



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

January 15, 2020

RECEIVED

JAN 21 2020

CLERK OF THE COUNCIL
PRINCE GEORGE'S COUNTY MARYLAND

MEMORANDUM

TO: Donna J. Brown
Acting Clerk of the Council

FROM: James Hunt, Division Chief
Development Review Division *JH*

SUBJECT: Notification of Recommendation for Certification of Nonconforming Use

Permit Application Number: **19495-2019-U**

Specific Use(s): **Outdoor Advertising Sign (Billboard)**

Location of Property: **7001 Old Landover Road
Landover**

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

Sign Posting Date: **October 27, 2019**

Reason for Certification: **Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1986.**

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

Pursuant to Section 27-244(e) of the Zoning Ordinance (as amended by CB-78-1991), the

District Council has the option of reviewing this recommendation, provided it votes to do so within 30 days of receipt of the recommendation. If you advise us that the Council has not elected to review this recommendation after expiration of the 30-day period, we will certify this use as nonconforming and transmit that action to the Department of Environmental Resources, so that the permit may be issued.

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): CUA 19495-2019 Planning Board Review Planning Director Review
 Acceptance Date: 10/23/19 70-day limit _____ Limit waived–New limit _____
 Posting Date: 10/27/19 No. of Signs Posted: 2 Agenda Date: _____
 Filing Fee: _____ Posting Fee: \$100 Case Reviewer: Kelsey Shaffer
 Date: _____
 Referral Mail-Out Date: _____ Referral Due Date: _____
 Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: NCU Revision of Case # _____
 Case(s): 19495-2019

PROJECT NAME: 7001 Old Landover Road


Complete address (if applicable) and Geographic Location (distance related to or near major intersection)
 7001 Old Landover Road, Landover, Maryland 20785. The Property is located on the east side of Landover Road running northwest, approximately 1,560 feet southeast of the intersection with the Baltimore-Washington Parkway.

Total Acreage: 1.95	Election District: 20	Council District: 5
Tax Map/Grid: 059/D1	Current Zone(s): I-1 (Light Industrial)	Dev. Review District:
WSSC Grid: 204NE06	Existing Lots/Blocks/Parcels: Parcel 105	Aviation Policy Area: N/A
COG TAZ: 1014	PG TAZ: 5117	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N
Planning Area: 72	In Municipal Boundary: N/A	

(2002) General Plan Tier: Developed Developing Rural Area of proposed LOD: _____

Proposed Use of Property and Request of Proposal: Certification of outdoor advertising sign as a non-conforming use	Please list and provide copies of resolutions of previously approved applications affecting the subject property:
Applicant Name, Address & Phone: April Mackoff, Clear Channel Outdoor 9590 Lynn Buff Court #5 Laurel, Maryland 20723 (240) 755-9203, aprilmackoff@clearchannel.com Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) Joseph S. Rogers, Trustee, Anna C. Rogers Qualified Personal Residence Trust PO Box 1268, Landover, MD 20785, (301) 789-9212	Consultant Name, Address & Phone: Contact Name, Phone & E-mail: same as applicant (240) 755-9203, aprilmackoff@clearchannel.com

SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Joseph S. Rogers, Trustee, 9/12/19  9-12-19
 Owner's Signature typed & signed Date Applicant's Signature typed & signed Date

Please see Clear Channel Outdoor Lease Agreement, Section 5
 Contract Purchaser's Signature typed & signed Date Applicant's Signature typed & signed Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:**Type of Application (Check all that apply)**

Conventional <input type="checkbox"/>	Comprehensive Design <input type="checkbox"/>	Conservation Sketch Plan <input type="checkbox"/>	Pre-Preliminary Plan <input type="checkbox"/>
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Variation, Variance or Alternative Compliance Request(s)
 Yes No

Applicable Zoning/Subdivision Regulation Section(s):

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units:
 Attached _____ Detached _____ Multifamily _____

Gross Floor Area (Nonresidential portion only):

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER Health Dept.

