

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.

Special Exception

SE-4717

Application	General Data	
Project Name: X4B Luxury Club Location: Located along the south side of Brinkley Road, approximately 1,400 feet east of its intersection with Fisher Road. Applicant/Address: CD#15CL2001, Inc., d/b/a Shriners, CD#15CL2001, Inc., d/b/a Shriners United d/b/a X4B Luxury Club P.O. Box 471647 District Heights, MD 20753 Property Owner: Rosecroft Center, LLC. 678 Reisterstown Road Pikeville, MD 21208	Planning Board Hearing Date:	11/08/12
	Staff Report Date:	10/24/12
	Date Accepted:	05/21/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	9.3 acres
	Zone:	C-S-C
	Gross Leasable Area of S.C.:	113,095 sq. ft.
	Lots:	N/A
	Parcels:	3
	Planning Area:	76B
	Tier:	Developing
	Council District:	08
	Election District:	12
	Municipality:	N/A
200-Scale Base Map:	208SE03	

Purpose of Application	Notice Dates	
Special Exception application to operate an adult entertainment establishment in the C-S-C Zone.	Informational Mailing	03/30/12
	Acceptance Mailing:	05/11/12
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: John Ferrante Phone Number: 301-952-3665 E-mail: John.Ferrante@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
The Prince George's County District Council

VIA: Jimi Jones, Zoning Supervisor, Development Review Division

FROM: John Ferrante, Senior Planner, Zoning Section, Development Review Division

SUBJECT: **Special Exception Application No. SE-4717**
X4B Luxury Club

REQUEST: **Adult Entertainment**

RECOMMENDATION: **DISAPPROVAL**

NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of November 8, 2012. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

A. Location and Field Inspection: The site is located along the south side of Brinkley Road, approximately 1,400 east of its intersection with Fisher Road. The property consists of 9.3 acres in the C-S-C Zone and is known as the Rosecroft Shopping Center. This integrated shopping center was constructed in 1971 and has a gross leasable area of 113,095 square feet. Approximately 482 surface parking spaces and four loading spaces are provided on the site to serve the shopping center.

B. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	C-S-C	C-S-C
Use(s)	Private Club (4,200 sq. ft.)	Adult Entertainment (4,200 sq. ft.)
Acreage	9.3	9.3
Lots	None	None
Parcels	3	3
Square Footage/GLA	113,095	113,095
Variance	No	No

C. History: Numerous permits have been issued for the property since its' initial construction. The following provides a partial list of permits or approvals that may have impacted or altered the approved site plan for the property or that specifically relate to the subject application;

- August 27, 1969—** Final Plat of Subdivision, WWW 72@35, was recorded in Land Records.
- 1971—** The shopping center was initially constructed per the approval of Building Permit No. 1375-71-CG.
- December 1987—** Appeal No. 8974 was granted by the Board of Zoning Appeals for the requirement for a ten-foot-wide landscape strip and rear yard landscaping.
- March 10, 1988—** Departure from Design Standards application, DDS-309 was approved by the Planning Board to waive the requirement for access to a loading space being within 50-feet of residentially-zoned land (PGCPB Resolution No. 88-104).
- November 2, 2000—** Detailed Site Plan application, DSP-00036 was approved by the Planning Board for the Rosecroft Shopping Center Day Care Facility. The day care was approved for up to 100 children to occupy approximately 14,280 square feet in the southwest corner of the shopping center (PGCPB Resolution No. 00-202).
- September 21, 2006—** Use and Occupancy Permit No. 37380-2006-U-01 was approved by the Maryland-National Capital Park and Planning Commission (M-NCPPC) Permit Review Section per the

submitted documentation from the applicant and Section 27-101.01(49) of the Zoning Ordinance. The permit was approved to allow CD#15CL2001INC. (Doing business as Shriners United) to operate a 4,200-square-foot private club in the C-S-C Zone.

October 4, 2006—

During the inspection for the issuance of Use and Occupancy Permit 37380-2006-U, the Department of Environmental Resources (DER) issued a correction order to the applicant due to a change in the use group of the building to a different type of assembly use (from a church to a private club). DER required the applicant to amend the use and occupancy permit to a building permit and obtain the services of a Fire Protection Specialist that could prepare a detailed plan for the review of the County Fire Engineer.

November 9, 2006—

Building Permit 45960-2006 was approved by M-NCPPC for a private club and the permit was further amended on May 16, 2007 through the approval of Permit 45960-2006-CU-01 to add the “doing business as X4B name” to the permit.

August 10, 2007—

Use and Occupancy Permit No. 45960-2006-CUW was issued by the County to the Shriners CD#15CL2001, Inc. (operating as X4B Shriners United) to operate a 4,200-square-foot private club per the submitted documentation to the M-NCPPC Permit Review Section and in accordance with Section 27-107.01(49) of the Zoning Ordinance.

- D. **Master Plan Recommendation:** In a memorandum dated June 26, 2012, the Community Planning South Division stated that the subject application conforms to the commercial land use recommendation within the April 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac (SMA)*.

The property is located in the Developing Tier. The vision for Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable. By memorandum dated June 26, 2012, the Community Planning South Division found the application to not be inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.

The April 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac* retained the subject property in the C-S-C Zone.

- E. **Request:** The applicant seeks approval of a special exception application to operate an adult entertainment establishment in the C-S-C Zone. The site is located within the Rosecroft Shopping Center, an integrated shopping center that is 9.3 acres in size. However, the special exception boundaries are confined to a 4,200-square-foot unit within the shopping center.

Section 27-107.01(7.1) of the Zoning Ordinance defines Adult Entertainment as the following:

Sec. 27-107.01. Definitions.

(7.1) Adult Entertainment: Adult Entertainment means any exhibition, performance or dance of any type conducted in a premise where such exhibition, performance or dance involves a person who:

- (A) Is unclothed or in such attire, costume or clothing as to expose to view any portion of the breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals with the intent to sexually arouse or excite another person; or**
- (B) Touches, caresses or fondles the breasts, buttocks, anus, genitals or pubic region of another person, or permits the touching, caressing or fondling of his/her own breasts, buttocks, anus, genitals or pubic region by another person, with the intent to sexually arouse or excite another person.**

On August 10, 2007, Use and Occupancy Permit No. 45960-2006-CUW was issued by the County to the Shriners CD#15CL2001, Inc. (operating as X4B Shriners United) to occupy a 4,200-square-foot unit in the Rosecroft Shopping Center to operate a private club. The applicant was required to provide proof of their tax exempt status. At that time, a private club was defined as an establishment providing facilities for entertainment or recreation for only bona fide members and guests, and not operated for profit. Since the time the applicant was issued the use and occupancy permit, the definition of a private club was amended in the Zoning Ordinance per County Council Bill, CB-46-2010(DR-2) to specifically exclude the use of adult entertainment.

Section 27-461(b)(5) Footnote 58 of the Zoning Ordinance as amended by County Council Bill, CB-56-2011 and states the following;

Footnote 58

Any existing establishment in the C-S-C Zone or C-M Zone with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of “adult entertainment” may continue upon approval of a Special Exception. Applications for adult entertainment must be filed and accepted by June 1, 2012. The hours of operation shall be limited to 5:00 P.M. to 3:00 A. M.

Comment: The subject application was accepted on May 21, 2012. No notes or statements are provided on the site plan or in the Applicant’s Justification Statement that indicate that the proposed use will comply with the hours of operation limitations that are provided in Footnote 58.

F. Neighborhood and Surrounding Uses:

The Rosecroft Shopping Center is part of the larger Rosecroft community which lies south of the Capital Beltway (I-495), north and west of Henson Creek, and north and east of Rosecroft Raceway. The use is located within an integrated shopping center which is defined in Section 27-107.01(208) of the Zoning Ordinance as a group of three or more retail stores planned and developed under a uniform development scheme and served by common and immediate off-street parking and loading facilities. The uses that abut the shopping center are as follows;

North— Brinkley Road right-of-way

South— Huntley Square Condominiums in the R-18 Zone

East— Auto Filling Station and Food or Beverage Store in the C-S-C Zone

West— Brinkley House Apartments in the R-18 Zone

G. **Specific Special Exception Requirements:** There are no specific special exception requirements for the use. The additional requirements for the use of Adult Entertainment contained in Section 475.06.06 of the Zoning Ordinance only apply to the use when located in the I-2 Zone.

H. **Parking Regulations:** The use is located within an integrated shopping center which requires one parking space for every 250 square feet of gross leasable area. The shopping center has a gross leasable area of 113,095 square feet and requires a total of 453 parking spaces and four loading spaces to serve the property. A total of 482 parking spaces and four loading spaces are provided on the site.

I. **Prince George's County Landscape Manual Requirements:** In a memorandum dated July 20, 2012, the Urban Design Section stated that the application is exempt from the 2010 *Prince George's County Landscape Manual* pursuant to Section 1.1 (b) which states: Existing conditions on developed site not in conformance with the requirements of this manual that were otherwise lawful on December 13, 2010, and not the subject of any building or grading permit, may continue as a matter of right.

Tree Canopy Coverage: The application does not propose 1,500 square feet or greater disturbance and, is therefore, not subject to the requirements of the Tree Canopy Coverage Ordinance (TCC).

J. **Zone Standards:** The property is in conformance with the requirements of the C-S-C Zone. No new construction or increase in gross floor area (GFA) is being proposed through the subject special exception application. Departure and variance applications have been previously approved by both the Planning Board and the Board of Zoning Appeals for the shopping center for any prior zoning standards that were unable to be met. No variances have been requested as a part of the subject special exception request.

K. **Required Findings:** Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle;

Comment: During the review of the use and occupancy permit, the M-NCPPC Permit Review Section requested that the applicant submit evidence demonstrating that the proposed use met the definition of a private club as stated in Section 27-107.01(49) of the Zoning Ordinance. Articles of Incorporation and a tax-exempt determination from the Internal Revenue Service (IRS) were requested.

Along with the Articles of Incorporation, the applicant submitted a letter from the IRS dated March 23, 2005, which determined that the applicant, CD#15CL2001, Inc., was exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. Organizations exempt under Section 501(c)(3) of the Internal Revenue Code are further classified as either public charities or private foundations. The Internal Revenue Service (IRS) determined that the applicant, CD#15CL2001, Inc., was a public charity.

At the time of the use of occupancy permit, Section 27-107.01(49) of the Zoning Ordinance defined a Private Club or Lodge as the following:

Section 27-107.01(49)

Club or Lodge, Private: An establishment providing facilities for entertainment or recreation for only bona fide members and guests, and not operated for profit.

Since the time the applicant was issued the use and occupancy permit, the definition of a private club was amended in the Zoning Ordinance on September 7, 2010 per County Council Bill CB-46-2010(DR-2), to specifically exclude the use of adult entertainment.

During the review of the use and occupancy permit, the applicant submitted documentation stating that the Shriners United was an auxiliary group of the Masonic Lodge. A copy of the retail lease between the landlord of the Rosecroft Shopping Center and CD#15 CL2001,INC., doing business as the Shriners United, was also submitted. Paragraph (L) within the lease agreement states the following:

Permitted Use of Premises: Non-Profit, Charitable Masonic Fraternal Organization. Tenant will utilize space primarily to hold lodge meetings, conduct educational classes, hold fund raisers, and provide receptions/parties for members. As a secondary use, Tenant will rent out space to other Fraternal, Masonic Groups to hold the same types of events as described above. At some events, alcoholic beverages may be brought in by the group. Tenant will meet all County ABC requirements for "one day" usage of alcoholic beverages and carry the necessary insurance.

Whether the applicant operates in accordance with their signed lease agreement with the owner of the shopping center would appear to be a private legal matter between the two parties. However, the lease agreement with the shopping center was submitted to M-NCPPC staff during the review of the use and occupancy permit to further clarify how the proposed use intended to operate at this location. The use of adult entertainment was not one of the "permitted uses" that was proposed at the time.

Although the applicant has an issued use and occupancy permit for a private club, there obviously appears to have been some misrepresentation on the applicant's behalf at the time of the use and occupancy permit as to what their ultimate intentions were in operating at this location. Since adult entertainment was not a use that was listed in the Zoning Ordinance's table of uses at the time of the use and occupancy permit, the Permit Review Section generally considered adult entertainment to be a form of a recreational establishment of a commercial nature.

At that time, Section 27-107.01 (192) of the Zoning Ordinance defined a Recreational Establishment of a Commercial Nature as the following:

(192) Recreational or Entertainment Establishment of a Commercial Nature: An establishment which provides entertainment, recreation, or amusement for profit. This term shall not include an "Amusement Arcade," "Reducing/Exercise Salon or Health Club," or a "Massage Establishment".

Since that time, the Zoning Ordinance's definition of a Recreational Establishment of a Commercial Nature was amended on September 7, 2010 thru the District Council's adoption of County Council Bill CB-46-2010 (DR-2), and further amended on November 15, 2011 through the District Council's adoption of County Council Bill CB-56-2011 (DR-3) to the following:

- (192) Recreational or Entertainment Establishment of a Commercial Nature: An establishment which provides entertainment, recreation, or amusement for profit. This term shall not include an “Amusement Arcade,” “Reducing/Exercise Salon or Health Club,” or a “Massage Establishment” but shall include any form of a “Rental Hall” or “Dance Hall” or “Banquet Hall” not sanctioned by another special exception or private club.
(CB-46-2010, CB-56-2011)**

On September 19, 2006, the Permit Review Section issued written comments to the applicant for Use and Occupancy Permit 37380-2006-U asking the applicant to clarify their proposed use, and to clarify whether they met the definition of a private club in accordance with Section 27-107.01(49) of the Zoning Ordinance. The first one of these comments provided the applicant the definition of a private club as it was listed in the Zoning Ordinance at that time, and further named two examples of non-profit private clubs that are only open to bona fide members and guests (the Knights of Columbus and the American Legion). The comments further stated that if the proposed use did not meet the definition of a private club, further clarification on how the proposed hall will be used must be submitted by the applicant in order to determine the correct use and whether the use should be considered an auditorium or a recreational establishment of a commercial nature.

Obtaining a use and occupancy permit for a recreational establishment of a commercial nature on this property would have required the applicant to obtain approval of a special exception application. However, the applicant chose to apply for a use and occupancy permit for a private club. Private clubs such as the Knights of Columbus and the American Legion are legitimate examples of a non-profit establishment for only bona-fide members and guests. If the applicant intended to have adult entertainment at this location, to be open to any member of the general public who pays their membership fee on a given night, and to operate for a profit, then the use and occupancy permit was obtained fraudulently, and is therefore, not in harmony with the purposes of this Subtitle.

- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;**

Comment: To be in accordance with this Subtitle, and specifically Footnote 58 within Section 27-461 of the Zoning Ordinance, the applicant would have to have a valid use and occupancy permit for a private club that was not obtained fraudulently.

- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;**

Comment: In a memorandum dated June 26, 2012, the Community Planning South Division stated that the subject application conforms to the commercial land use recommendation within the April 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac*.

April 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac:

2. Place-Making and Economic Development (page 15)

There is a need to create places of distinction-central places that provide appropriate and attractive retail, commercial and transit services and reflect a new and improved character for the community.

