



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

January 17, 2020

**RECEIVED**

**JAN 21 2020**

MEMORANDUM

**TO:** Donna J. Brown  
Acting Clerk of the Council

CLERK OF THE COUNCIL  
PRINCE GEORGE'S COUNTY MARYLAND

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

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

Permit Application Number: **47632-2019-U**

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

Location of Property: **7492 Old Alexandria Ferry Rd  
Clinton**

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

Sign Posting Date: **December 15, 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 1985.**

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): CNU-47632-2019 Planning Board Review  Planning Director Review   
 Acceptance Date: 12/11/19 70-day limit Limit waived–New limit \_\_\_\_\_  
 Posting Date: 12/15/19 No. of Signs Posted: 1 Agenda Date: \_\_\_\_\_  
 Filing Fee: \_\_\_\_\_ Posting Fee: \$30 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): NCU 47632-2019

**PROJECT NAME:** 7492 Old Alexandria Ferry Road  
**Complete address** (if applicable) and Geographic Location (distance related to or near major intersection)  
 7492 Old Alexandria Ferry Road, Clinton, Maryland 20735. The Property is located on the north side of Old Alexandria Ferry Road approximately 175 feet northwest of the intersection with Highland Meadows Drive.

Total Acreage: 2.0240	Election District: 9
Tax Map/Grid: 107/F4	Current Zone(s): I-1(Light Industrial)
WSSC Grid: 210SE07	Council District: 9
COG TAZ: 1340	Existing Lots/Blocks/Parcels: Lot 139
Planning Area: 81A	Dev. Review District:
	PG TAZ: 2669
	Aviation Policy Area: N/A
	In Municipal Boundary: N/A
	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N

(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:
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Applicant Name, Address & Phone: April Mackoff, Clear Channel Outdoor LLC 9590 Lynn Buff Court, Suite #5 Laurel, Maryland 20723 (240) 755-9203, aprilmackoff@clearchannel.com Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) G.J. Delcoco LLC 7492 Old Alexandria Ferry Road (301) 868-3990 Clinton, Maryland 20735	Consultant Name, Address & Phone:  Contact Name, Phone & E-mail: same as applicant (240) 755-9203, aprilmackoff@clearchannel.com
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**SIGNATURE** (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

<u>GJ Delcoco LLC</u>	<u>10-8-19</u>		<u>10-8-19</u>
Owner's Signature typed & signed	Date	Applicant's Signature typed & signed	Date

<u>Please see section 5, Clear Channel Outdoor Lease Agreement</u>	
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       Comprehensive Design       Conservation Sketch Plan       Pre-Preliminary Plan

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 47632-2019

7492 Old Alexandria Ferry Road

2. Description of proposed use/request

Certification of an outdoor advertising sign located at 7492 Old Alexandria Ferry Road, Clinton, Maryland 20735 (the "Property"), as a nonconforming use.

3. Description and location of the subject property

The Property is located on the north side of Old Alexandria Ferry Road approximately 175 feet northwest of the intersection with Highland Meadows Drive. Specifically, the Property is located on Map 107, Grid F4, and is approximately 2.024 acres in size. The Property is zoned I-1 (Light Industrial).

An outdoor advertising structure constructed on a metal pole containing four poster faces is located on the Property. 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 signs 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 signs were constructed prior to and have 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

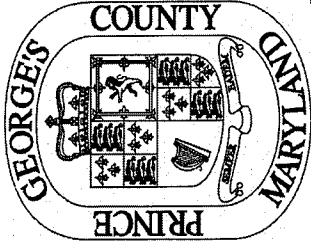
Because the applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), the applicant respectfully requests that the Planning Board's authorized representative certify the outdoor advertising signs located on the Property as a nonconforming use in accordance with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



10-8-19

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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

Case Number: 47632-2019-00

LOT: 139  
 BLOCK:  
 PARCEL:

PERMIT APPLICATION

Date: 10/08/2019  
 ACTIVITY: Building Permit Application  
 WORK DESCRIPTION: Certification of outdoor advertising structure  
 USE TYPE:  
 EXISTING USE: Outdoor advertising structure  
 PROPOSED USE: Outdoor advertising structure