Number of Plats:

CSP/DSP/SDP No.:

WSSC Authorization No.:

Preliminary Plan No.:

Approval Date of Preliminary Plan:

URBAN DESIGN AND ZONING CASES:

Details of Request:
 Certification of nonconforming use for existing billboards

Zoning Ordinance Section(s):
 Sections 27-244 & 241

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units:
 Attached _____ Detached _____ Multifamily _____

Gross Floor Area (Nonresidential portion only):

Variance Request
 Yes No

Applicable Zoning/Subdivision Regulation Section(s):

Departure Request
 Yes No

Application Filed
 Yes No

Alternative Compliance Request
 Yes No

Application Filed
 Yes No

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property.

Owner(s) Name - printed	Signature and Date	Residence Address

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

Statement of Justification

1. Case Name

NCU 19495-2019

7001 Old Landover Road

2. Description of proposed use/request

Certification of an outdoor advertising sign located at 7001 Old Landover Road, Landover, MD 20785 (the "Property") as a nonconforming use.

3. Description and location of the subject property

The Property is located on the east side of Landover Road running northwest, approximately 1,560 feet southeast of the intersection with the Baltimore-Washington Parkway. Specifically, the Property is located on Map 059, Grid D1, and is approximately 1.95 acres in size. The Property is zoned I-1 (Light Industrial).

The outdoor advertising sign located on the Property is constructed of a single metal pole and contains a total of four poster faces. Our documentary evidence demonstrates that the structure has existed on the Property since at least 1985.

4. Description of each required finding

In accordance with CB-84-2016, the applicant is required to certify the outdoor advertising sign located on the Property. *Section 27-244, Prince George's County Code* (the "Code"). Section 27-244(d)(2) of the Code states that "...if satisfactory documentary evidence described in Section 27-244(b)(2)(E) is received, the Planning Board's authorized representative shall recommend certification of the use as nonconforming...". The applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), which shows that the outdoor advertising sign was constructed prior to and has operated continuously since January 1, 2000.

5. Variance requests and required findings for each request

The applicant is not requesting a variance for the Property.

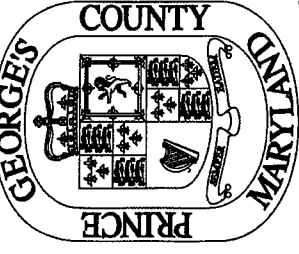
6. Summary/conclusion of request

Because the applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), the applicant respectfully requests that the Planning Board's authorized representative certify the outdoor advertising sign located on the Property as a nonconforming use in accordance with Section 27-244(d)(2).



9-12-19

April Mackoff
Applicant, Clear Channel Outdoor



PRINCE GEORGE'S COUNTY
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

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

PERMIT APPLICATION FILING FEES ARE NON-REFUNDABLE

Date: 05/06/2019
Case Number: 19495-2019-00

PERMIT APPLICATION

ACTIVITY: Building Permit Application
WORK DESCRIPTION: Certification of outdoor advertising structure
USE TYPE: Certification of outdoor advertising structure
EXISTING USE: Outdoor advertising structure
PROPOSED USE: Outdoor advertising structure

LOT:
BLOCK:
PARCEL: 105

SITE INFORMATION

SITE ADDRESS:	7001 OLD LANDOVER RD LANDOVER MD 20785	PROJECT NAME:		EST. CONSTRUCTION COST:	
		SUBDIVISION:		ELECTION DISTRICT:	13
		OCCUPANT:	Clear Channel Outdoor LLC 9590 Lynn Buff CT #5 Laurel MD 20785	PROPERTY TAX ACCOUNT #:	1542539
		OWNER:	Joseph Shepperd Rogers PO Box 1268 Landover MD 20785	CONTRACTOR:	ARCHITECT

FOR OFFICE USE ONLY

Reviewer		Date	
M-NCPC		Reviewer	
Site / Road Eng.	Fire Eng.	Date	
Structural Eng.	Mechanical Eng.		
Electrical Eng.	Health		
	Issuance		

I hereby certify that I have permission of the property owner to submit this application on his/her behalf and that the information is complete and correct.