Policy 3: Renew or replace declining retail and commercial areas with compatible, economically viable land uses (page 23)

Strategies

- **Design new or restored uses for compatibility with the surrounding neighborhood.**

This application proposes the use of adult entertainment that would be located in a building that is only 34 feet away from residentially-zoned land. However, the master plan states that there is a need to provide “appropriate and attractive retail and commercial services that reflects a new and improved character for the community.” At the time of the writing of this technical staff report, staff has received over 55 letters from the surrounding residential communities requesting that the special exception application be denied due to the adverse impacts the use has had on the residents and workers in the area. The use is not only incompatible with the adjacent residential communities, it is incompatible with many of the uses that are located in the shopping center, such as the day care center, the churches, the grocery store, and the martial arts studio just to name a few.

The proposed use will not provide an appropriate and attractive service that reflects a new and improved character for the community as envisioned by the April 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac*. As a result, staff finds that the proposed use will substantially impair the integrity of the master plan.

- (4) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

Comment: The proposed adult entertainment establishment would be situated approximately 34 feet from residentially-zoned property. The Huntley Square Condominiums abut the subject property to the south and the Brinkley House Apartments abut the property to the west. Both of these adjoining properties are located in the R-18 Zone. The proposed use is also located in the same building as the Abundant Community Church and the Remnant of Christ Ministries, and it is less than 370 feet away from a day care center. The day care center was required to go through a public hearing process in order to obtain their zoning approval to operate in this shopping center. As a part of this process, the day care had to demonstrate that they had a safe and adequate outdoor play area to serve 100 children and that it was adequately setback from the adjacent residential dwellings. The Planning Board approved the day care center’s Detailed Site Plan application, DSP-00036, on November 2, 2000 (PGCPB Resolution No. 00-202).

The proposed adult entertainment establishment would be located in a building that contains two existing churches, and among other uses, located in the same shopping center with a day care center, martial arts studio, hair and nail salons, barber shop, family dollar store, thrift store, and a grocery store, and it would be sharing common parking facilities with all of these uses.

On March 16, 2005, Department of Environmental Resources (DER) issued Use and Occupancy Permit No. 22433-2001-U to the Club Elite Restaurant, located right next door to the proposed adult entertainment establishment. The permit was for a restaurant with up to 197 seats. This

approval did not include live entertainment or patron dancing past the hours of 11:00 P.M. This exclusion was added to the restaurant's use and occupancy permit due to their proximity to the abutting residentially-zoned land and their desire to not go through the special exception process. At that time, special exception approval would have been required for live entertainment and patron dancing past the hours of 11:00 P.M., and under current zoning standards, an eating and drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment, requires the approval of a special exception application in the C-S-C Zone.

Since, the X4B Luxury Club submitted documentation at the time of the use and occupancy permit stating that they were a non-profit private club for only bona fide members and guests, much like a Knights of Columbus Hall or an American Legion, they were not required to go through the special exception process or to demonstrate that the use would not adversely affect the health, safety, or welfare of residents or workers in the area, or be detrimental to the use or development of adjacent properties or the general neighborhood. However, there are obvious concerns that the use could adversely affect the abutting Huntley Square Condominiums located just 34 feet south of the proposed use and be detrimental to the use of the adjacent properties, most of which are already developed with residential uses.

Staff has received several letters of concern and opposition for this application from the residents of Huntley Square Condominiums and from the Huntley Square Condominiums Board of Directors. The residents cite concerns of having a sexually explicit business operate in such close proximity to their homes, the negative impact that it could have on children, noise complaints, and the posting of explicit flyers and postcards on vehicles in the shopping center. Other complaints include inappropriately or provocatively dressed employees, some possibly wearing advertisement signs for the facility, trash, some of which is sexual in nature, on the shopping center grounds nearby school bus stops and on the main access road into the Huntley Square Condominiums. Complaints also include that noise levels from this facility will shake/vibrate the windows of the adjacent residential dwellings well into the morning hours, and that the music is filled with profanity. Complaints have also been received that during nice weather, many of the patrons of the club will loiter within the parking lot adjacent to the Huntley Square Condominiums during late hours. These citizens state that the business has been a source of numerous complaints of improper and illegal activities and they believe that the use has had a negative impact on the shopping center itself. While staff is unable to confirm these specific reports, these type of issues are typically found to be associated with adult entertainment establishments and would appear to be valid concerns.

Although, the Zoning Ordinance restricts the hours of operation for adult entertainment to 5:00 P.M. to 3:00 A.M., the additional requirements for the use contained in Section 475.06.06 of the Zoning Ordinance only apply when the use is located in the I-2 Zone. If the use were located in the I-2 Zone, the establishment would have to be located at least 1,000 feet from any school, or any other building or use providing adult entertainment and at least 1,000 feet from any Residential Zone or land used for residential purposes in any zone. Staff has significant concerns that with this use being situated in the less intense C-S-C Zone, being open until 3:00 A.M. in the morning, and being located just 34 feet from the abutting residentially-zoned land, would adversely affect the health, safety and welfare of residents in the area.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

Comment: On November 2, 2000 – Detailed Site Plan DSP-00036 (PGCPB Resolution No. 00-202), was approved by the Planning Board for the Rosecroft Shopping Center Day Care Facility. The day care was approved for up to 100 children to occupy approximately 14,280 square feet in the southwest corner of the shopping center. The site plan that was submitted for the special exception application indicates that the current tenant is the Bethal IGC Day Care Center. The day care center and the outdoor play area are situated approximately 370 linear feet from the proposed adult entertainment establishment.

Within a memorandum dated June 26, 2012, the Community Planning South Division stated that a complaint was made by a resident to M-NCPPC Staff and meeting attendees at the District IV Coffee Club meeting in July of 2012 against the club operation, citing noise from the patrons during the early hours of the morning and the littering of vehicle windows in the shopping center parking lot with explicit event flyers. Given the above report by the nearby resident, the Community Planning South Division stated that this applicant would need to properly address the special exception criterion that requires the proposal to not be detrimental to use or development of adjacent properties or general neighborhood.

A letter dated October 17, 2012 from Mary Frances Doyle, President of the District IV Citizens Advisory Council and a resident of the Huntley Square Condominiums, stated that at the end of last year she attended a meeting with the manager of the shopping center, the Assistant States Attorney, the owners and/or operators from the X4B Luxury Club and Club Elite (located next door to X4B), two county police officers, and the applicant's attorney. Discussions at the meeting pertained to the littering of the parking lot with explicit postcards, the loitering in the parking lot after club hours that sometimes extends into the parking lot of the Huntley Square Condominiums, and the fact that the residents of the adjacent Huntley Square Condominiums could not open their windows in warm weather due to the noise levels coming from the clubs. In her letter, Mrs. Doyle states that the end result of the meeting in her opinion was that the management company for the shopping center and the club representatives were not interested in improving the neighborhood.

Staff believes that not only will the proposed use be detrimental to the use or development of adjacent properties and the general neighborhood, which is primarily residential in nature, that the proposed use could also affect the development of the shopping center itself, which has at least four units that are currently vacant. Numerous letters of opposition have been received from the residents who live closest to the use and who are most affected by the proposed use. It is obvious that they have been negatively impacted by this facility and that it appears to be having detrimental affects on their quality of life. As a result, staff finds that the proposed use will be detrimental to the use or development of adjacent properties and the general neighborhood.

(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

Comment: Because the property contains less than 10,000 square feet of wood land on-site and has no previous tree conservation plan approvals, a Standard Letter of Exemption from the Prince George's County Woodland Conservation Ordinance was issued by the Environmental Planning Section on May 15, 2012.

- (7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible.**

Comment: There are no regulated environmental features that are proposed to be disturbed. The special exception application requests the approval of a use only that would be located within an existing unit in the shopping center. No new construction is proposed as part of the application.

CONCLUSION

By definition, a private club is only open to bona fide members and guests and it is not operated for profit. The applicant appears to advertise this facility as being open to the general public. Even if a one-time membership fee is charged, it would appear that anyone can be a member with a paid membership. Typical private clubs, such as the American Legion and the Knights of Columbus do not typically offer pay at-the-door events on a daily basis and their memberships require that certain criteria be met. These uses are typically viewed by the Internal Revenue Service (IRS) as being a public charity because they are a public benefit to the community and provide services and programs to help others. For example, the primary mission of the American Legion is to support the American Legion and to honor the sacrifice of those who serve by enhancing the lives of our veterans, military, and their families, both at home and abroad. That is what the Zoning Ordinance envisions a private club to be within Section 27-107.01(49).

Although the applicant may have obtained a use and occupancy permit for a private club, they did not operate as one. This private club never had the zoning approval or the legal right to operate an adult entertainment establishment at this location. The M-NCPPC Legal Department has stated that if the applicant was not truthful about their intended use at the time of review of the use and occupancy permit application, then any permit that was approved that was contingent upon the definition of "private club" was obtained through fraud.

Notwithstanding the applicant's intended use of adult entertainment, staff is of the opinion that if a special exception application had been received for an eating and drinking establishment at this location, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment, the applicant would be unable to meet the required findings that the proposed use which would not be detrimental to the use or development of adjacent properties or the general neighborhood, or that the proposed use would not adversely affect the health, safety, or welfare of residents or workers in the area. In this case, this shopping center is so close to residentially-zoned land that the adverse impact to the adjacent properties and the general neighborhood seems clear.

Pursuant to Section 27-461(b)(5) Footnote 58 of the Zoning Ordinance, in order to be eligible for consideration as a special exception use, the applicant must first produce a valid use and occupancy permit. It seems clear from the preceding discussion that the permits issued to the applicant were the result of fraud and misrepresentation. In short, the permits would never have been issued if the County had known that the applicant was misrepresenting themselves and their intended use. Staff concludes that the use and occupancy permits for this use are not valid, and thus the applicant has not met the prerequisite for consideration as a special exception use.

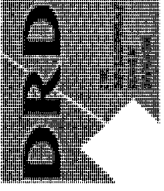
Based on the preceding analysis and findings, staff recommends DISAPPROVAL of Special Exception Application No. SE-4717.



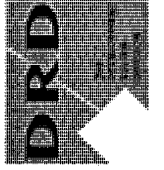
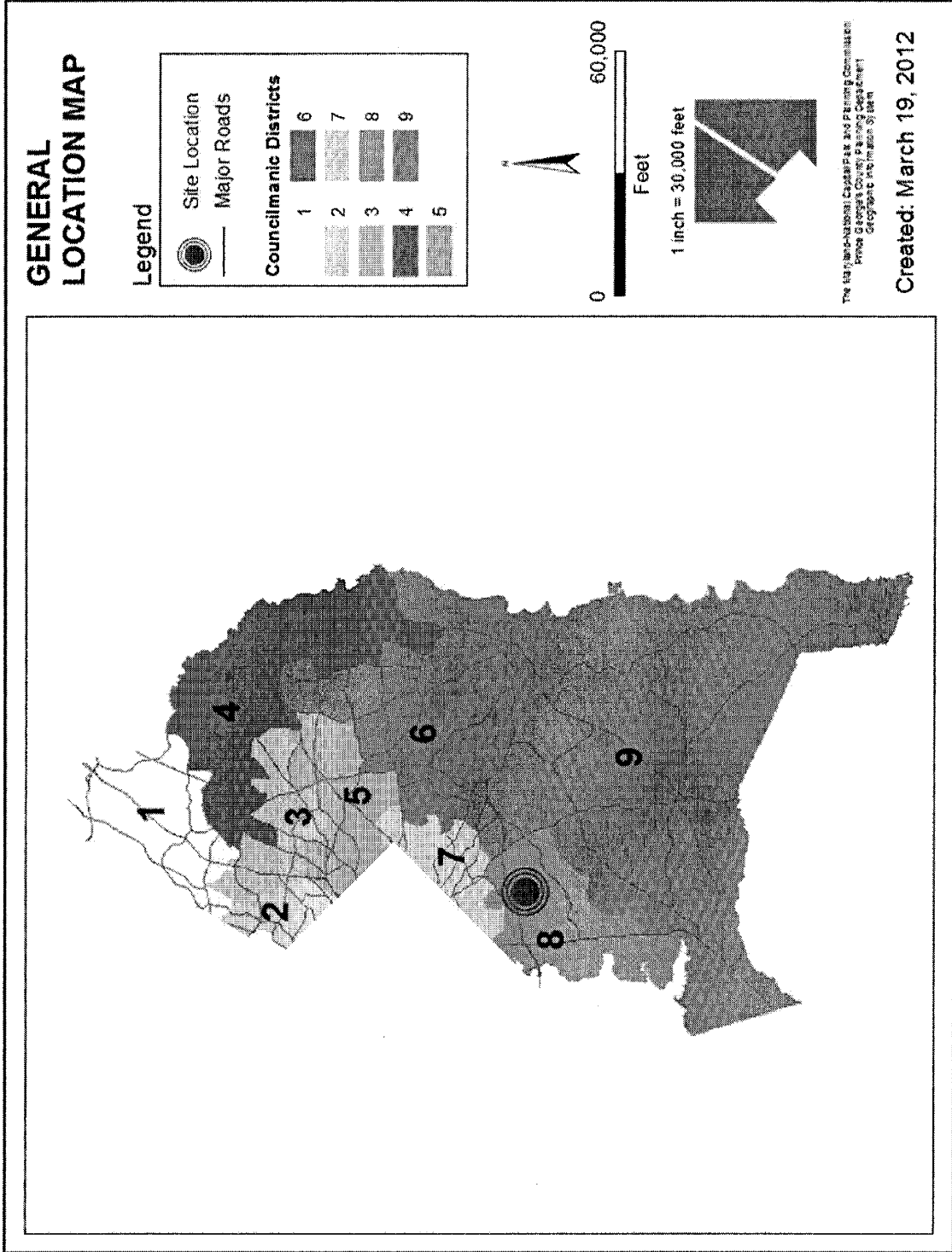
ITEM:

