
MEDICAL
CLINIC

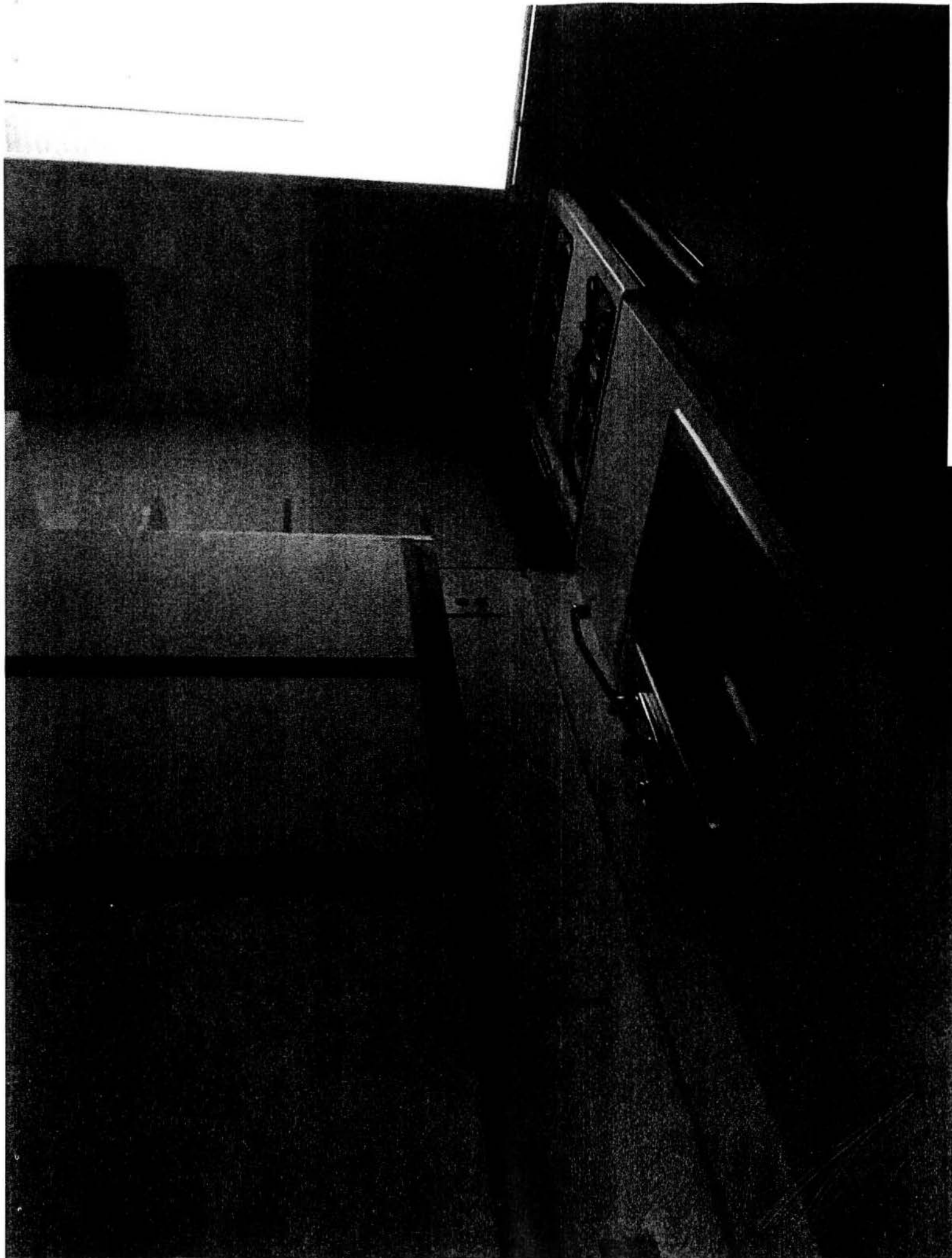


FIRE ALARM CONTROL PANEL
FERRARO ALERTIS
by Honeywell









FBI 207 7UE EVIDIT # 26101