APPLICANT April Mackoff - Stephanie Curing Clear Channel Outdoor
NAME _____ **COMPANY** _____ **PHONE** (240) 755 - 9203 **SIGNATURE** _____

SIGN POSTING AND INSPECTION AFFIDAVIT - PLANNING DIRECTOR REVIEW

I, Stephenie Clevenger, hereby certify that the subject property was posted with
(print or type name)
4 sign(s) on 10/27/19
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-19495-2019 Name: 7001 Old Landover Road

Date: 10/25/19

Address: 3706 4Th Street, North Beach, MD 20714

Telephone: 240-338-0131

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

NOTE: Take legible photograph(s) showing sign(s) in place, (see attached map for posting locations) and return (email) this affidavit and photographs, saved as one PDF to PGCReferrals@ppd.mncppc.org Subject: CaseNo-CaseName and "Posting Affidavit"

* * * * *

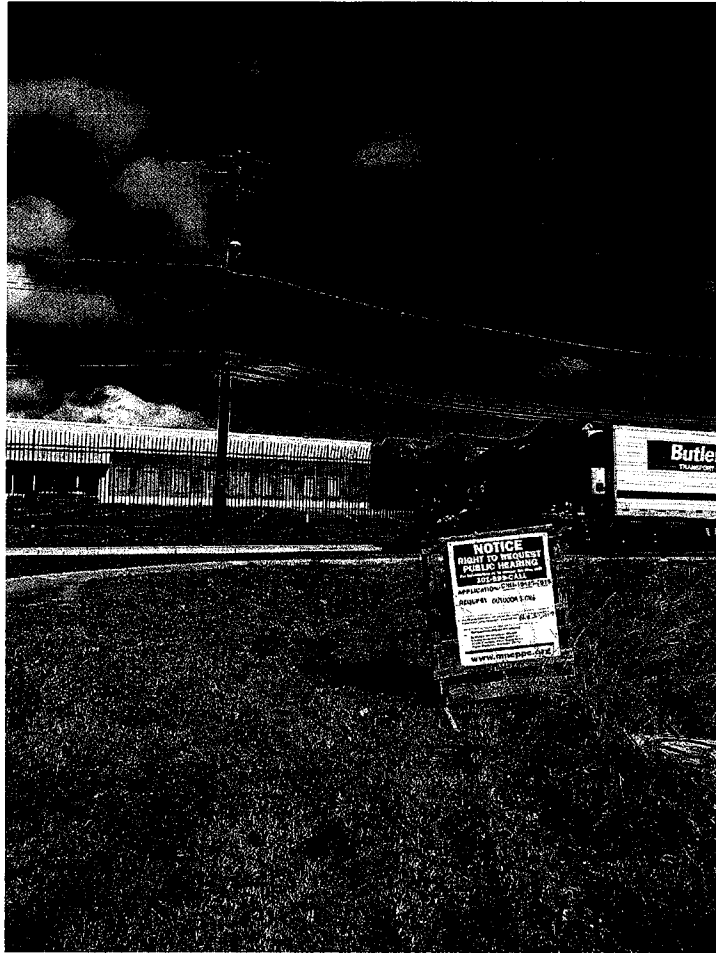
The affidavit must be received prior to the end of the 20-day posting period.

Planning DIRECTOR case: CNU-19495-2019

Reviewer: Kelsey Shaffer

2 double-sided signs





NCU#19495-2019 – 7001 Old Landover Road.