CASE: SE-4717

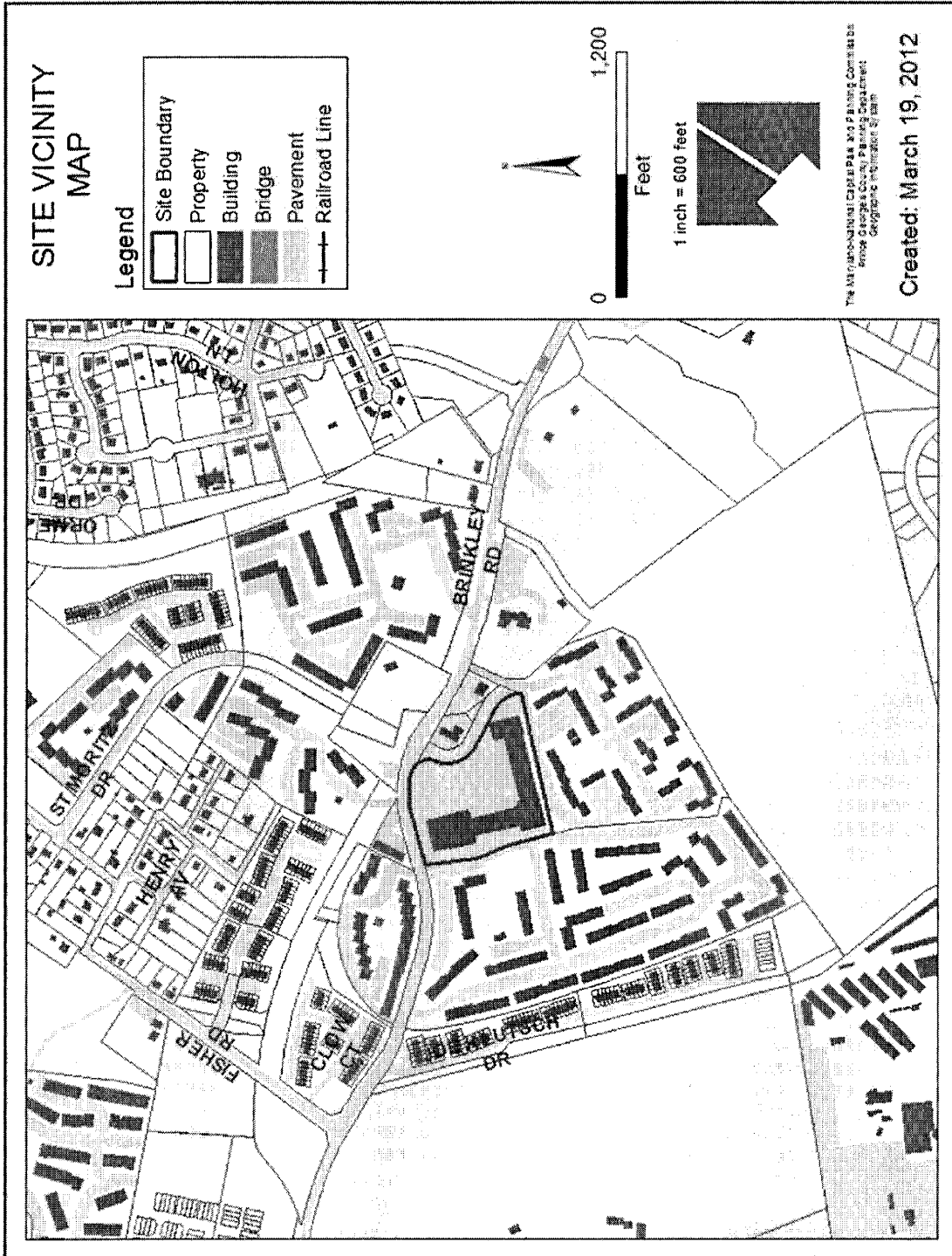
X4B LUXURY CLUB



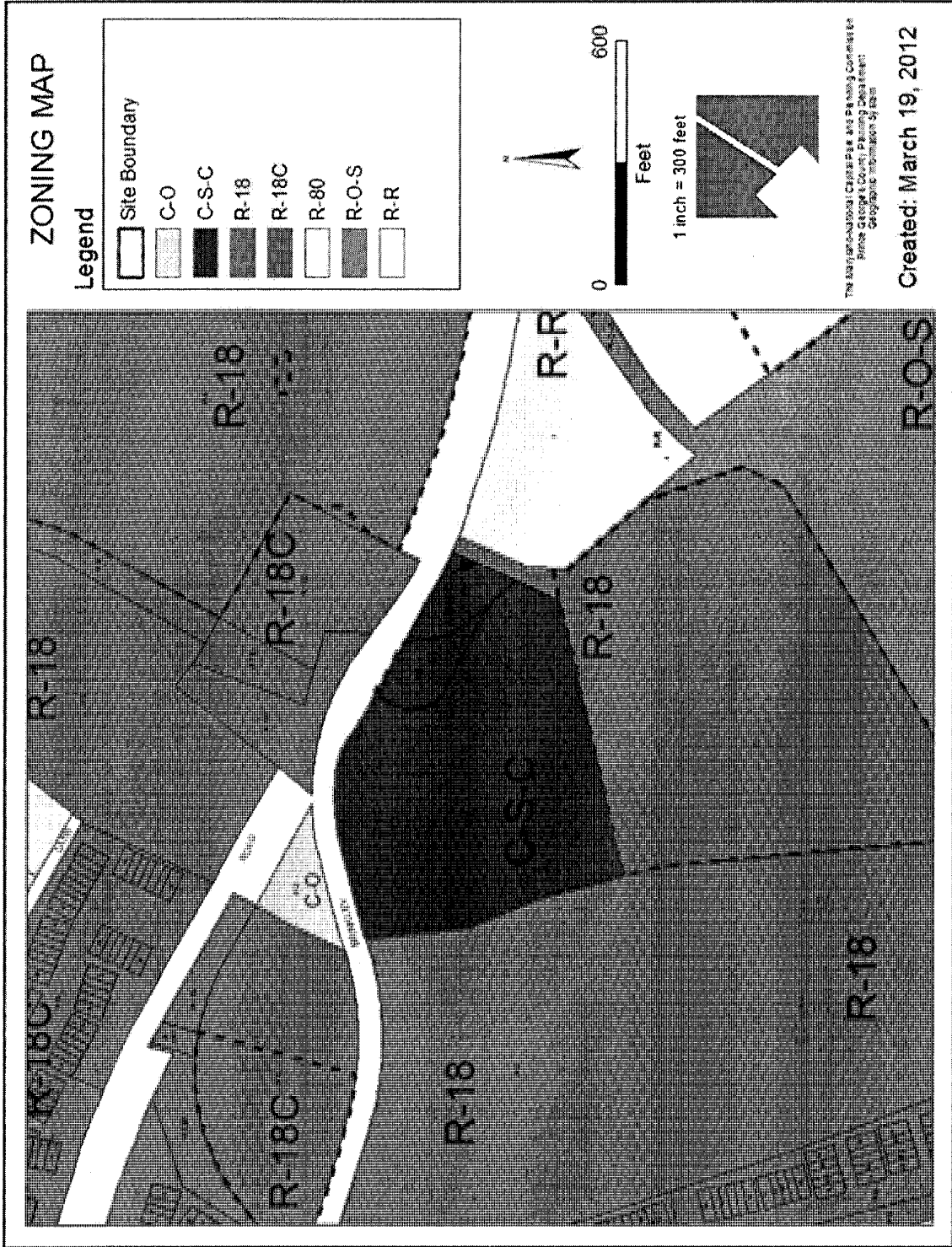
GENERAL LOCATION MAP



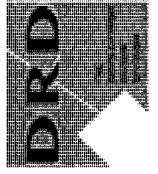
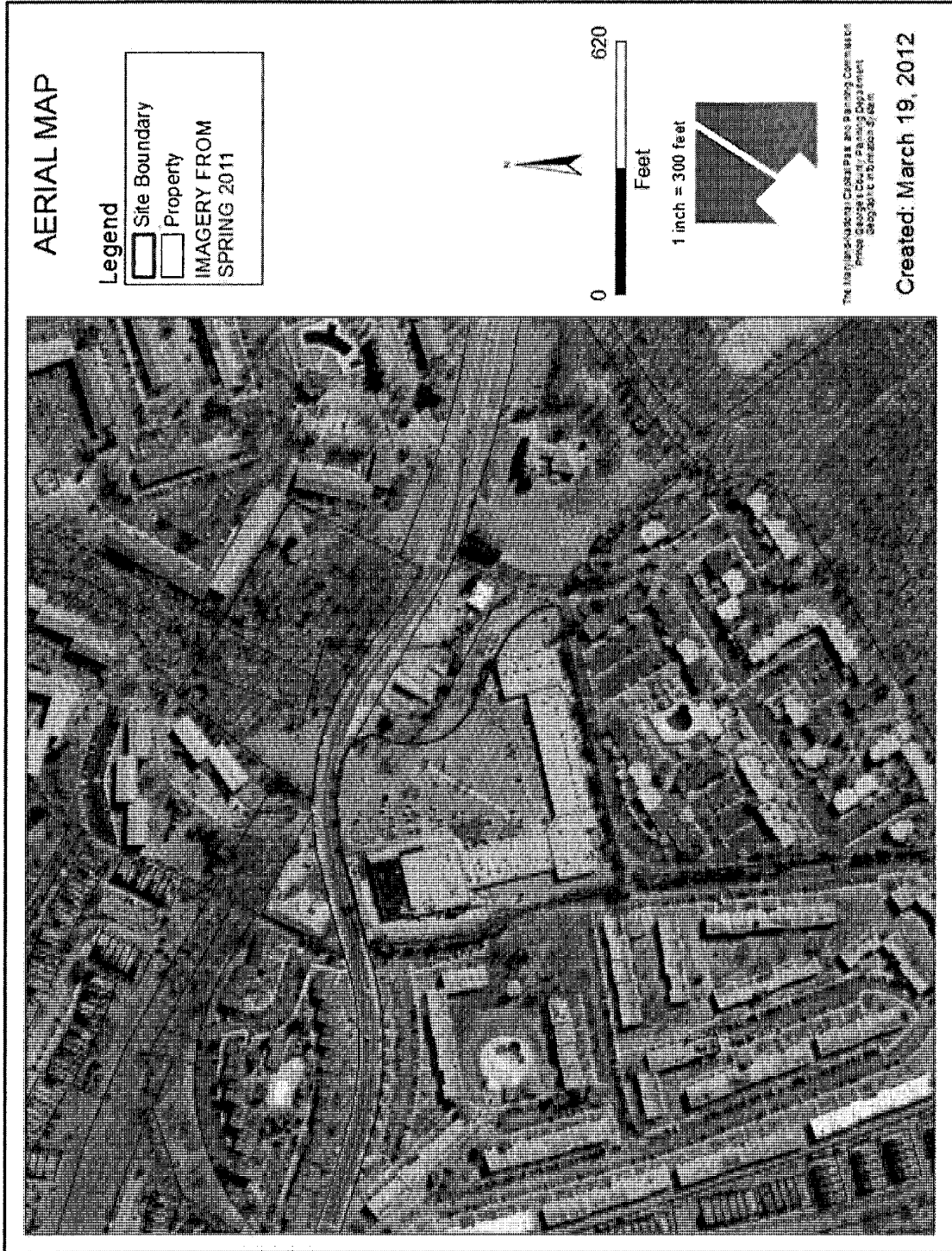
SITE VICINITY



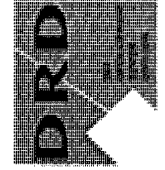
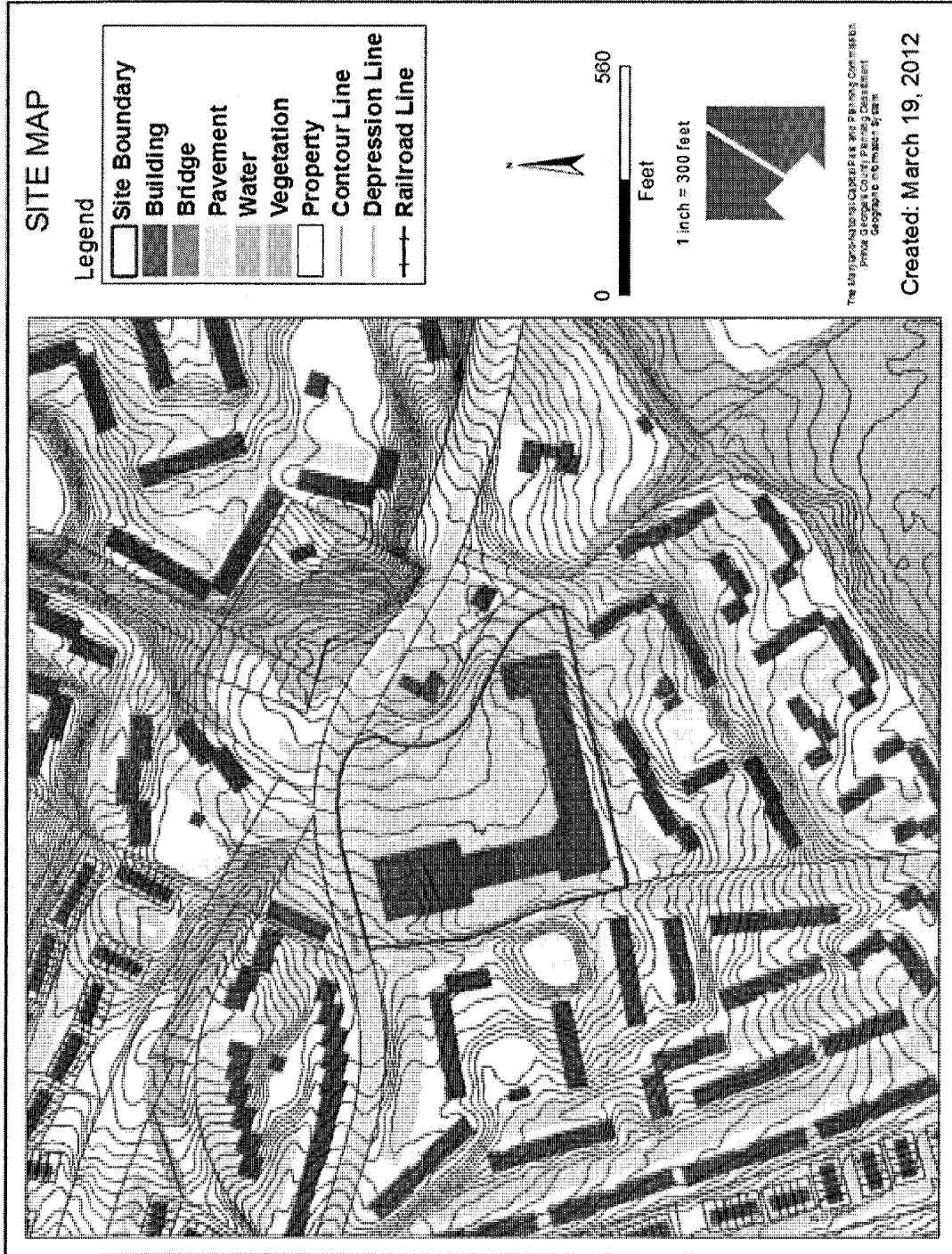
ZONING MAP