SITE INFORMATION		PROJECT NAME:	EST. CONSTRUCTION COST:
SITE ADDRESS:	7492 OLD ALEXANDRIA FERRY RD CLINTON 20735	BELLE FONTE	09 0856641
OWNER:	GJ Delcoco LLC 7492 Old Alexandria Ferry RD Clinton MD 20735	SUBDIVISION: BELLE FONTE	PROPERTY TAX ACCOUNT #:
OCCUPANT:	Clear Channel Outdoor LLC 9590 Lynn Buff CT #5 Laurel MD 20735	CONTRACTOR:	ARCHITECT
FOR OFFICE USE ONLY			
Reviewer	Date	Reviewer	Date
M-NCPPC		Fire Eng.	
Site / Road Eng.		Mechanical Eng.	
Structural Eng.		Health	
Electrical Eng.		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 C. Mackoff Clear Channel Outdoor (240) 755 - 9203 PHONE: \_\_\_\_\_ 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)

1 sign(s) on 12/15/19.  
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-47632-2019 Name: 7492 Old Alexandria Ferry Rd

Date: 12/15/19

Address: 1001 Prince Georges Blvd., Suite 700  
Upper Marlboro, MD 20774

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"

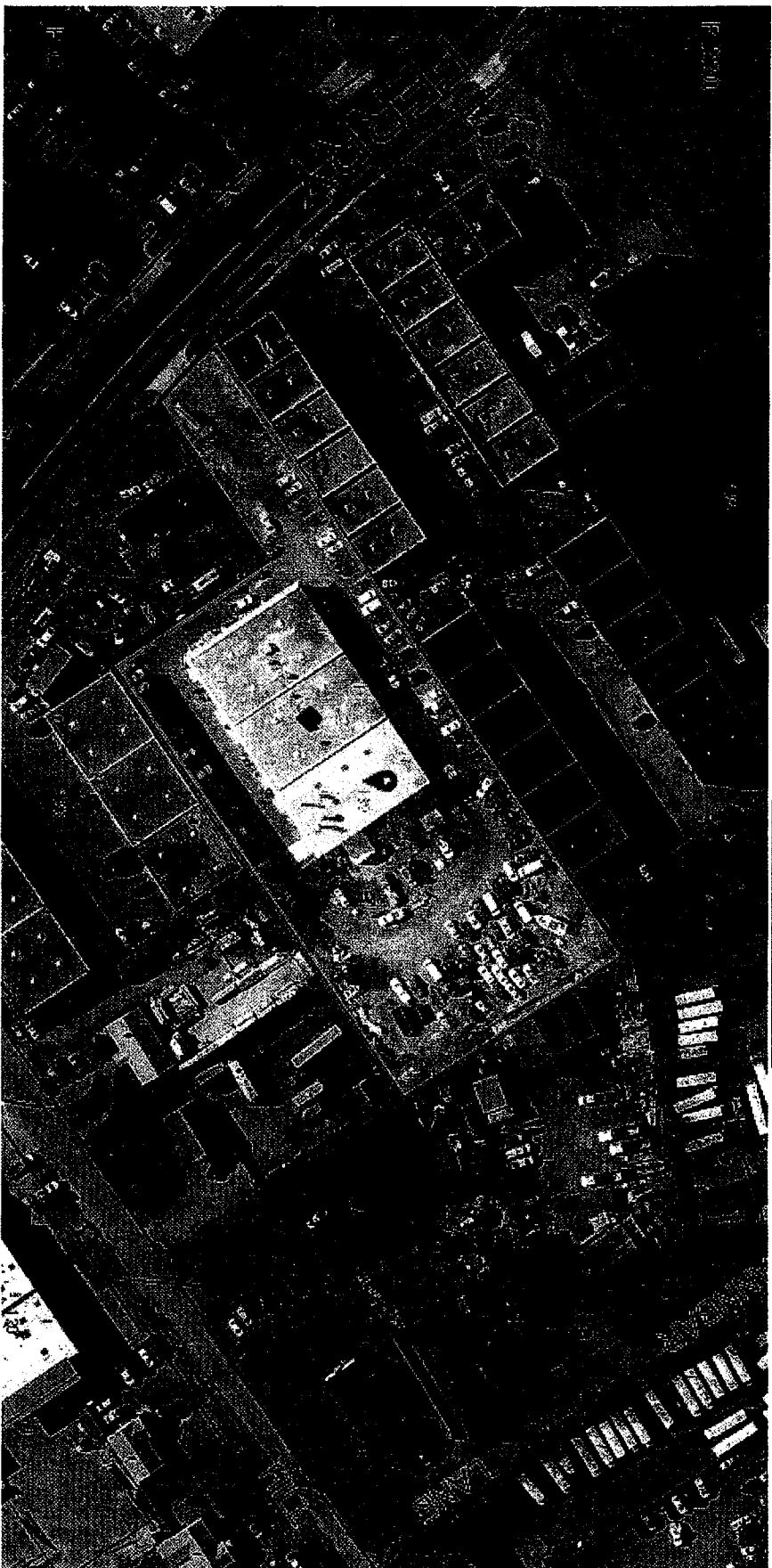
\* \* \* \* \*

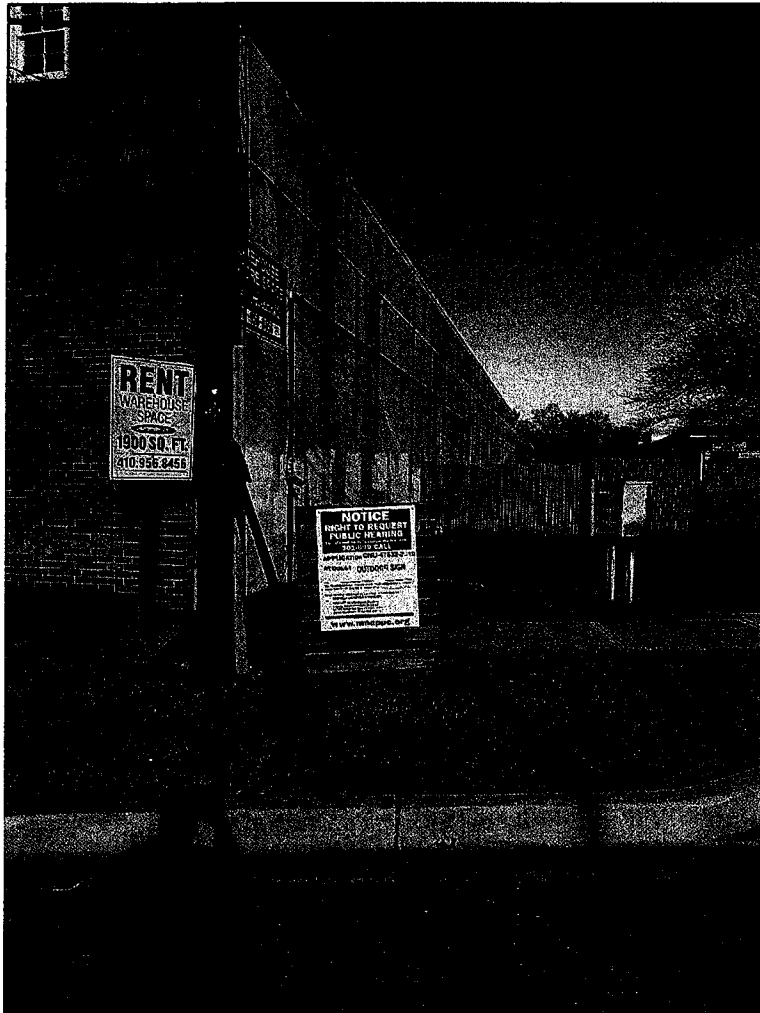
**The affidavit must be received prior to the end of the 20-day period.**