Sign posted by: Stephenie Clevenger

Posted on: 10/27/19

Sign 1A Old Landover Road

Page 1 of 4



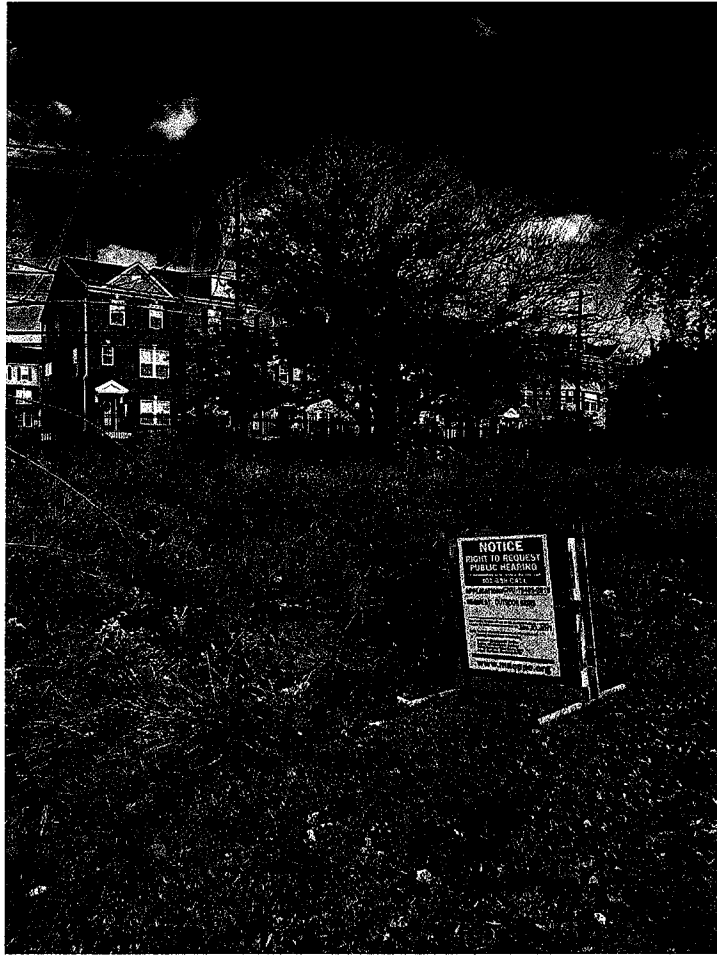
NCU#19495-2019 – 7001 Old Landover Road.

Sign posted by: Stephenie Clevenger

Posted on: 10/27/19

Sign 2A Old Landover Road

Page 2 of 4



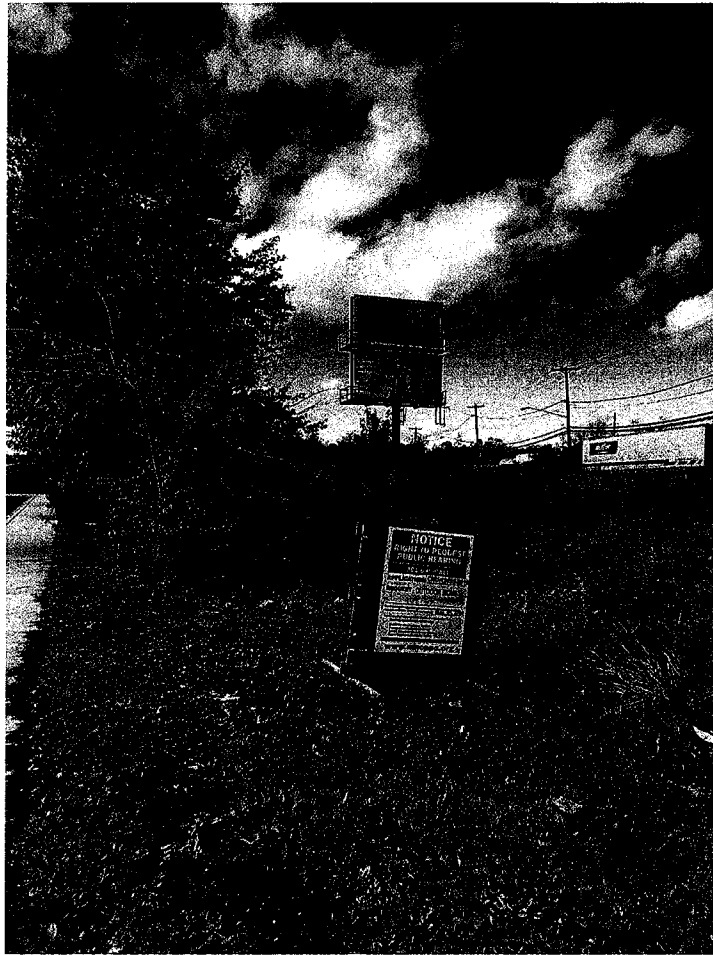
NCU#19495-2019 – 7001 Old Landover Road.

Sign posted by: Stephenie Clevenger

Posted on: 10/27/19

Sign 3B Landover Road

Page 3 of 4



NCU#19495-2019 – 7001 Old Landover Road.