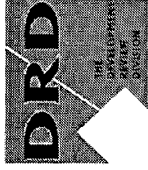
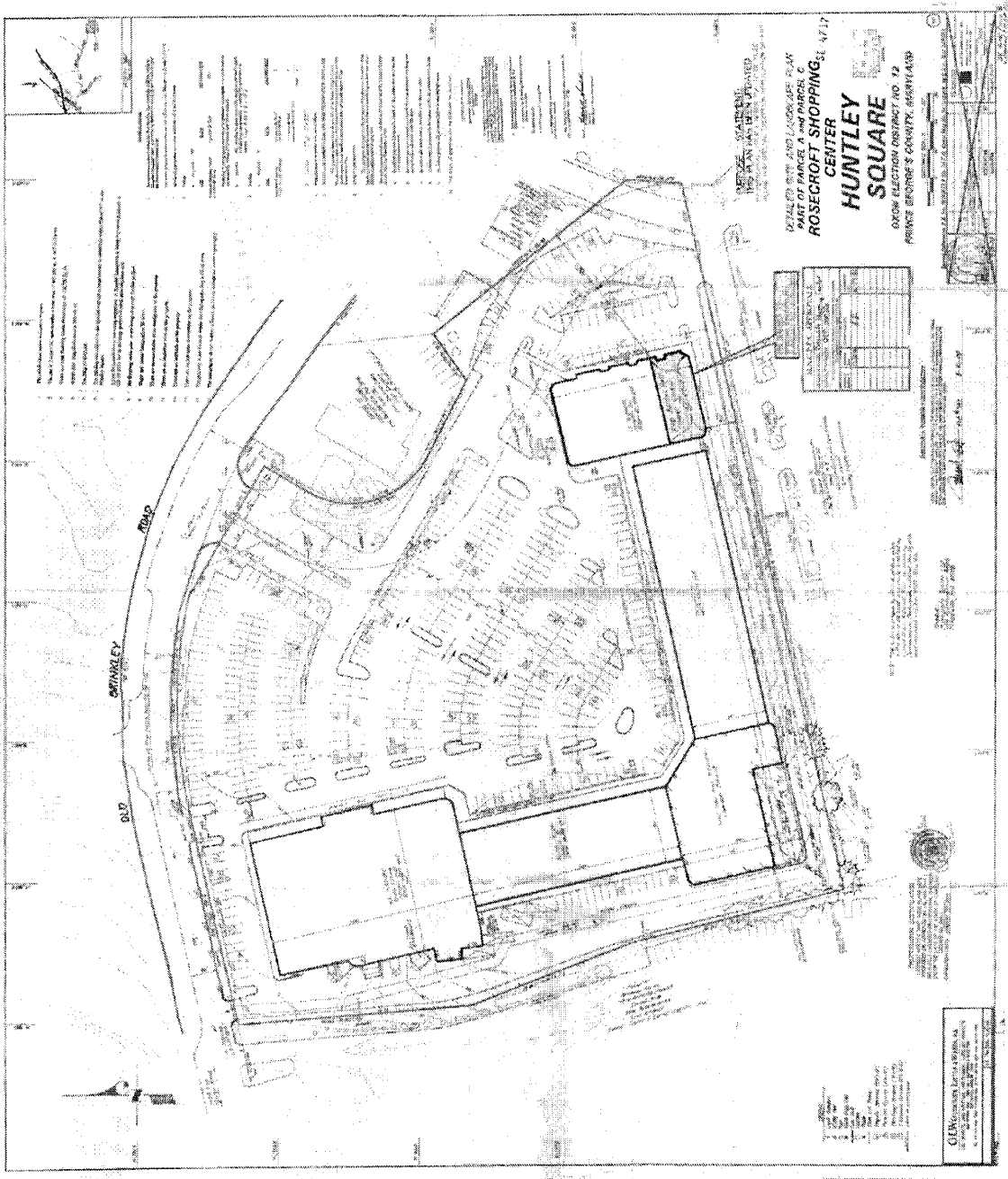
AERIAL MAP



SITE MAP



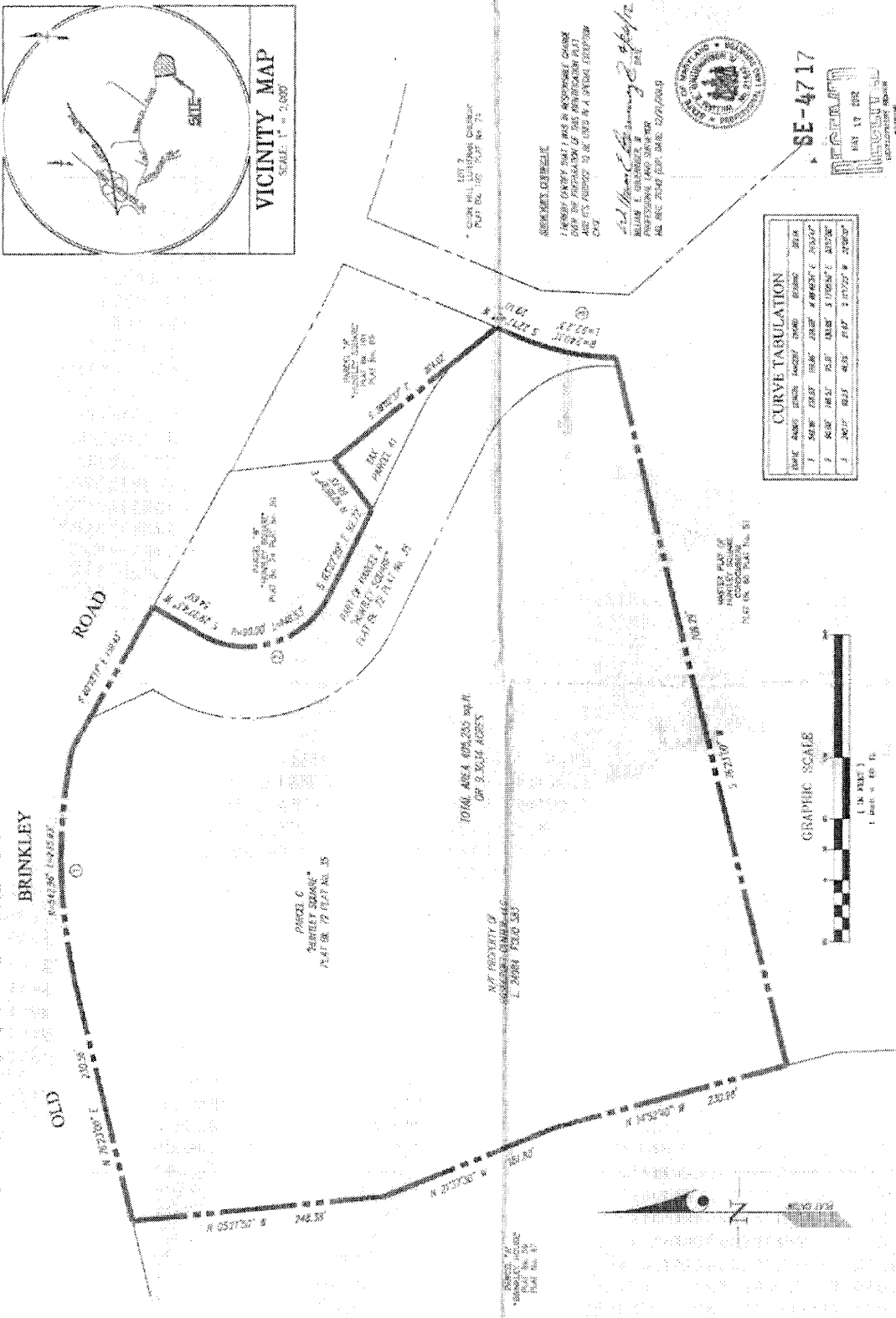
SE SITE PLAN FOR SE-4717 & APPROVED DETAILED SITE PLAN FOR SP-00036



BOUNDARY PLAT

BRINKLEY
KINGMAN'S LANE

VICINITY MAP
SCALE: 1" = 1,000'



IDENTIFICATION PLAT (SPECIAL PURPOSE SURVEY)
ROSECROFT SHOPPING CENTER
PART OF PARCEL 'A' AND ALL OF PARCEL 'C'
"HUNTLEY SQUARE" PLAT BK 72 PLAT NO. 35 AND
TAX PARCEL 41 LIBER 24984 FOLIO 581

PREPARED FOR:
CONSTRUCTION, INC. 8770 BUSINESS 339/300/2000 ACRES
47170 KING BRINKLEY LANE BRINKLEY, MISSISSIPPI 39208
CUSTOMER: ROSECROFT SHOPPING CENTER
ATTN: CECIL HARRISON

SCALE: 1" = 100'

DATE: 10/24/2012

BY: CECIL HARRISON

PROJECT: SE-4717

PREPARED BY:
CECIL HARRISON
10/24/2012

DATE: 10/24/2012

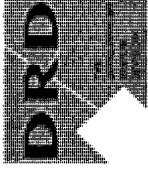
PROJECT: SE-4717

SCALE: 1" = 100'

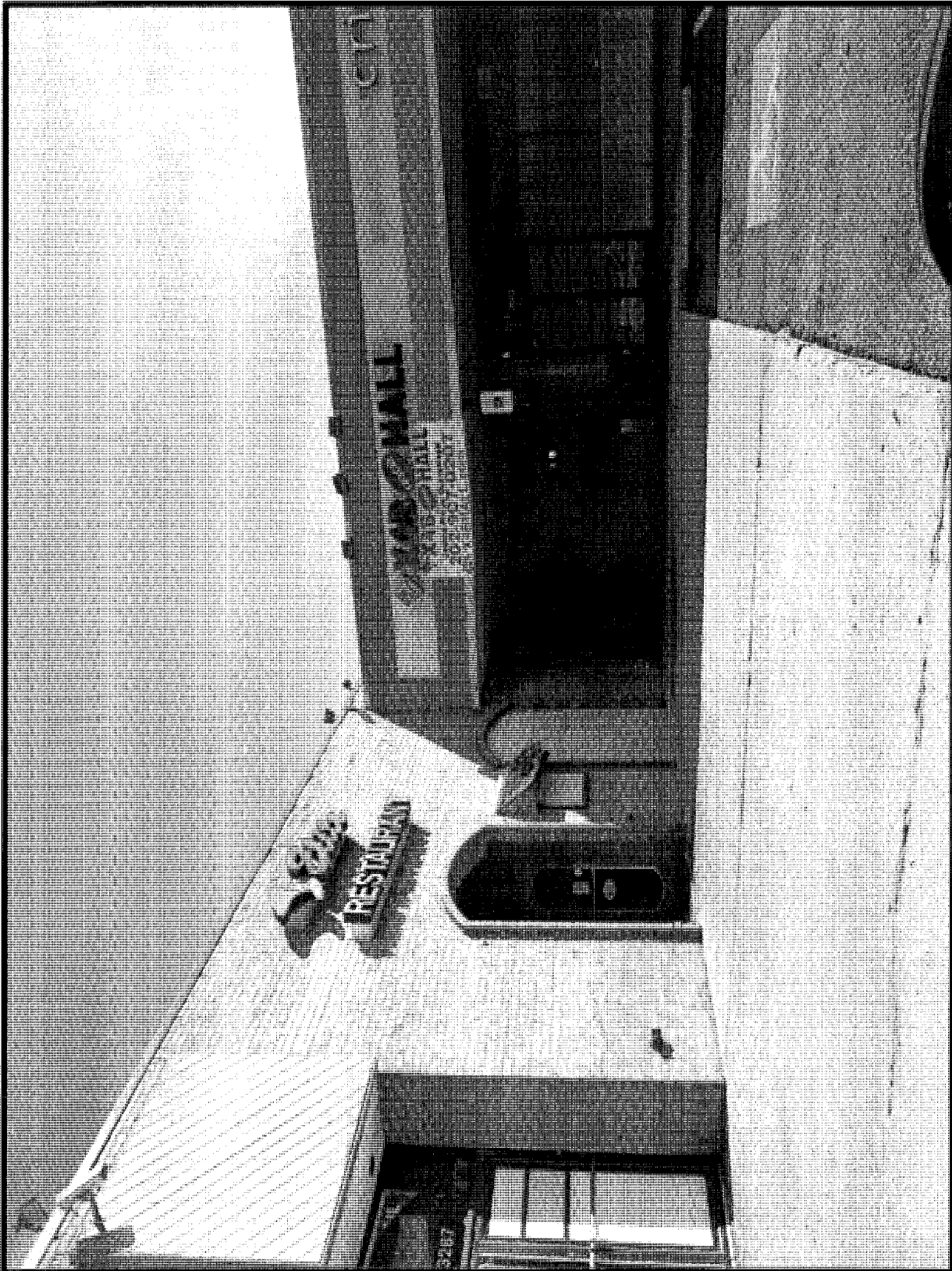
DATE: 10/24/2012

BY: CECIL HARRISON

PROJECT: SE-4717



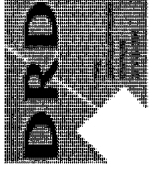
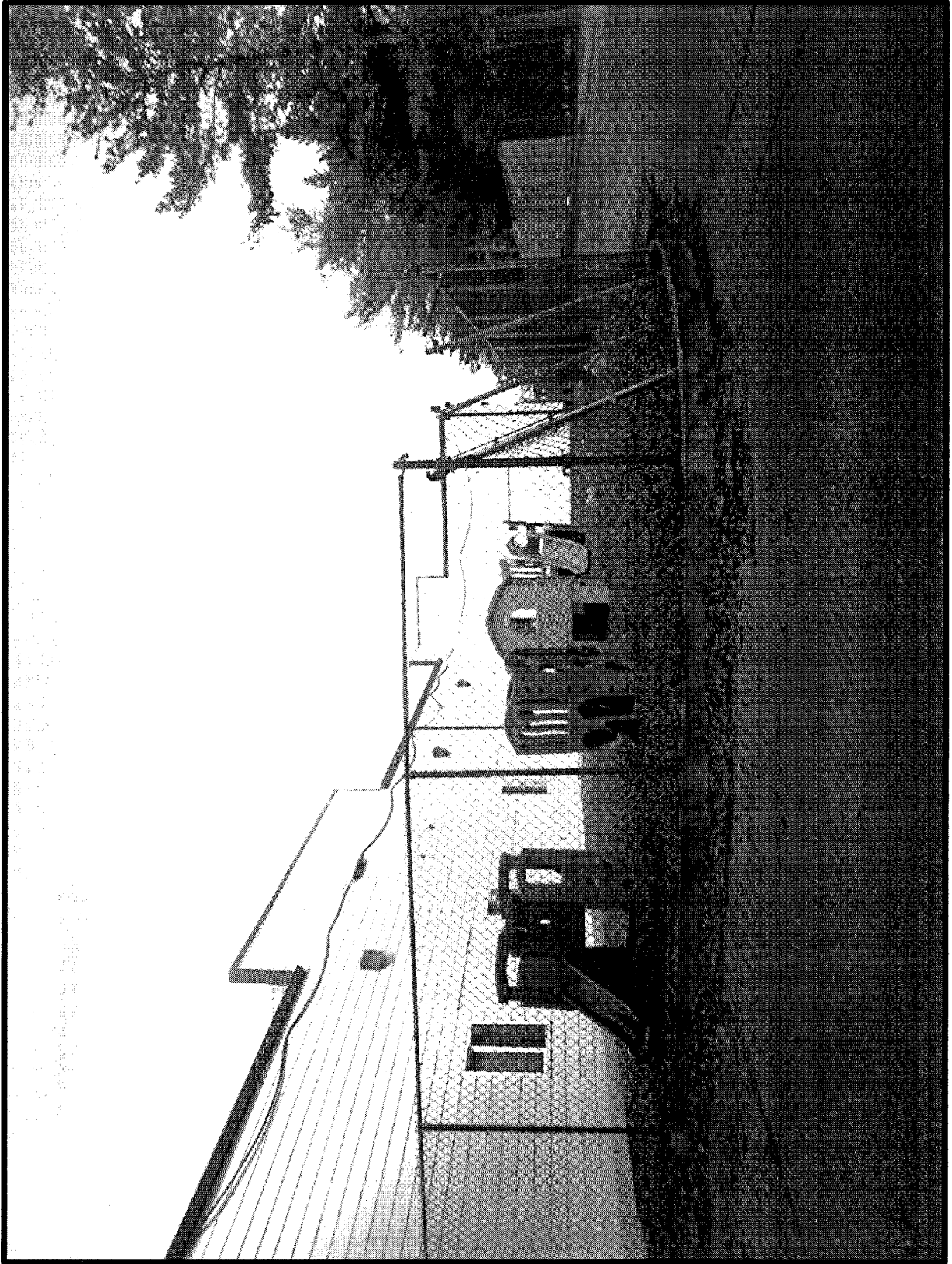
FRONT OF CLUB