Planning DIRECTOR case: CNU-47632-2019

Reviewer: Kelsey Shaffer

*1 single-sided sign*





**1 Sign**

**CNU-47632-2019 – 7492 Old Alexandria Ferry Road**

**Sign posted by: Stephenie Clevenger**

**Posted on: 6/15/19**

**JOB NOTES:**

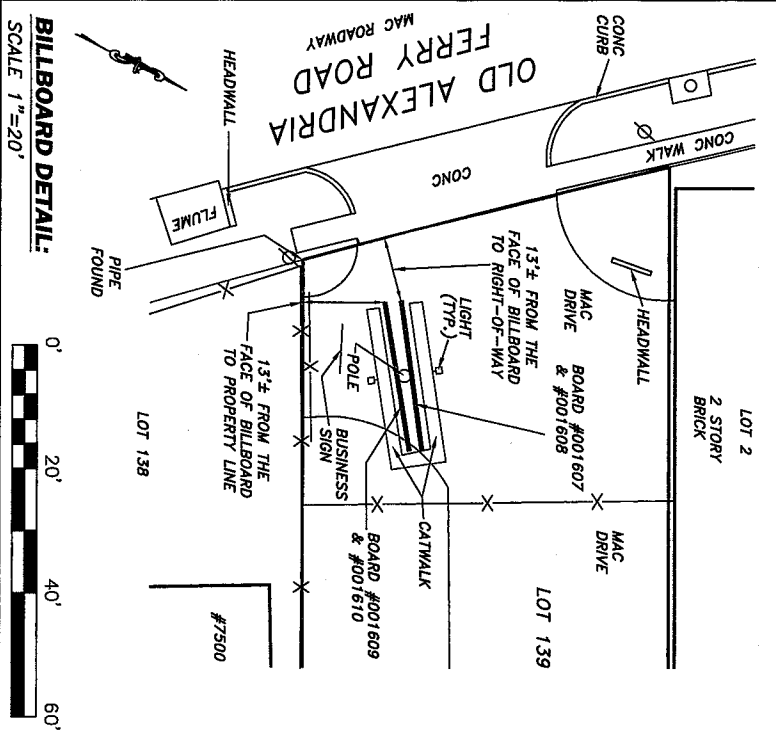
- 1) THE SUBJECT PROPERTY IS ZONED I-1 (LIGHT INDUSTRIAL)
- 2) TAX ID#: 09-0856641
- 3) ROAD FRONTAGE OF OLD ALEXANDRIA FERRY ROAD: 61.11'
- 4) NO BILLBOARDS WERE OBSERVED WITHIN 1000'
- 5) FROM THE EXISTING BILLBOARD, ONLY IMPROVEMENTS WITHIN CLOSE PROXIMITY TO THE EXISTING BILLBOARD ARE SHOWN HEREON.

**SIGN HEIGHTS:**

- BOARD # 001607 TOP: 46.0' BOTTOM: 33.9'
- BOARD # 001608 TOP: 32.5' BOTTOM: 20.4'
- BOARD # 001609 TOP: 32.5' BOTTOM: 20.4'
- BOARD # 001610 TOP: 45.0' BOTTOM: 33.9'

