



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

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

August 16, 2019

**RECEIVED**

MEMORANDUM

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

**AUG 16 2019**

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

CLERK OF THE COUNCIL  
PRINCE GEORGE'S COUNTY MARYLAND

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

Permit Application Number: **24892-2019-U**

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

Location of Property: **000 Martin Luther King Jr Hwy  
Landover**

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

Sign Posting Date: **July 12, 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 1979.**

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): 24892-2019 Planning Board Review  Planning Director Review

Acceptance Date: 7/10/19 70-day limit \_\_\_\_\_ Limit waived–New limit \_\_\_\_\_

Posting Date: 7/12/19 No. of Signs Posted: 1 Agenda Date: \_\_\_\_\_

Filing Fee: \_\_\_\_\_ Posting Fee: \$30 Case Reviewer: Kelsey Shatter

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 24892-2019

**PROJECT NAME:** Martin Luther King Jr. Highway

**Complete address** (if applicable) and Geographic Location (distance related to or near major intersection)  
 Martin Luther King Jr. Highway, Landover, Maryland 20785. The Property is located on the north side of Martin Luther King Jr. Highway, approximately 350 feet southwest of the intersection with Ardwick Ardmore Road.

Total Acreage: 0.3970		Election District: 20
Tax Map/Grid: 052/B4	Current Zone(s): I-1 (Light Industrial)	Council District: 5
WSSC Grid: 205NE08	Existing Lots/Blocks/Parcels: Pt. L. 14&15	Dev. Review District: N/A
COG TAZ: 1119	PG TAZ: 796	Aviation Policy Area: N/A
Planning Area: 72	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:

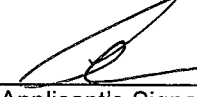
Applicant Name, Address & Phone:  
 April Mackoff, Clear Channel Outdoor  
 9590 Lynn Buff Court #5  
 Laurel, Maryland 20723  
 (240) 755-9203, aprilmackoff@clearchannel.com

Owner Name, Address & Phone:  
 (if same as applicant indicate same/corporation see Disclosure)  
 Clayton S. Rogers  
 P.O. Box 340  
 Davidsonville, Maryland 21035

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)

Clayton S. Rogers 6/5/19  
 Owner's Signature typed & signed Date

 April Mackoff 6/5/19  
 Applicant's Signature typed & signed Date

Please see section 5 of Clear Channel Outdoor Lease Agreement.  
 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 billboard.

Zoning Ordinance Section(s):

Sections 27-244 &amp; 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.

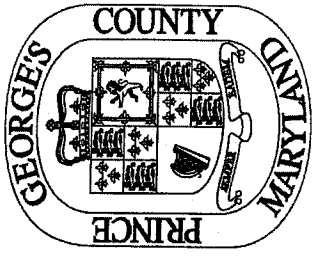
Owner(s) Name - printed	Signature and Date	Residence Address

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**



**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: 24892-2019-00**

**LOT: 8  
BLOCK:  
PARCEL:**

**PERMIT APPLICATION**

**Date: 06/05/2019**

**ACTIVITY:** DPE UOW  
**WORK DESCRIPTION:** Certification of outdoor advertising structure  
**USE TYPE:** Miscellaneous  
**EXISTING USE:** Outdoor advertising structure  
**PROPOSED USE:** Outdoor advertising structure

**SITE INFORMATION**

**SITE ADDRESS:** 00000 MARTIN LUTHER KING JR HWY LANDOVER 20785  
**PROJECT NAME:** Clear Channel Outdoor LLC U&O  
**SUBDIVISION:** CVS LANHAM  
**EST. CONSTRUCTION COST:** \$ 0.00  
**ELECTION DISTRICT:** 20  
**PROPERTY TAX ACCOUNT #:** 2170926

<u>OWNER</u>	<u>OCCUPANT</u>	<u>CONTRACTOR</u>
Clayton S Rogers PO Box 340 Davidsonville MD 21035	Clear Channel Outdoor LLC 00000 MARTIN LUTHER KING HWY LANDOVER MD 20785	Clear Channel Outdoor LLC Lynn Buff #5 Laurel MD 20723

<b>FOR OFFICE USE ONLY</b>		
Reviewer	Date	Reviewer
M-NCPPC		
Site / Road Eng.		Fire Eng.
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  
**NAME** April Mackoff  
**COMPANY** Clear Channel Outdoor  
**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)

2 sign(s) on 7/12/19  
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-24892-2019 Name: 0000 Martin Luther King Jr. Highway