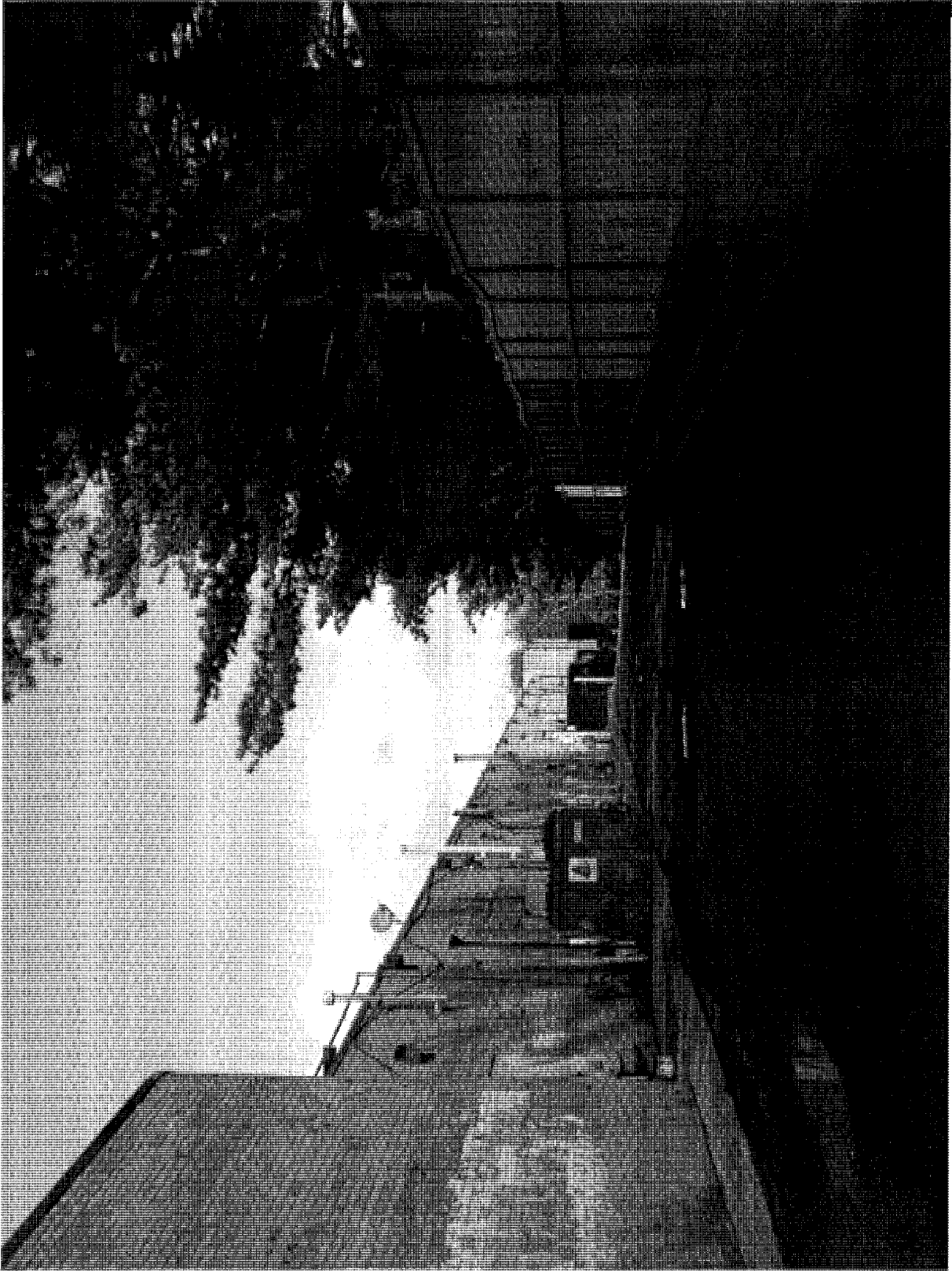
10/24/2012

Slide 12 of 17

DAYCARE CENTER PLAY AREA



ALLEY BETWEEN SHOPPING CENTER & APARTMENTS

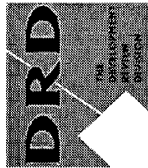


DRD
10/24/2012

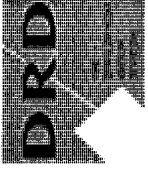
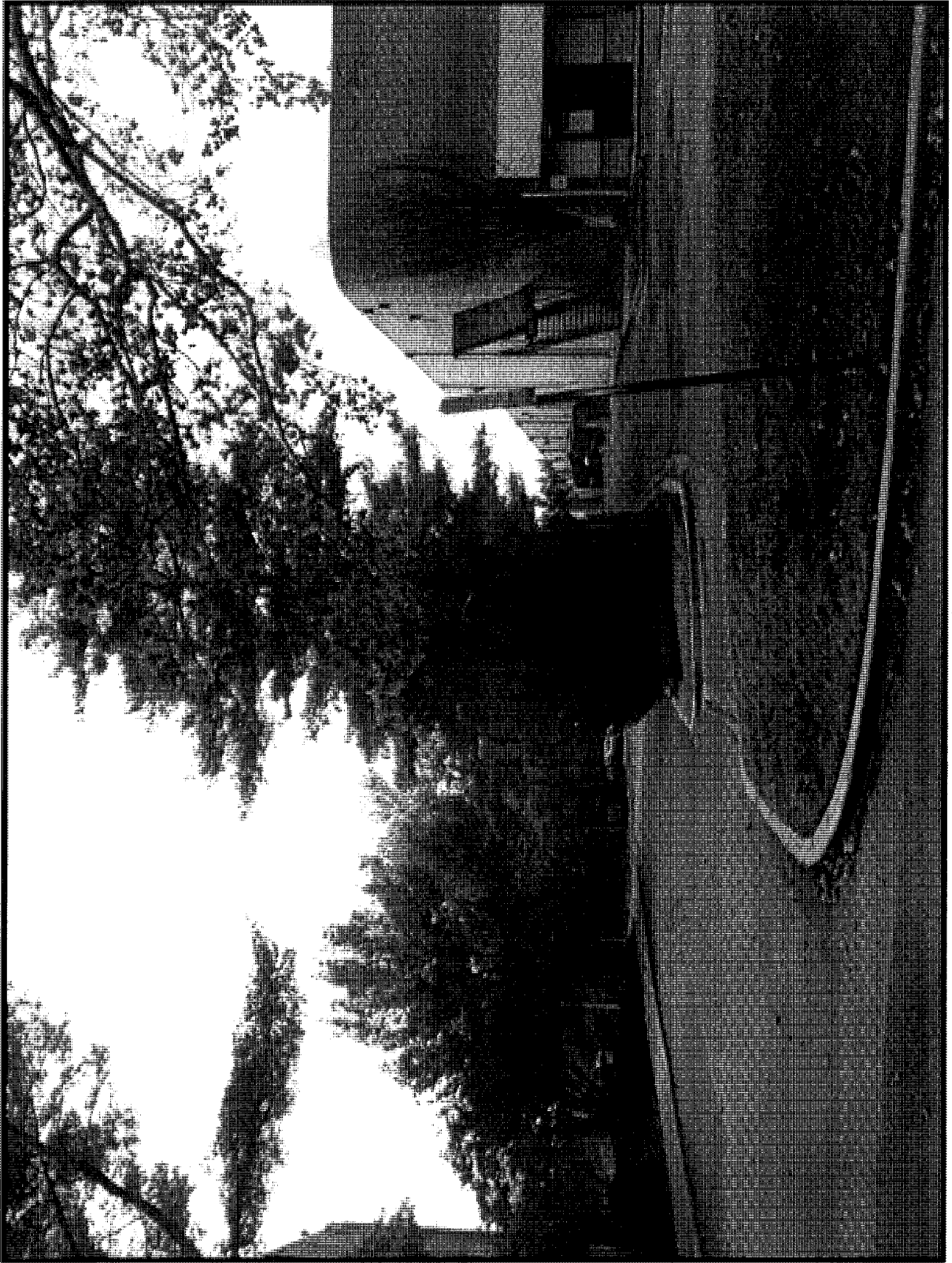
10/24/2012

Slide 14 of 17

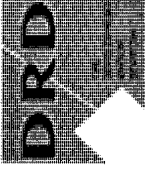
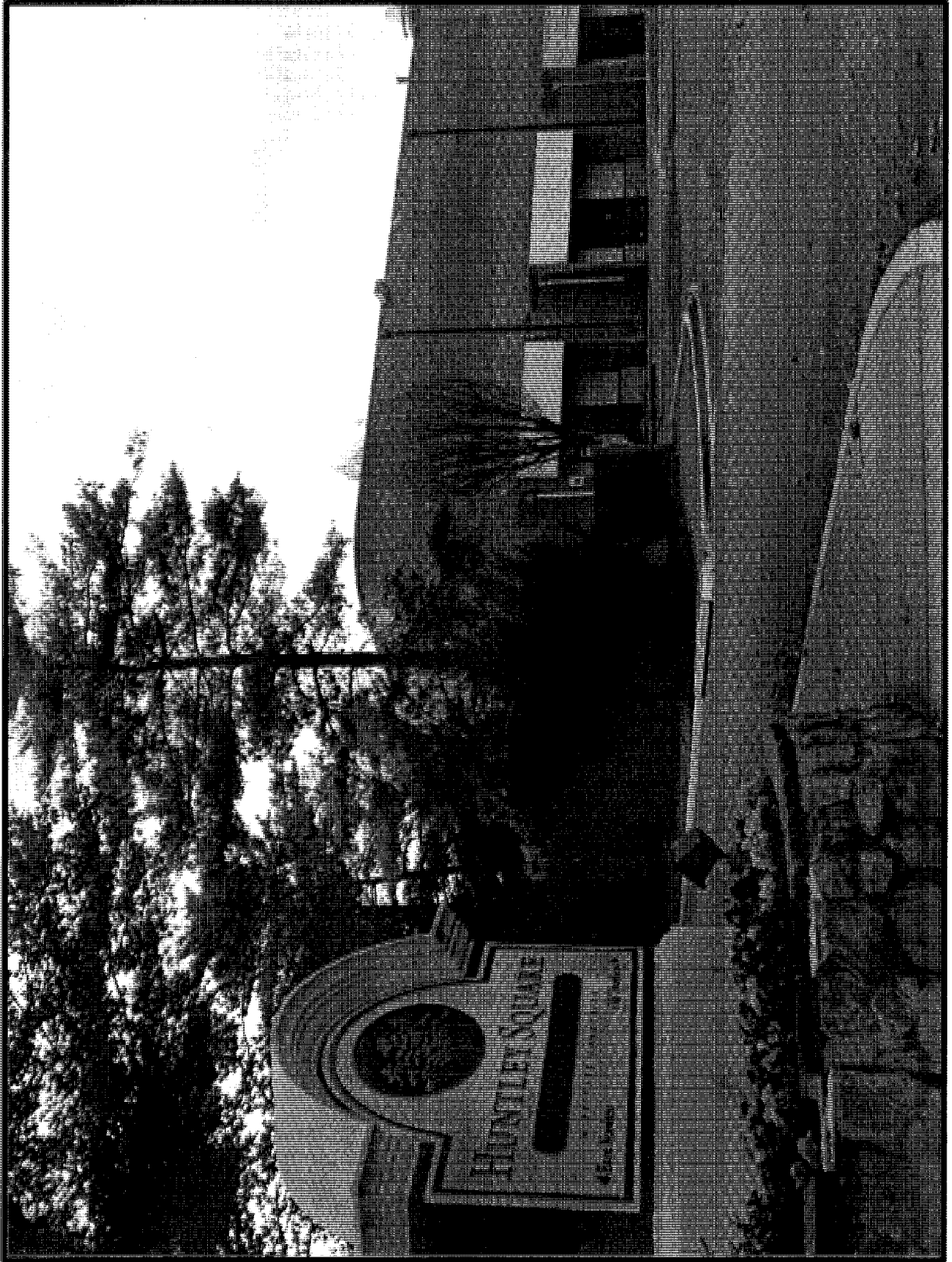
HOLE IN FENCE SEPARATING ALLEY & APARTMENTS



PROXIMITY OF USE TO APARTMENTS



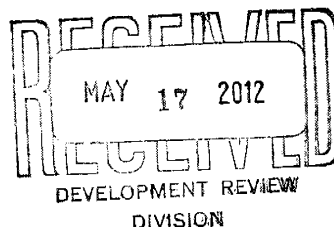
PROXIMITY OF USE TO APARTMENTS



SE-4717

April 26, 2012

M-NCPPC
Development Review Division
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301) 952-3530



**Re: X4B (APPLICATION NUMBER SE-4717)
STATEMENT OF JUSTIFICATION**

Dear Sir or Madam:

On behalf of CD#15CL2001, INC., d/b/a SHRINERS CD#15CL2001, INC., d/b/a X4B SHRINERS UNITED, d/b/a X4B Luxury Club, this Statement of Justification is provided for the above-referenced Application for a Special Exception for X4B Luxury Club (hereafter, "Club X4B"), located at 3729 Brinkley Road, Fort Washington, MD 20744, in the Rosecroft Shopping Center.

Description of Proposed Use/Request

The Application for a Special Application is submitted so that Club X4B can obtain the special exception that all adult entertainment establishments in certain commercial and industrial zones in Prince George's County must secure under CB-56-2011 for the lawful continuation of their already operational establishments, which in the case of Club X4B is a private club that for nearly five years has operated at its current location, which is stated above.

Description and Location of the Subject Property

Club X4B occupies 3729 Brinkley Road in Fort Washington, Maryland at the Rosecroft Shopping Center, located between Fisher Road and Henson Creek. Club X4B, and the Rosecroft Shopping Center, are part of the larger Rosecroft community, which lies south of the Capital Beltway (I-495) and north of Henson Creek, east of Rosecroft Raceway. Club X4B occupies the back left corner of the Shopping Center facing it from its parking lot or from Brinkley Road. The property on which Club X4B is located is zoned C-S-C.