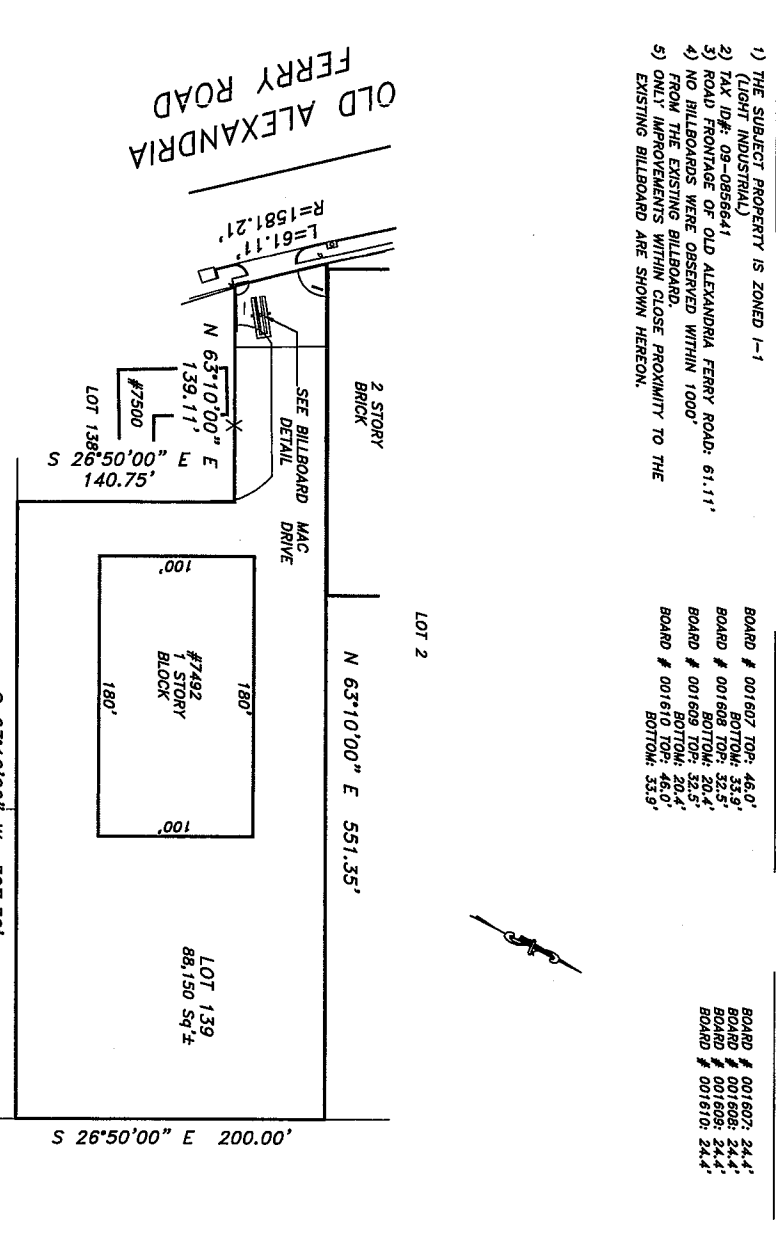
**SIGN LENGTHS:**

- BOARD # 001607: 24.4'
- BOARD # 001608: 24.4'
- BOARD # 001609: 24.4'
- BOARD # 001610: 24.4'



**GENERAL NOTES:**

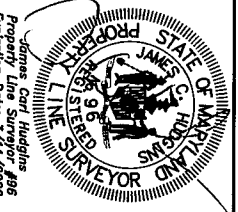
- 1) The accuracy of the distances shown from any structure to any apparent property line is 2 ft.
- 2) The survey markers labeled hereon are not guaranteed by NTS Associates, Inc. This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 3) This plat 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, for the establishment or location of fences, garages, buildings or other structures or for the interpretation, enforcement, or application of any other laws, regulations, or other provisions of law.
- 4) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed or record plat.
- 5) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 6) Building restriction line information, if shown, was obtained from existing zoning ordinances, subdivision maps, or other records, and is not guaranteed by NTS Associates, Inc. Interpretation, enforcement, or application of any other laws, regulations, or other provisions of law.
- 7) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 8) Food Zone information shown on this plat is not guaranteed by NTS Associates, Inc. Interpretation, enforcement, or application of any other laws, regulations, or other provisions of law.
- 9) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 10) 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: LOT 138 as shown on the plat entitled "BELLE - FOUNTAIN" recorded among the Land Records of Prince George's County, Maryland in Plat Book 92, folio 100.

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, and that I am duly licensed and in good standing under the Code of Maryland Annotated Regulations.