Date: 7/12/19

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"**

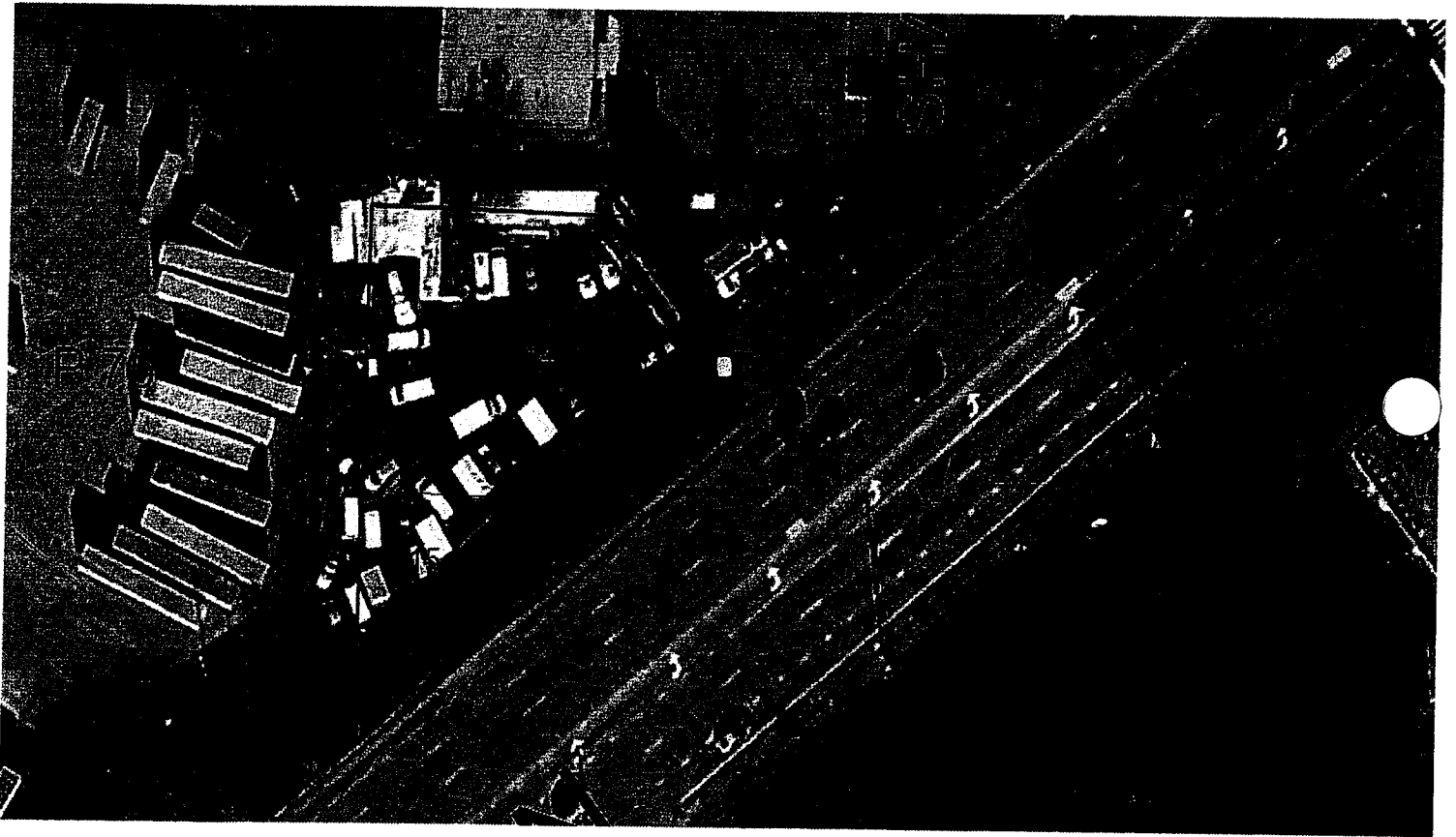
\* \* \* \* \*

**The affidavit must be received prior to the end of the 20-day (30 days for all CBCA conservation plans) posting period.**

Planning DIRECTOR case: CNU-24892-2019

Reviewer: Kelsey Shaffer

*1 double-sided sign (for a total of 2 physical signs)*







**Sign 1**

**Double sided Sign located on Martin Luther King Jr. Highway**

**CNU-24892-2019**

**Sign posted by: Stephenie Clevenger**

**Posted on: 7/12/19**



**Sign 2**

**Double sided Sign located on Martin Luther King Jr. Highway**

**CNU-24892-2019**

**Sign posted by: Stephenie Clevenger**

**Posted on: 7/12/19**