Description of Required Findings

Central Finding Required by CB-56-2011 & P.G. Code § 27-461 note 58

Club X4B is authorized as a private club, under a use and occupancy permit that dates back to 2007, at which time Prince George's County Code § 27-107.01(49) defined "private club" in relevant part as an "establishment providing facilities for entertainment and recreation for only bona fide members and guests," without reference to any type of "entertainment." Club X4B has continuously since that time operated consistent with this authorization and the definition of "private club," the entertainment at which includes nude or partially nude erotic, non-obscene, performance dancing, provided to willing audiences consisting of members of the Club X4B and their guests, otherwise known as "adult entertainment."

In 2010, CB-46-2010 amended the "private club" definition in § 27-107.01(49) to add the phrase "excluding adult entertainment" at the end, and to add "adult entertainment" as a defined term in new County Code § 27-107.01(7.1), in a manner that encompasses the entertainment Club X4B offers. At that time, CB-46-2010 would have required clubs like Club X4B offering adult entertainment to move to property zoned I-2 by May 1, 2013. But in 2011, the County enacted CB-56-2011, which among other things amended County Code § 27-461 to allow existing establishments providing adult entertainment at premises zoned C-S-C or CM to remain at their current locations. Specifically, new note 58 to § 27-461 states that "[a]ny existing establishment in the C-S-C or C-M Zone with a valid use and occupancy permit for a private auditorium, private club or lodge that included activity that meets the definition of 'adult entertainment' may continue upon approval of a Special Exception." Club X4B, which lies in the C-S-C Zone, satisfies this requirement insofar as it has since 2007 held a use and occupancy permit allowing operation as a private club, and it has done so, offering "adult entertainment" since well before the enactment of CB-56-2011.

This Application also satisfies County Code § 27-317 pertaining to Special Exceptions under Subtitle 27, Part 4, Subdivision 9, as follows.

Harmonization of Proposed Use and Site Plan With Purpose of Subtitle 27

The proposed use and site plan are in harmony with the purpose of Subtitle 27 insofar as there will be no physical changes to Club X4B as a result of grant of this Application for a Special Exception, and the location and construction of the premises was approved long ago. Similarly, the use that will be authorized with grant of this Application will be the same as that which has been offered for nearly five years at Club X4B, which has long been authorized by preexisting law.

Conformance With Applicable Requirements in Subtitle 27

Given that there will be no physical or operational changes as noted above, the proposed use thus conforms – and always has – to all applicable requirements and regulations in Subtitle 27. Further, strict application of § 27-461 prohibiting establishments offering adult entertainment from (among others) the C-S-C Zone, and restricting them to the I-2 Zone, will cause unfair and undue hardship on existing clubs that have made expectation-based investments, and accordingly accrued significant property interests in their existing locations. That presumably is why CB-56-2011 has afforded them the opportunity to stay in their existing locations – and in this case, afforded Club X4B the opportunity to remain in its present C-S-C location – pursuant to the Special Exception process.

The Proposed Use Will Not Impair the Integrity of any Validly Approved Master Plan, Functional Master Plan, or General Plan

Authorizing the ongoing and proposed-herein continuing use of Club X4B as a private club offering adult entertainment will not substantially impair the integrity of any validly approved Master Plan, Functional Master Plan, or General Plan. As noted, this Special Exception Application does not involve any physical or operational changes that could cause such impairment.

No Adverse Effect to Health, Safety or Welfare

Club X4B has never adversely affected the health, safety, or welfare of residents and workers in the area, nor will grant of this Application for a Special Exception to authorize continued operations cause any such adverse effects. Again, the lack of any physical or operational changes means that the status quo will be maintained as to the health, safety, and welfare of residents and workers in the area.

No Detriment to Use or Development of Adjacent Properties or General Neighborhood

Club X4B has for approximately half a decade successfully co-existed with properties adjacent to it and its/their general neighborhood, such that grant of this Application for a Special Exception proposing to allow Club X4B to continue operating as it long has will not be detrimental to the use or development of any adjacent property or surrounding neighborhood. Here, too, the lack of any physical or operational changes means that the status quo will be maintained regarding the ability to use or develop adjacent property and surrounding neighborhood.

Conformance With Type 2 Tree Conservation Plan

The Site Plan accompanying this Application for a Special Exception is exempt from the Prince George's County Environmental Technical Review Manual because it contains less than 10,000 square feet of woodland and does not have a previously approved tree

conservation plan. In addition, because this Application does not require a grading permit per Section 32-127(a)(6)(A), it is also not subject to the requirements of Subtitle 25. Division 2. Woodland and Wildlife Habitat Conservation Ordinance (Submittal of Type 2 Tree Conservation Plan, or a Standard or Numbered Letter of Exemption).

Preservation/Restoration of Regulated Environmental Features

Once again, insofar as no physical changes to the exterior or interior of Club X4B are sought or will be made pursuant to the Special Exception requested by this Application, the proposed site plan demonstrates the preservation and/or restoration of regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5), insofar as no regulated environmental features will be in any way affected by grant of the Application. Indeed, and in short, grant of this Application for a Special Exception will have no environmental impact.

Chesapeake Bay Critical Area Overlay Zone

This Application does not implicate any Chesapeake Bay Critical Area Overlay Zone, and there is no Variance being requested as part of this Application.

Variance Requests

No variance from any section of the Prince George's County Code (or otherwise) is sought by this Special Exception Application.

Summary/Conclusion


Club X4B seeks to obtain the Special Exception contemplated by new note 58 to revised County Code § 27-461, which intends to allow existing establishments providing adult entertainment in (among others) C-S-C zones to remain at their current locations. There will be no physical or operational changes with respect to Club X4B, which has long co-existed at its present location offering to willing audiences consisting of members of Club X4B and their guests erotic, non-obscene performance dancing protected by the First Amendment. As Club X4B has satisfied each of the requirements of the Prince George's County's special exception process and Subtitle 27 of the County Cod and all other applicable requirements, expeditious grant of the requested Special Exception is respectfully requested.

* * * *

We thank you in advance for your time and consideration, and request that you please direct all correspondence to the undersigned, using the address, fax, and/or email as indicated on this letterhead.

Prince George's County
Planning Department
April 26, 2012
Page 5

DAVIS WRIGHT TREMAINE LLP



Counsel for CD#15CL2001, INC.,
d/b/a SHRINERS CD#15CL2001,
INC., d/b/a X4B SHRINERS
UNITED, d/b/a X4B Luxury Club



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

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Mary Hampton 37380-2006-U
Telephone Number: 301-952-5411 September 19, 2006
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.

01 revision APPROVED 9/21/2006 (MPH)

1. This permit application is for a banquet hall/private club in the C-S-C Zone and the occupant is Shriners United. The applicant must clarify this proposed use. A private club is an establishment providing facilities for entertainment or recreation for only bona fide members and guests, and not operated for profit per Section 27-107.01(49) of the Zoning Ordinance. An example of a private club is a Knight of Columbus or American Legion Hall. A private club is a permitted use in the C-S-C Zone. If this proposed hall meets this definition, then the applicant must submit Articles of Incorporation (filed with the Dept of Assessments and Taxation) and proof of non-profit status by the IRS. If the proposed hall does not meet this definition, further clarification of how this hall will be used must be submitted to determine the correct use (auditorium, recreational establishment of a commercial nature, etc). **9/21/06 – Ok per 01 permit revision to add corporation name to permit, Articles of Incorporation, and IRS tax-exempt determination.**
2. The applicant must submit two copies of the certified plans for the Huntley Square Shopping Center, which contains the certificate of approval for the day care center, DSP-00036. The applicant must then indicate where on the site plan this use is proposed. **9/21/2006 – OK per revised plans.**
3. What is the gross floor area of this use? **9/21/2006 – OK - 4,200 s.f.**
4. The applicant must verify that there are a minimum of 3 existing retail uses for the shopping center to maintain it's integrated shopping center status with regards to parking and loading calculations (provide address and business name/use). **9/21/2006 – Ok per info submitted. There are 4 existing retail uses in the shopping center.**

I called and discussed the permit comments with the applicant, Eric Hudson. This organization, Shriners United, is an auxiliary group of the Masonic organization. He will fax me his Articles of Incorporation and proof of tax-exempt status from the IRS. I faxed the permit comments to him at 301-638-3568.

ATTN: Ms. Hampton.

20SEP06

From: E.H. CD#15CLAW01 INC.
DBA: SERVERS UNITED.

NOTE: Ms. Hampton

PLEASE FIND THE ENCLOSED LEASE
INFORMATION, AS WELL AS THE APPROPRIATE.

ARTICLES OF INC. AND IRS. LETTER.

I WILL ALSO HAND DELIVER A COPY
TO YOU THIS AFTER NOON. YOU CAN
DISCARD THE OTHERS.

IM ON MY WAY TO THE PERMITS OFFICE.
I WILL SEE YOU AFTER THAT.

Thanks
Eric

2405152382

RETAIL LEASE

**ROSECROFT SHOPPING CENTER
TEMPLE HILLS, MARYLAND**

LANDLORD:

**ROSECROFT CENTER, L.L.C.,
a Maryland limited liability company**

and

TENANT:

**CD#15 CL2001, INC.
D/B/A SHRINERS UNITED**

RETAIL LEASE

THIS AGREEMENT OF LEASE ("Lease") is made this ____ day of _____, 2006, by ROSECROFT CENTER, LLC, a Maryland limited liability company (hereinafter referred to as "Landlord") and, CD#15 CL2001, INC., a Maryland Corporation d/b/a SHIRINERS UNITED (hereinafter referred to as "Tenant").

WHEREAS, Landlord is the owner of a shopping center commonly known as the Rosecroft Shopping Center located at 3201-329 Brinkley Road, Temple Hills, Prince George's County, Maryland (hereinafter referred to as the "Shopping Center"); and

WHEREAS, Tenant desires to lease space in the Shopping Center, and Landlord is willing to rent Tenant space in the Shopping Center, upon the terms, conditions, covenants and agreements set forth herein.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby covenant and agree as set forth below.

Article I. Basic Lease Information and Definitions.

(a) Shopping Center: The land and improvements comprising the Shopping Center located on Brinkley Road in Temple Hills, Prince George's County, Maryland.

(b) Premises: Approximately forty-two hundred (4,200) square feet of rentable area as identified on the leasing plan attached hereto as Exhibit A and made a part hereof and known as Store Nos. 25 & 26. The mailing address of the Premises is 3279/81 Brinkley Road, Temple Hills, MD 20748.

(c) Commencement Date: As defined in Section 3.1.

(d) Common Areas: As defined in Section 2.2.

(e) Initial Lease Term: Five (5) years.

(f) Fixed Minimum Rent: The Fixed Minimum Rent payable during the Lease Term, commencing on the Commencement Date shall be as provided in the following schedule, which schedule reflects an increase equal to three percent (3%) of the Fixed Minimum Rent in effect during the immediately preceding Lease Year. The first five (5) months of Fixed Minimum Rent shall be abated. In addition to the Security Deposit identified in Article I(k), Tenant will prepay eight (8) months' rent upon execution of this Lease (a total of \$20,475 including the Security Deposit), payable in certified funds.

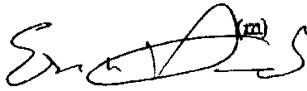
(i) Lease Year: As used herein, the term "Lease Year" means that period beginning on the Commencement Date and terminating on the last day of the twelfth (12th) full calendar month thereafter, and each succeeding period of twelve (12) full calendar months during the entire Lease Term.

(j) Tenant's Proportionate Share of Common Area Costs: The ratio that the rentable square feet in the Premises, exclusive of Anchor Tenants, bears to the rentable square feet in the Shopping Center. Tenant's Proportionate Share of Common Area Costs is agreed to be three and 53/100 percent (3.53%). In the event Landlord renovates the Shopping Center or leases to other Anchor Tenants or modifies the amount of space leased to existing Anchor Tenants, Tenant acknowledges that Tenant's Proportionate Share of Common Area Costs may change, in which event Tenant and Landlord agree to amend this Lease by written amendment to reflect such changes. For all times mentioned herein, an "Anchor Tenant" shall be defined as any single use or tenant with square footage in excess of Forty Thousand square feet.

(k) Security Deposit: \$2,275.00.

21 SEPT 06
FRATERNAL
MASONIC
GROUPS

(l) Permitted Use of Premises: Non-Profit, Charitable Masonic (Fraternal) Organization. Tenant will utilize space primarily to hold lodge meetings, conduct educational classes, hold fund raisers, and provide receptions/parties for members. As a secondary use, Tenant will rent out space to other, similar groups to hold the same types of events as described above. At some events, alcoholic beverages may be brought in by the group. Tenant will meet all County ABC requirements for "one day" usage of alcoholic beverages and carry the necessary insurance.


21 SEPT 06

(m) Tenant's Trade Name: Shriners United

FRATERNAL MASONIC GROUPS

ARTICLES OF INCORPORATION

OF

CD#15 CL2001, INC.

A CLOSE CORPORATION

FIRST: That I, the undersigned, being at least 18 years of age, do hereby form a close corporation under and by virtue of the General Laws of the State of Maryland.

SECOND: The name of the close corporation (which is hereinafter called the "Corporation") is CD#15 CL2001, INC.

THIRD: The Corporation shall be a close corporation as authorized by Title Four of the Corporations and Associations Article of the Annotated Code of Maryland, as amended.

FOURTH: The nature of the business of the Corporation and the objects and purposes proposed to be transacted, promoted or carried on by it, are as follows:

1. To establish, own, maintain, conduct, carry on, manage and generally engage in the operation of a business for the purpose of conducting events, receptions, lodge meetings, and classes for an auxiliary group of the Masonic Lodge CD#15, and all services, matters, transactions, activities and things necessary and related thereto.
2. To enter into and perform contracts; to acquire, use deal in and with, encumber and dispose of real and personal property, without limitation, including obligations or securities; to borrow and lend money for its corporate purposes, to invest and reinvest its funds, and take, hold and

deal with real and personal property as security for the payment of funds loaned or invested, or otherwise, to vary and investment or employment of capital of the Corporation from time to time; and to create or participate with other corporations and entities for the performance of all undertakings, as partner, joint venturer, or otherwise and to share or delegate control therewith or thereto.

3. To pay pensions and establish and carry out pension, profit sharing, stock option, stock purchase, stock bonus, retirement, benefit, incentive or commission plans, trusts and provisions for any and all of the directors, officers and employees of its subsidiaries; and to provide insurance for its benefit on the life of any of its directors, officers or employees, or on the life of any stockholder for the purpose of acquiring at his or her death shares of its stock, owned by the stockholder.
4. To merge or consolidate with any corporation in such manner as may be permitted by law, to aid in any manner any corporation whose stocks, bonds or other obligations are held or in any manner guaranteed by this corporation, or in which this corporation is in any way interested; and to do any other acts or thing for the preservation, protection, improvement or enhancement of the value of any such stock, bonds or other securities, to exercise all the rights, powers and privileges of ownership thereof, and to exercise any and all voting powers thereon; and to guarantee the payment of dividends upon any stock, the principal, interest or both, of any bonds or other securities and the performance of any contracts.