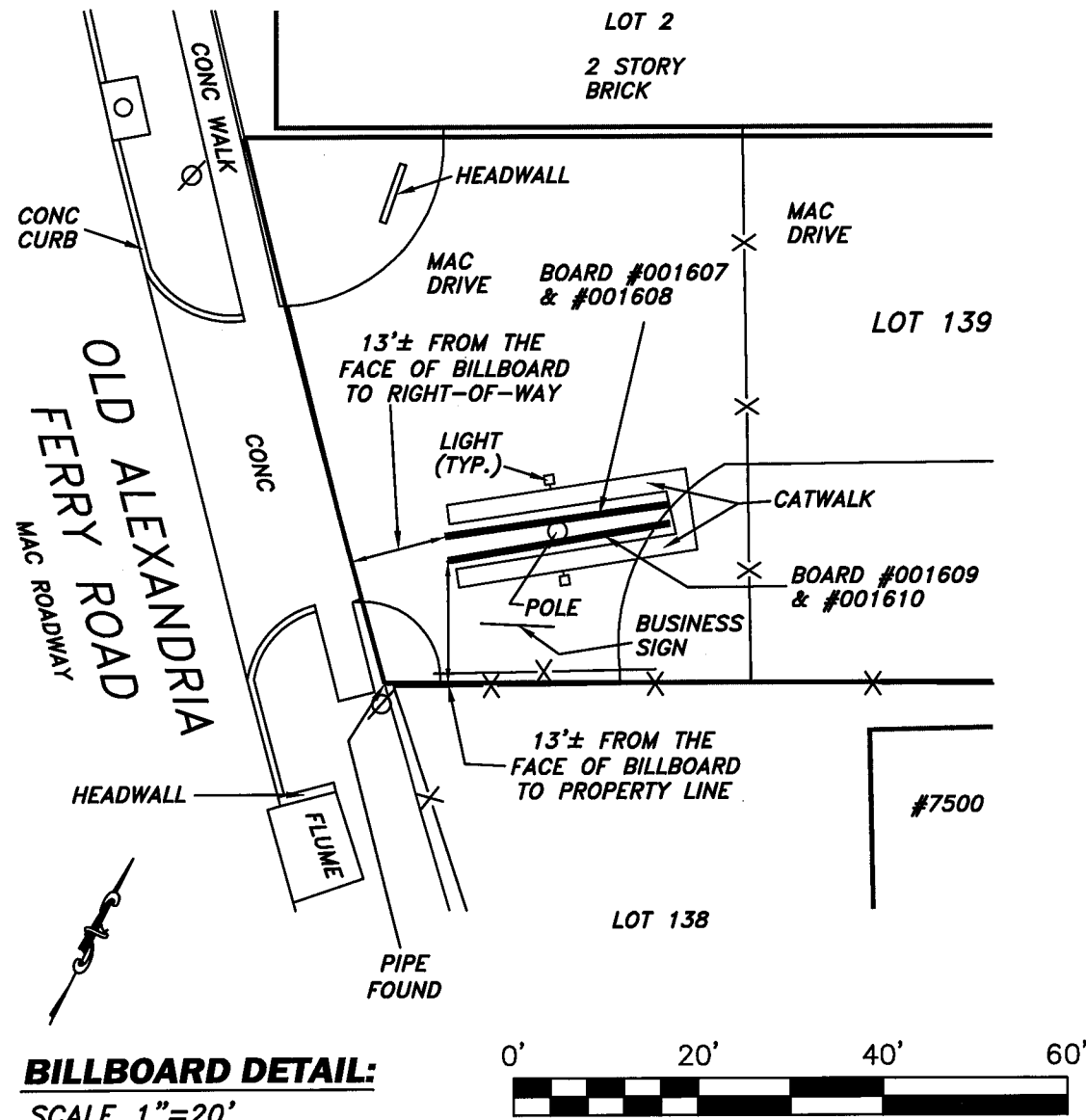
Subject property is shown in Zone X on the FRM Map of Prince George's County, Maryland on Community Panel Number 24033C0245 E, effective 9/16/2016



**SPECIAL PURPOSE SURVEY**  
**7492 OLD ALEXANDRIA FERRY ROAD**  
**9th ELECTION DISTRICT**  
**PRINCE GEORGE'S COUNTY, MARYLAND**

**NTS Associates, Inc.**  
 16205 Old Frederick Rd.  
 Mt. Airy, Maryland 21771  
 Phone: (410) 442-2031  
 Fax: (410) 442-1315  
 www.nts-surveyors.com

Scale: 1" = 80'  
 Date: 9/18/2019  
 Drawn By: TOM  
 Filed By: SKK  
 File No.: MSC 13586  
 Page No.: 1 of 1



**BILLBOARD DETAIL:**  
SCALE 1"=20'

**JOB NOTES:**

- 1) THE SUBJECT PROPERTY IS ZONED I-1 (LIGHT INDUSTRIAL)
- 2) TAX ID#: 09-0856641
- 3) ROAD FRONTAGE OF OLD ALEXANDRIA FERRY ROAD: 61.11'
- 4) NO BILLBOARDS WERE OBSERVED WITHIN 1000' FROM THE EXISTING BILLBOARD.
- 5) ONLY IMPROVEMENTS WITHIN CLOSE PROXIMITY TO THE EXISTING BILLBOARD ARE SHOWN HEREON.