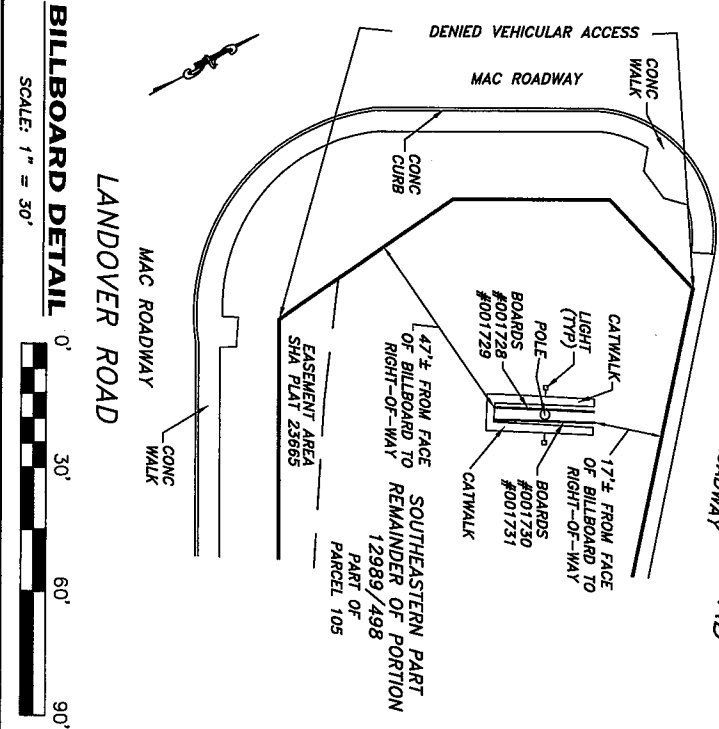
Sign posted by: Stephenie Clevenger

Posted on: 10/27/19

Sign 4B Landover Road

Page 4 of 4

**OLD LANDOVER ROAD
MAC ROADWAY**



BILLBOARD DETAIL
SCALE: 1" = 30'

GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 10'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plot is of benefit to a consumer only insofar as it is required by a lender, financing or refinancing, or its agent in connection with contemplated transfer, financing or refinancing.
- 4) This plot does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plot is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on this drawing, no title report was provided. This drawing was prepared on the basis of the deed or record plat. Any easements, restrictions, rights of way or other title encumbrances not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair may not be shown.
- 11) If it appears appropriate, the surveyor may not be shown.
- 12) The locations of fence lines, if shown, are approximate.

JOB NOTES:

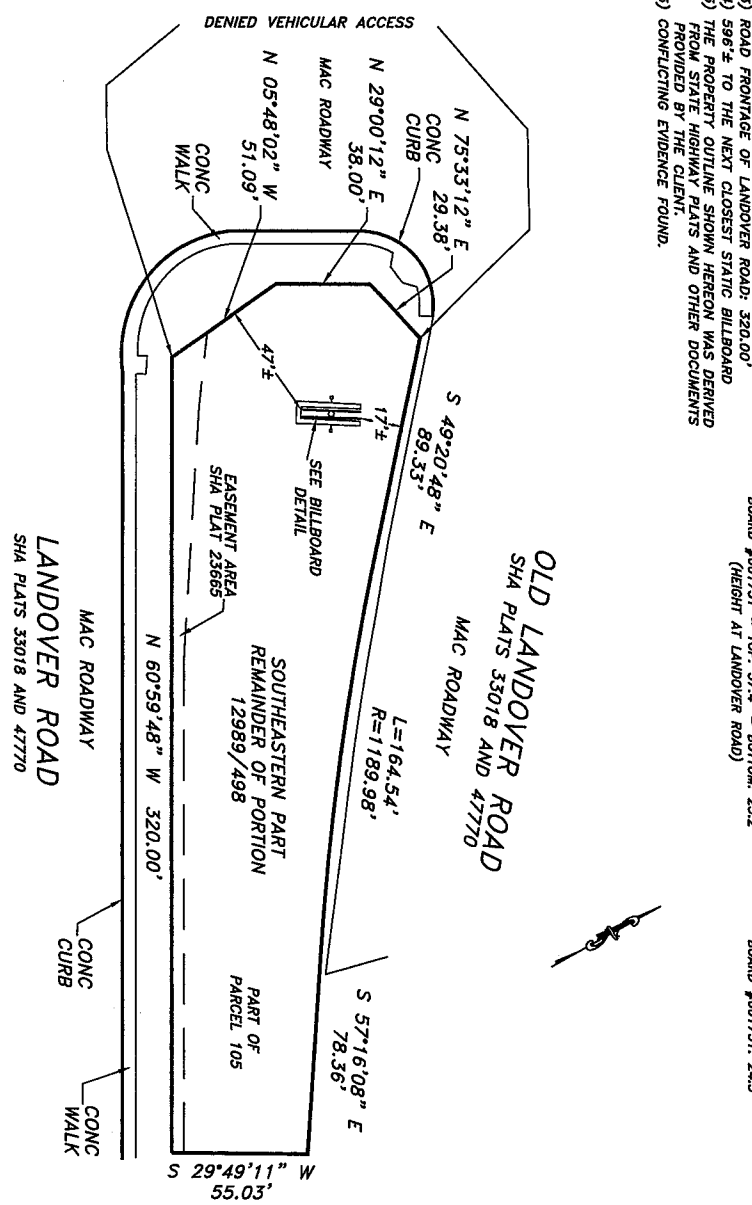
- 1) THE SUBJECT PROPERTY IS ZONED I-1 (LIGHT INDUSTRIAL)
- 2) TAX ID#: (PART OF) 13-1452539
- 3) ROAD FRONTAGE OF LANDOVER ROAD: 320.00'
- 4) 596± TO THE NEXT CLOSEST STATIC BILLBOARD FROM STATE HIGHWAY PLATS AND OTHER DOCUMENTS PROVIDED BY THE CLIENT.
- 5) CONFLICTING EVIDENCE FOUND.