5. To do all and everything necessary, suitable and proper for the accomplishment of any of the purposes or the attainment of any of the objects or the furtherance of any of the powers herein before set forth, either alone or in association with other corporations, firms or individuals and to do every other act or thing, incidental, appurtenant to, growing out of or connected with the aforesaid business or powers of any part thereof, provided the same not be inconsistent with the laws under which this corporation is organized; and to do all such acts and things and conduct business and have one or more offices and exercise its corporate powers in any way and all places, without limitation.
6. To engage in any other lawful act or activity for which a corporation may be organized under the General Laws of the State.

The foregoing enumeration of the purposes, objects and business of the Corporation is made in furtherance and not in limitation of the powers conferred upon the Corporation by law, and is not intended, by the mention of any particular purpose, object or business, in any manner, to limit or restrict the generality of any other purpose, object or business mentioned, or to limit or restrict any of the powers of the Corporation. This Corporation is formed upon the articles, conditions and provisions herein expressed, and subject in all particulars to the limitations relative to corporations, which are contained in the General Laws of this State.

FIFTH: The post office address of the principal office of the Corporation is Box 471 647 District Heights, MD 20753. The resident agent of the Corporation is

Eric W. Hudson. Said resident agent is an individual actually residing in the State of Maryland and whose address is 8 Black Pool Circle, Waldorf, MD 20602.

SIXTH: The total number of shares, which the Corporation has authority to issue, is 1,000 shares, without par value, all of one class.

A description of said stocks, with the preferences, conversion and other rights, voting powers, restrictions, limitations as to dividends and qualifications is as follows:

CLASS A COMMON STOCK

The holder of each share of Class A Common Stock shall be entitled to one vote in all proceedings in which action shall be taken by stockholders of the Corporation. The holders of such stock shall be entitled to any dividends of the Corporation. The holders of such stock shall be entitled to any dividends of the Corporation and shall be entitled to distribution of all the assets of the Corporation upon liquidation, dissolution or termination of the Corporation.

SEVENTH: The Corporation shall have one director who shall serve only until such time as stock in the Corporation is issued and the organization meeting completed. Eric W. Hudson shall act as the director until such time; thereafter, the Corporation shall have no directors. The affairs and property of the Corporation shall be managed by its stockholders acting in lieu of a Board of Directors. Any matter to be acted on by the stockholders (except such matters as are required by statute to be decided by some different number or proportion) shall be decided by the vote of the owners of a majority of the issued and outstanding stock of the Corporation entitled to vote on such matters.

EIGHTH: The corporation reserves the right, from time to time, to make any amendment to its charter, now or hereafter authorized by law, including any amendment,

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAR 23 2005**

CD 15 CL 2001 INC
BOX 471647
DISTRICT HEIGHTS, MD 20753

Employer Identification Number:
52-2344907
DLN:
17053315016004
Contact Person: **BENJAMIN L DAVIS** ID# 31465
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
DECEMBER 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
YES
Effective Date of Exemption:
OCTOBER 10, 2001
Contribution Deductibility:
YES

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Sincerely,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)

Letter 947 (DO/CG)

ARTICLES OF AMENDMENT

A CLOSE CORP.

(1)

CD#15 CL2001, INC.

(2) a Maryland corporation hereby certifies to the State Department of Assessments and Taxation of Maryland that

(3) The charter of the corporation is hereby amended as follows:

CD#15 CL2001, INC. IS ORGANIZED EXCLUSIVELY FOR CHARITABLE, RELIGIOUS, EDUCATIONAL, AND SOCIAL PURPOSES. INCLUDING, FOR SUCH PURPOSES, THE MAKING OF DISTRIBUTIONS TO ORGANIZATIONS THAT QUALIFY UNDER EXEMPT ORGANIZATIONS UNDER 501(C) (3) OF THE INTERNAL REVENUE CODE, OR CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE.

NO PART OF CD#15 CL2001, INC.'S NET EARNINGS SHALL INURE TO THE BENEFIT OF, OR BE DISTRIBUTABLE TO ANY MEMBERS, TRUSTEES, OFFICERS, OR OTHER PRIVATE PERSON, EXCEPT THAT THAT HAVE BEEN AUTHORIZED, AND EMPOWERED TO PAY COMPENSATION FOR SERVICES RENDERED AND TO MAKE PAYMENTS AND DISTRIBUTIONS IN FURTHERANCE OF THE PURPOSES SET FORTH IN THE PURPOSE CLAUSE HEREOF. NO SUBSTANTIAL PART OF THE ACTIVITIES OF CD#15 2001 INC. SHALL BE THE CARRYING ON OF PROPAGANDA, OR OTHERWISE ATTEMPTING TO INFLUENCE LEGISLATION, AND THE ORGANIZATION SHALL NOT PARTICIPATE IN, OR INTERVENE IN ANY POLITICAL CAMPAIGN ON BEHALF OF ANY CANDIDATE OF PUBLIC OFFICE. NOTWITHSTANDING ANY OTHER PROVISION OF THIS DOCUMENT, CD#15 2001 INC. SHALL NOT CARRY ON ANY OTHER ACTIVITIES NOT PERMITTED TO BE CARRIED ON (A) BY AN ORGANIZATION EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501(C) (3) OF THE INTERNAL REVENUE CODE, OR CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE, OR (B) BY AN ORGANIZATION, CONTRIBUTIONS TO WHICH ARE DEDUCTIBLE UNDER SECTION 170(C) (2) OF THE INTERNAL REVENUE CODE, OR CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE.

UPON THE DISSOLUTION OF CD#15 CL 2001 INC., ASSETS SHALL BE DISTRIBUTED FOR ONE OR MORE EXEMPT PURPOSES WITHIN THE MEANING OF SECTION 501(C) (3) OF THE INTERNAL REVENUE CODE, OR CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE, OR SHALL BE DISTRIBUTED TO THE FEDERAL GOVERNMENT, OR TO A STATE OR LOCAL GOVERNMENT, FOR A PUBLIC PURPOSE. ANY SUCH ASSETS NOT DISPOSED OF BY THE COURT OF COMMON PLEAS OF THE COUNTY IN WHICH THE PRINCIPAL OFFICE TO THE ORGANIZATION IS THEN LOCATED, EXCLUSIVELY FOR SUCH PURPOSES OR TO SUCH ORGANIZATION OR ORGANIZATIONS, AS SAID COURT SHALL DETERMINE, WHICH ARE ORGANIZED AND OPERATED EXCLUSIVELY FOR SUCH PURPOSES.

This amendment of the charter of the corporation has been approved by

(4) THE DIRECTORS, NO STOCK HAS BEEN ISSUED.

We the undersigned President and Secretary swear under penalties of perjury that the foregoing is a corporate act.

(5) Close Corp,
Secretary

(5) 
President

(6) Return address of filing party: Bd22-CRWE Hall
CD#15 CL2001 INC

ERIC W. HUDSON

Box 471647
DISTRICT HEIGHTS, MD. 20753



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: 37380	Year: 2006	Type: UO	Rev: 01	Date: 9/20/06				
Site Information	Land Tax Account: 42-1263052	Election District:	Lot:	Block:	Parcel:	Tax Map:	Grid:	Zone:
Address: 33279 BAINBRIDGE RD			Suite/Unit:	Liber:	Folio:	SCD:	PLAT:	
City/Town/State/Zip: FORT WASHINGTON, MD 20744			Subdivision:		Referenced Permit Number:			
TYPE OF PERMIT PLEASE CHECK ONE				EXISTING SITE USE				
<input type="checkbox"/> New Residential	<input type="checkbox"/> Misc. Residential	CHURCH						
<input type="checkbox"/> New Commercial	<input type="checkbox"/> Misc. Commercial	PROPOSED USE						
<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration/Repairs	PROJECT #111 / PRIVATE SHRINKERS CLUB						
<input type="checkbox"/> Grading	<input type="checkbox"/> Logging	WORK DESCRIPTION						
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Spec./Other/Raze							
<input type="checkbox"/> Fire/Alarm/Hood	<input type="checkbox"/> Fire/Sprinklers							
<input type="checkbox"/> Use & Occupancy (U&O)	<input type="checkbox"/> Temp U&O							
<input type="checkbox"/> Sign (Bldg)	<input type="checkbox"/> Sign (Ground)							
PROPERTY OWNER INFORMATION				WORK SIZE DESCRIPTION & TOTAL AREA				
Company Name: AMERICAN REALTY LLC				Height (ft)	Width (ft)	Depth or Length (ft)		
Name: ROSECROFT CENTER LLC				Total Site Area	Disturbed Area	Floor Area		
Address: 678 REISTERSTOWN RD.				Est. Construction Cost: \$				
City/State/Zip: PIKESVILLE MD 21208				Water Services	<input type="checkbox"/> WSSC	<input type="checkbox"/> WELL	<input type="checkbox"/> CITY	
Telephone: (home/office) (cell) (fax)				Sewer Services	<input type="checkbox"/> WSSC	<input type="checkbox"/> SEPTIC	<input type="checkbox"/> CITY	
U&O OCCUPANT'S INFORMATION				PERMIT APPLICANT'S INFORMATION				
Company Name: CD #15 CL2001 INC				M. Hampton				
Trade Name: DBA SHRINKERS UNITED				APPROVED 9/21/06				
Name:				PERMIT # 37380-2006-U-01				
Address:				OK for private club per				
City/State/Zip:				documentation submitted				
Telephone: (office) (cell) (fax)				and Section 27-107.01(4a)				
APPLICANT'S INFORMATION				OF THE Zoning Ordinance				
Company Name: CD #15 CL2001 INC				Company Name:				
Name: ERIC W HUDSON				Name:				
Address: Box 471647				Address:				
City/State/Zip: DISTRICT HEIGHTS, MD 20753				City/State/Zip:				
Telephone: (office) (cell) (fax) 240 515 2382				Telephone: (office) (cell) (fax)				
FOR OFFICE USE ONLY								
Reviewer		Date		Reviewer		Date		
M-NCPPC				Fire Eng				
DPW&T				Site Eng.				
Structural Eng.				Mechanical Eng.				
Electrical Eng.				Issuance				

Applicant Signature

Date

Permit Specialist

I hereby certify that I have authority of the property owner to make this application and that the information is complete and correct and, if a permit is issued, the construction and/or use will conform to the Building Code, the Zoning Ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property.

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PERMITS OFFICE
TRANSMITTAL SHEET

Permit Number 37380-2006-00 Rev # 01

Date 9/20/06

Address 3279 Brinkley Road Subdivision _____

FORT WASHINGTON MD Project X4B

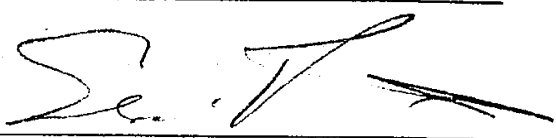
Application/Permit Action:

- Bond Change
- Contractor Change
- House Type Change
- Ownership Change
- Plan(s) Change [per permittee]
- Plan(s) Change [per review agencies]
- Renewal
- Other

Revised Plans/Documentation Submitted: (Please check appropriate ___ and note plan/document number)

- Architectural
- CIP Agreement
- Electrical
- Fire
- Landscape
- Mechanical
- Sediment Control
- Site/Plot
- Structural
- Tree Conservation

Details/Comments: ADDING CORPORATE NAME DBA
IS ALREADY THERE (SHAWERS UNITED)
ADDING {CD#15 CL2001 INC.} ← ADD TO PERMIT

Submitted By: ERIC HUDSON X4B SHAWERS UNITED
 Name (Please print) Company
Box 471647 District Heights, MD 20758
 Address
2405152382
 Phone Number
2405152382 
 Signature

BEST AVAILABLE COPY

PRINCE GEORGE'S COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL RESOURCES
COMMUNITY STANDARDS DIVISION
1220 CARAWAY COURT, SUITE 1050
LARGO, MARYLAND 20774

CORRECTION ORDER

Use Group H-1 Type of Construction 3 U&O No. 37380 0601 Date 10/4/06
Name of Business CD #15 CL 2001 Inc Phone No. 240-515-2382
Address of Business 3077 Buckle Rd
Name of Manager Wanda Hudon Phone No. 240-515-2382
Name of Owner Robert C. Cottrell Phone No. _____
Address of Owner 579 Rockstone Rd, Potosville, Md 21208

CORRECTIVE ACTION

Code Section	
2002 105.1	Change of occupancy from First Assembly to assembly hall requires the substantial of a detailed site layout plan and review by Fire Department. A building permit is required.
	Obtain the services of a Fire Protection Specialist or Architect to note on drawings of the facility, submit these plans for review as part of the building permit.
	Inspection of this property pursuant to this use and occupancy permit has disclosed the violations noted above which will necessitate you getting a combination building and construction (CU) permit. Please note that these MAY NOT REFLECT ALL OF THE REQUIREMENTS OF THE CODE WHICH REQUIRE CORRECTION. At such time as you file for the CU permit, you will be required to file detailed interior drawings which will be reviewed for compliance with building code and fire code requirements.
	NOTE: If you present a copy of this correction order to the Permits Office when you apply for your CU permit, the fees paid for this permit will be credited towards the cost of the new permit. This permit will then be subsequently voided.

Received By [Signature] Issued By [Signature]
Title _____ Phone No. 240-600-1000



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: **45960** Year: **2006** Type: **CIW** Rev: **00** Date: **11/10/06**
 Site Information: Land Tax Account: **12-1263052** Election District: Lot: Block: Parcel: Tax Map: Grid: Zone:
 Address: **3279/81 BARKLEY RD** Suite/Unit: Liber: Folio: SCID: PLAT:
 City/Town/State/Zip: **Temple Hills, md. 20744** Subdivision: Referenced Permit Number:

TYPE OF PERMIT PLEASE CHECK ONE

<input type="checkbox"/> New Residential	<input type="checkbox"/> Misc. Residential
<input type="checkbox"/> New Commercial	<input type="checkbox"/> Misc. Commercial
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Alteration/Repairs
<input type="checkbox"/> Grading	<input type="checkbox"/> Logging
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Spec./Other/Raze
<input type="checkbox"/> Fire/Alarm/Hood	<input type="checkbox"/> Fire/Sprinklers
<input type="checkbox"/> Use & Occupancy (U&O)	<input type="checkbox"/> Temp U&O
<input type="checkbox"/> Sign (Bldg)	<input type="checkbox"/> Sign (Ground)

EXISTING SITE USE
CHURETT

PROPOSED USE
PRIVATE CLUB / BANQUET HALL SHRINERS

WORK DESCRIPTION

PROPERTY OWNER INFORMATION

Company Name: **American Realty LLC**
 Name: **ROSECROFT CENTER LLC**
 Address: **1678 RIVERSIDE TOWN RD**
 City/State/Zip: **PIKEVILLE, MD. 21208**
 Telephone: (home/office) (cell) (fax)

WORK SIZE DESCRIPTION & TOTAL AREA

Height (ft)	Width (ft)	Depth or Length (ft)
Total Site Area	Disturbed Area	Floor Area
Est. Construction Cost: \$ 100,000		

Water Services: WSSC WELL CITY
 Sewer Services: WSSC SEPTIC CITY

U&O OCCUPANT'S INFORMATION

Company Name: **SHRINER CD#15 CL2001 INC**
 Trade Name: **X4B SHRINERS UNITED**
 Address: **3279/81 BARKLEY RD.**
 City/State/Zip: **Temple Hills, md 20744**
 Telephone: (office) (cell) (fax)

CONTRACTOR'S INFORMATION

License Type & Number:
 Company Name: **STEWART**
 Owner's Name: **MONROE STEWART**
 Address: **4908 WOODLAND BLVD.**
 City/State/Zip: **ARM HILL MD. 20745**
 Telephone: (office) (cell) (fax) **301 630 7565 (7632)**

APPLICANT'S INFORMATION

Company Name: **CD#15 CL2001 INC**
 Name: **ERIC HUDSON**
 Address: **Box 471647**
 City/State/Zip: **District Heights, md**
 Telephone: (office) (cell) (fax) **240 515 2382 20753**

ARCHITECT'S/ENGINEER'S INFORMATION

Company Name:
 Name: **The Maryland-National Capital Planning Commission**
 Address:
 City/State/Zip:
 Telephone: (office) (cell) (fax)

APPROVED PERMIT # [blank]
 DOCUMENTATION SUBMITTED
 Reviewer: **TO MARY HAMPTON**
 Date: **11/9/06**
 Signature: **EDH**

FOR OFFICE USE ONLY

M-NCPPC	Reviewer	Date
DPW&T		
Structural Eng.		
Electrical Eng.		