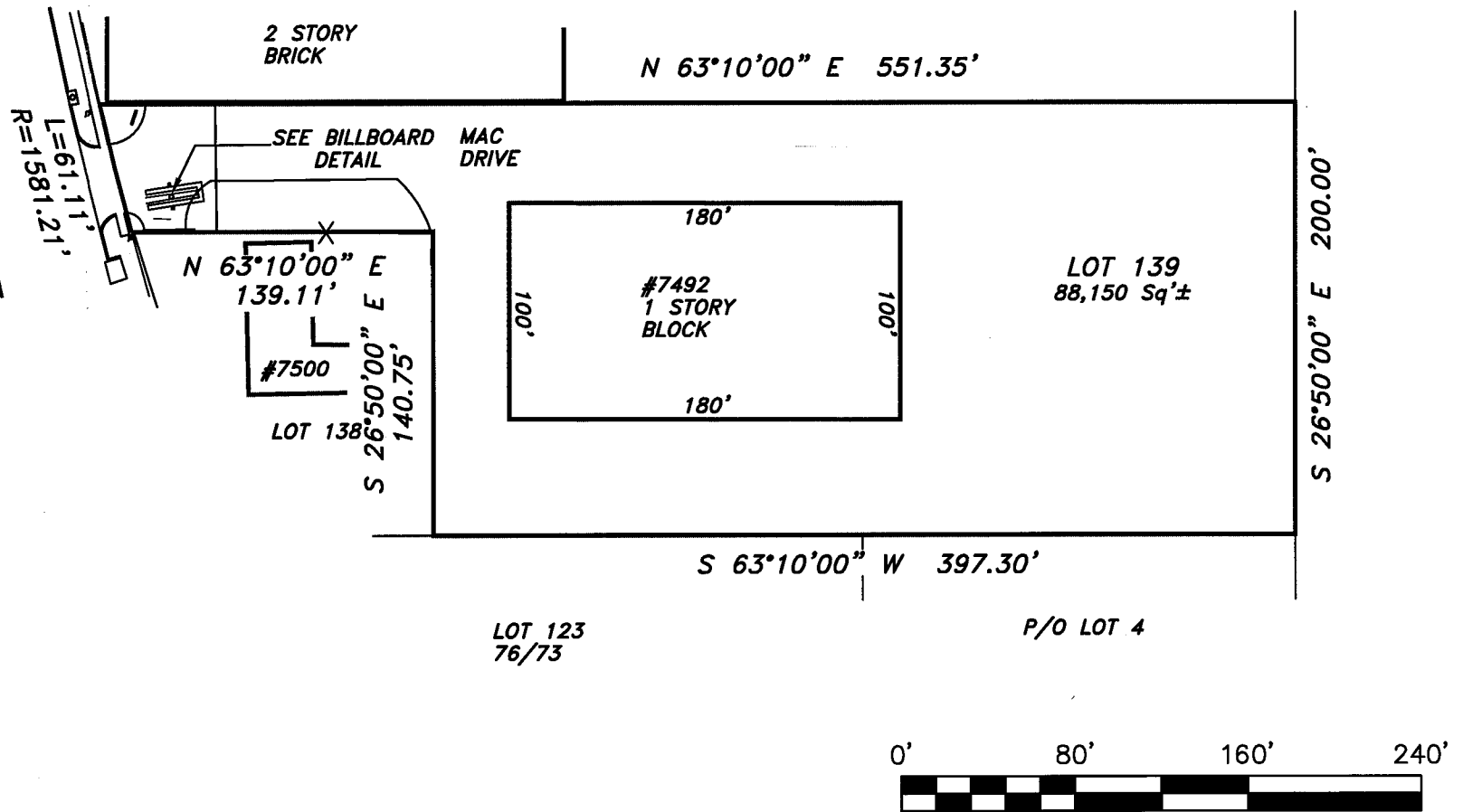
**SIGN HEIGHTS:**

- BOARD # 001607 TOP: 46.0'  
BOTTOM: 33.9'
- BOARD # 001608 TOP: 32.5'  
BOTTOM: 20.4'
- BOARD # 001609 TOP: 32.5'  
BOTTOM: 20.4'
- BOARD # 001610 TOP: 46.0'  
BOTTOM: 33.9'

**SIGN LENGTHS:**

- BOARD # 001607: 24.4'
- BOARD # 001608: 24.4'
- BOARD # 001609: 24.4'
- BOARD # 001610: 24.4'

OLD ALEXANDRIA FERRY ROAD



**GENERAL NOTES:**

- 1) The accuracy of the distances shown from any structure to any apparent property line is 2'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled property markers hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat 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 plat 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 the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations 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 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: LOT 139 as shown on the plat entitled "BELLE - FONTE" recorded among the Land Records of Prince George's County, Maryland in Plat Book 92, folio 100.

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 X on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0245 E, effective 9/16/2016



**SPECIAL PURPOSE SURVEY**  
7492 OLD ALEXANDRIA FERRY ROAD  
9th ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

<b>NTT Associates, Inc.</b>	Scale: 1"= 80'
16205 Old Frederick Rd. Mt. Alry, Maryland 21771	Date: 9/18/2019
Phone: (410) 442-2031	Field By: TOM
Fax: (410) 442-1315	Drawn By: SCK
www.nttsurveyors.com	File No.: MISC 13586
	Page No.: 1 of 1