BOARD HEIGHTS:

BOARD #001728 - TOP: 37.4' - BOTTOM: 25.2'
BOARD #001728 - TOP: 50.9' - BOTTOM: 35.7'
BOARD #001730 - TOP: 50.9' - BOTTOM: 35.7'
BOARD #001731 - TOP: 37.4' - BOTTOM: 25.2'
(HEIGHT AT LANDOVER ROAD)

BOARD LENGTHS:

BOARD #001728: 24.5'
BOARD #001728: 24.5'
BOARD #001730: 24.5'
BOARD #001731: 24.5'



LANDOVER ROAD
MAC ROADWAY
SHA PLATS 33018 AND 47770

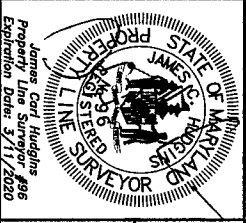
REVISED 9/9/2019



The purpose of this drawing is to locate, describe, and represent the positions of the billboard and buildings affecting the property shown a portion of the Land Conveyed in a deed dated October 3, 1994 From Anna C. Rogers to Joseph Shephard Rogers recorded among the Land Records of Prince George's County, Maryland in Liber 12989, folio 498.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 05.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone AE on the FRM Map of Prince George's County, Maryland on Community Panel Number 24035C0142 E, effective 9/16/2016



NTT Associates, Inc.
SPECIAL PURPOSE SURVEY
SOUTHEAST PORTION TAX MAP 59
PARCEL 105 LANDOVER ROAD
13th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Date: 2/8/2019
Field By: TOM
Drawn By: SOK
File No.: MSC 12989e
Page No.: 1 of 1

18205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

JOB NOTES:

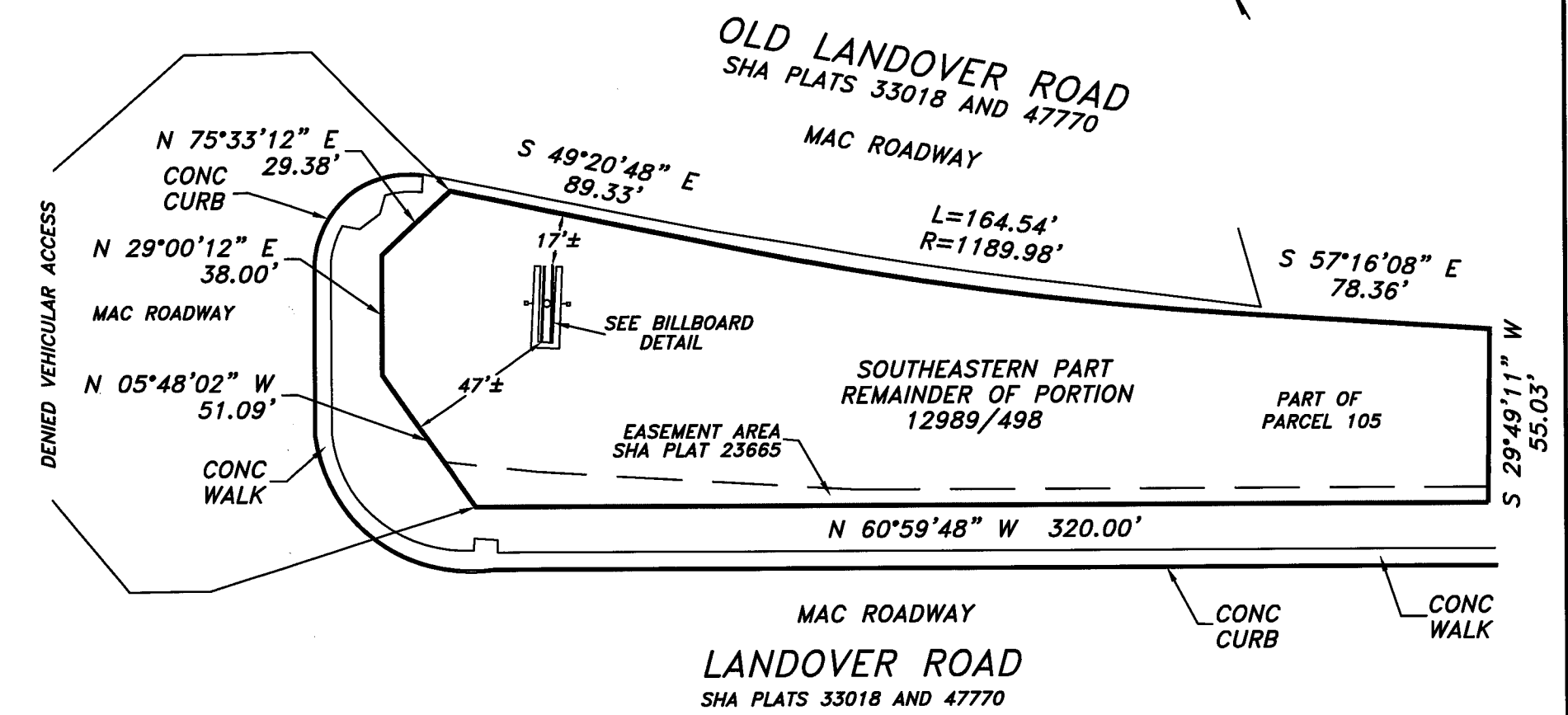
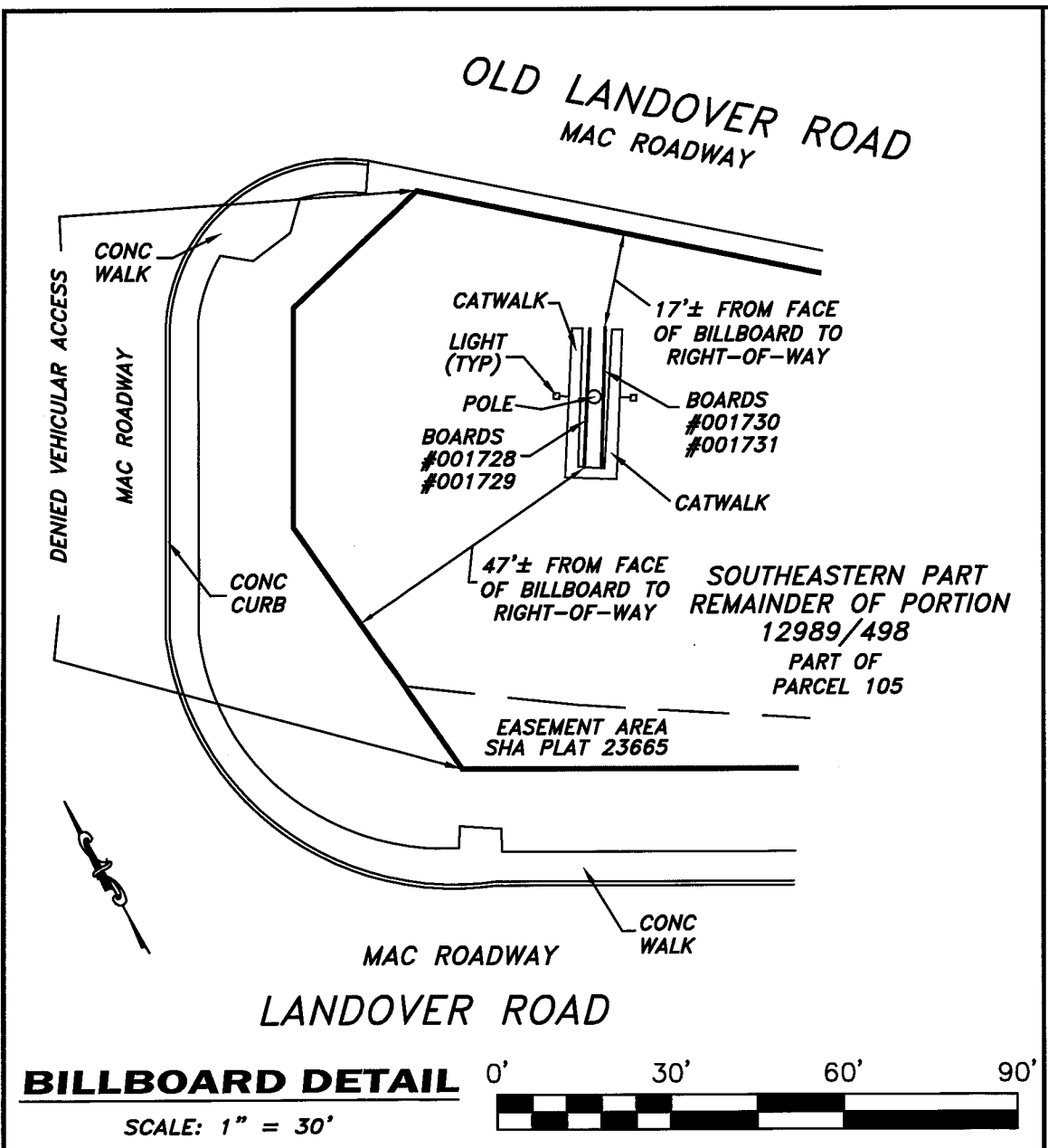
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- 2) TAX ID#: (PART OF) 13-1452539
- 3) ROAD FRONTAGE OF LANDOVER ROAD: 320.00'
- 4) 596'± TO THE NEXT CLOSEST STATIC BILLBOARD
- 5) THE PROPERTY OUTLINE SHOWN HEREON WAS DERIVED FROM STATE HIGHWAY PLATS AND OTHER DOCUMENTS PROVIDED BY THE CLIENT.
- 6) CONFLICTING EVIDENCE FOUND.

BOARD HEIGHTS:

BOARD #001728 - TOP: 37.4' - BOTTOM: 25.2'
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 (HEIGHT AT LANDOVER ROAD)

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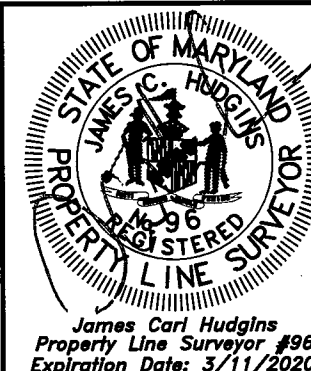
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- 9) Flood Zone information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

The purpose of this drawing is to locate, describe, and represent the positions of the billboard and buildings affecting the property shown hereon, being known as: The Southeastern part of the Remainder of a Portion of the Land Conveyed in a Deed dated October 3, 1994 From Anna C. Rogers to Joseph Sheppard Rogers recorded among the Land Records of Prince George's County, Maryland in Liber 12989, folio 498.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone AE on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0142 E, effective 9/16/2016

REVISED 9/9/2019



SPECIAL PURPOSE SURVEY
 SOUTHEAST PORTION TAX MAP 59
 PARCEL 105 LANDOVER ROAD
 13th ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

NTT Associates, Inc.
 16205 Old Frederick Rd.
 Mt. Airy, Maryland 21771
 Phone: (410) 442-2031
 Fax: (410) 442-1315
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Scale: 1" = 50'
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 File No.: MISC 12899c
 Page No.: 1 of 1