I hereby certify that I have authority of the property owner to make this application and that the information is complete and correct and, if a permit is issued, the construction and/or use will conform to the Building Code, the Zoning Ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property.

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PERMITS OFFICE
TRANSMITTAL SHEET

Permit Number 45960-2006-00

Rev # 4

Date 5/14/07

Address 3279 + 3281 Brinkly Rd.

Subdivision OW

Temple Hills, MD 20744

Project _____

Application/Permit Action:

Bond Change

Plan(s) Change [per permittee]

Contractor Change

Plan(s) Change [per review agencies]

House Type Change

Renewal

Ownership Change

Other

Revised Plans/Documentation Submitted: (Please check appropriate _____ and note plan/document number)

Architectural

Landscape

Structural

CIP Agreement

Mechanical

Tree Conservation

Electrical

Sediment Control

Fire

Site/Plot

Details/Comments: I want to add the DBA of X4B to

the U+O permit

Submitted By:

Keith Brown

Shiners CD#15CL2001 Inc. DBA X4B

Name (Please print)

Company

3279 + 3281 Brinkly Rd. Temple Hills, MD 20744

Address

(240) 535-6975

Phone Number

Signature

14 May 2007

MS. MARY HAMPTON
MARYLAND PARKS AND PLANNING
FAX: 301-952-4141

RE: CASE # 45960-2006-00 SHRINERS UNITED
ADDITION OF TEMPLE NAME TO U&O APPLICATION

Ms. Hampton:

Because the facility for our temple location was not up to code for assembly we were required to submit a CUW Construction permit application (I will enclosed a copy of the Job Card) and do Hundreds of thousands of dollars in construction. The unforeseen costs requires us to tighten up were we can.

To keep costs down with the Lodge/Shrine signage we would only be using the Temple name. We were instructed by the Graphic Design contractor that the U&O permits should have the Temple name (X4B) added as DBA (doing business as) to prevent any confusion with them obtaining they're permit to do wording or signage on any of the construction.

That is the extent of any change. If using the Temple name is a problem and we must use the SHRINERS UNITED X4B CD INC. We will but it will bump our costs up. But if adding the DBA will cause further difficulties we can just keep it as it is.

Sorry that they had to bother you with this trivial matter.

Thanks Ms. Hampton



Eric Hudson (Trustee) 240-515-2382
F.A.M./ SHRINERS UNITED/X4B CD

P.S. THEREFORE THE OCCUPANT NAME WOULD
BE SHRINERS CD#15CL2001 INC. DBA X4B -
OR IT CAN REMAW AS IS - Eric.



1011#
26550

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: 2006-2006-00	Year: 06	Issue Date: 5/16/07	Rev: 1	Date: 5/16/07			
Site Information: Land Tax Account: 522344907	Election District:	Lot:	Block:	Parcel:	Tax Map:	Grid: Ref # 37380-	Zone: 2006-1101
Address: 3279, 3281 Brinkly Rd.		Suite/Unit:	Liber:	Folio:	SCD:	PLAT: 2006-1101	
City/Town/State/Zip: Temple Hills, MD 20744		Subdivision:		Referenced Permit Number:			
TYPE OF PERMIT/RELEASE CHECK ONE				EXISTING SITE USE			
<input type="checkbox"/> New Residential	<input type="checkbox"/> Misc. Residential	C/11/11/11					
<input type="checkbox"/> New Commercial	<input type="checkbox"/> Misc. Commercial						
<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration/Repairs	PROPOSED USE					
<input type="checkbox"/> Grading	<input type="checkbox"/> Logging	Private Club / Private Club					
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Spec./Other/Raze	WORK DESCRIPTION					
<input type="checkbox"/> Fire/Alarm/Hood	<input type="checkbox"/> Fire/Sprinklers						
<input type="checkbox"/> Use & Occupancy (U&O)	<input type="checkbox"/> Temp U&O						
<input type="checkbox"/> Sign (Bldg)	<input type="checkbox"/> Sign (Ground)						
PROPERTY OWNER INFORMATION				WORK SIZE DESCRIPTION & TOTAL AREA			
Company Name: Rosecroft center LLC		Height (ft):	Width (ft):	Depth or Length (ft):			
Name:		Total Site Area:	Disturbed Area:	Floor Area:			4,200 ^{sq}
Address: 678 Reisterstown Road		Est. Construction Cost: \$					
City/State/Zip: Pikesville MD 21208		Water Service:	<input type="checkbox"/> WSSC	<input type="checkbox"/> WELL	<input type="checkbox"/> CITY		
Telephone: (home/office) (cell) (fax)		Sewer Service:	<input type="checkbox"/> WSSC	<input type="checkbox"/> SEPTIC	<input type="checkbox"/> CITY		
D&D OCCUPYER'S INFORMATION				OWNER'S INFORMATION			
Company Name:		Fire Alarm Type & Number:		M. Hampton			
Trade Name:		Pack and Diagram:		APPROVED 5/16/07			
Name:		Company Name:		PERMIT # 45960-2006-CU ⁰¹			
Address:		City/State/Zip:		City/State/Zip: 2006-1101			
City/State/Zip:		Telephone: (office) (cell) (fax)		Telephone: (office) (cell) (fax)			
APPLICANT'S INFORMATION				PERMITTING INFORMATION			
Company Name: SHIARS CD#15 CL2001 EX DBA X43		Company Name:		OK for private club			
Name: Keith Brown		Name:		per 37380-2006-1101			
Address: 3279, 3281 Brinkly Road		Address:		documentation, 9 Section			
City/State/Zip: Temple Hills MD 20744		City/State/Zip:					
Telephone: (office) (cell) (fax)		Telephone: (office) (cell) (fax)					
(240) 535-6775							
FOR OFFICE USE ONLY							
Reviewer:	Date:	Reviewer:	Date:				
M-NCPPC		Fire Eng.		27-107.01(49)			
DPW&T		Site Eng.					
Structural Eng.		Mechanical Eng.					
Electrical Eng.		Issuance					

Applicant Signature: *Keith Brown* Date: 5/14/07
 Permit Specialist: *[Signature]* Date: 5/16/07
 I hereby certify that I have authority of the property owner to make this application and that the information is complete and correct and, if a permit is issued, the construction and/or use will conform to the Building Code, the Zoning Ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property.
 OK for private club per 37380-2006-1101, 9 Section 27-107.01(49)

DATE RECD: 05/15/2007

PERMIT #: 45960-2006-CU-01

PROJECT: American Realty

USE: PRIVATE CLUB; GEN. INT. & USE

COMMENTS:

Ref # 37380-
2006-4101

DIVISION	COMMENTS	ACTION
SUBDIVISION Prelim# 4- DATE:		DATE: NAME: Plat Date:
TRANSPORTATION		DATE: NAME:
URBAN DESIGN SP# DSP#		DATE: NAME:
SHA		DATE: NAME:
ENVIRONMENTAL PLANNING		DATE: NAME:
PROPERTY ADDRESS		DATE: NAME:
TRAILS		DATE: NAME:
HISTORIC		DATE: NAME:
CWP		DATE: NAME:
ZONING		DATE: NAME:
PARKS		DATE: NAME:
PERMITS	X OK for private club per attached documentation, 37380- 2006-4101, § Section 27-107.01 (49)	DATE: 5/16/07 NAME: M Hampton

PRINCE GEORGE'S COUNTY

Department of Environmental Resources
Permits and Review Division

CERTIFICATE OF OCCUPANCY

EFFECTIVE DATE: August 10, 2007

CASE NUMBER : 45960-2006-00

PERMISSION IS HEREBY GRANTED TO OCCUPY :

3279 BRINKLEY RD #+ FORT WASHINGTON, MD 20744

CASETYPE : CUW (COMMERCIAL INTERIOR/USE WALL THRU)

OWNERSHIP : PARKING SPACES :

USE GROUP : A-2 SPECIAL EXCEPTION :

CONST. TYPE : 097 LOT

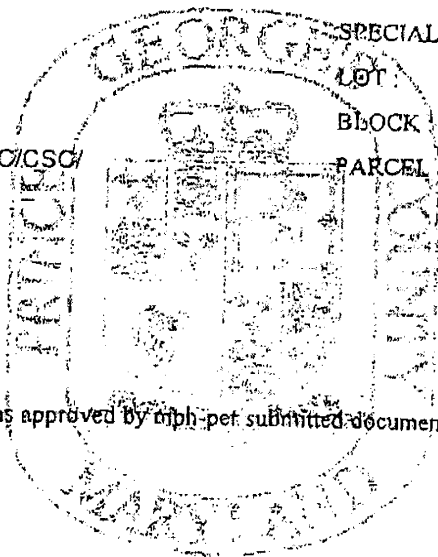
TAX MAP : 097 BLOCK

ZONE : ICSC/ICSC PARCEL

USE (MNCPPC ZONING) :
CLUBS/PRIVATE/REC

LIMITATIONS (UP TO) :

ok for a private club per 37380-2006 as approved by mph per submitted documentation and sec-27-107.01(49)



PROPERTY OWNER
ROSECROFT CENTER LLC
678 REISTERTOWN RD
PIKESVILLE, MD 21208

OCCUPANT
SHRINERS CD#15 CL 2001, INC.
3279 & 3281 BRINKLEY RD
TEMPLE HILLS, MD 20744
TRADE NAME : X4B SHRINERS UNITED

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED.
IT IS NOT TRANSFERABLE.

DUPLICATE

BUILDING CODE OFFICIAL

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

June 26, 2012

MEMORANDUM

TO: John Ferrante, Zoning Section, Development Review Division
VIA: Cynthia Fenton, Acting Supervisor, Community Planning South Division
FROM: Chidy Umeozulu, Planner Coordinator, Community Planning South Division
SUBJECT: **SE-4717, X4B**

DETERMINATIONS

General Plan: This application is not inconsistent with the 2002 General Plan Development Pattern policies for the Developing Tier.

Master Plan: This application conforms to the commercial land use recommendation of the 2006 Approved Henson Creek-South Potomac Master Plan and SMA.

BACKGROUND

Location: South of Brinkley Road approximately 1,400 feet east of Fisher Road
Size: 9.30 acres
Existing Uses: Private club that provides adult entertainment to the club members and their guests
Proposal: Continuation of private club that provides adult entertainment to the club members and their guests per CB-56-2011

GENERAL PLAN, MASTER PLAN AND SMA

2002 General Plan: The property is located in the Developing Tier. The vision for Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers and employment areas that are increasingly transit serviceable.

Master Plan: *2006 Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment*

Planning Area/ Community:	PA 76B/Henson Creek
Land Use:	Commercial land use
Environmental:	Refer to the Environmental Planning Section referral for conformance with the Environmental Infrastructure Chapter of the master plan and the 2005 <i>Countywide Green Infrastructure Plan</i> .
Historic Resources:	There are no historic sites or resources on or adjacent to the subject site.
Transportation:	The master plan recommends this portion of Brinkley Road (MC-701) be maintained as the existing two-lane roadway, with frontage and safety improvements as deemed necessary.
Public Facilities:	There are no public facilities proposed on the subject property.
Parks & Trails:	There are no parks proposed on or adjacent to the subject property. Continuous sidewalk and designated bike lane are recommended along Brinkley Road.
SMA/Zoning:	The 2006 <i>Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment</i> retained the existing C-S-C Zone.

PLANNING ISSUES


A complaint was made by a resident to staff and meeting attendees at the District IV Coffee Club meeting against the club operation, citing noise from the patrons during the early hours of the morning and the littering of vehicle windows in the shopping center parking lot with explicit event flyers. Given the above report by the nearby resident, this application will need to properly address the special exception criterion that requires the proposal to not be detrimental to use or development of adjacent properties or general neighborhood.

c: Ivy A. Lewis, Chief, Community Planning South Division
Long-range Agenda Notebook

June 11, 2012

MEMORANDUM

TO: John Ferrante, Senior Planner, Zoning Section

FROM: Michelle Hughes, Permit Review Section, Development Review Division 

SUBJECT: Referral Comments for X4B SE-4717

1. GFA of 4,200 for the proposed adult entertainment use must be demonstrated on the site plan per prior approved permit 45960-2006-U.
2. The hours of operation shall be limited to 5:00 P.M. to 3:00 A.M. per CB-56-2011 footnote 58. Please demonstrate on site plan.
3. The property address on the certificate of occupancy is 3279 Brinkley Rd. The Statement of Justification submitted indicates the address of the subject property is 3729 Brinkley. Please make correction to the statement of justification.
4. The review of this referral does not include the review of signs.

July 20, 2012

MEMORANDUM

TO: John Ferrante, Senior Planner, Zoning Review Section
FROM: Ruth Grover, ^{RG}Planner Coordinator, Urban Design Section
SUBJECT: Club X4B - Special Exception SE-4717

The Urban Design Section has reviewed the information provided in support of the Special Exception SE-4717 that requests approval for an adult entertainment establishment in a commercial zone pursuant to CB-56-11.

The subject property is located in the Rosecroft Shopping Center on the southern side of Brinkley Road, at 3729 Brinkley Road, in Fort Washington Maryland. The subject site is zoned Commercial Shopping Center (C-S-C). The applicant is not proposing any site, new construction or architectural changes as part of the subject application.

ZONING ORDINANCE

The Zoning Ordinance does not include adult entertainment establishments as a permitted use in any Zone, including the Commercial Shopping Center (C-S-C) Zone. CB-56-2011, however, Footnote 58 of CR-56-2011 and the commercial use table of the Zoning Ordinance allows any existing establishment in the C-S-C Zone with a valid use and occupancy permit for a private club that included activity that meets the definition of "adult entertainment" to continue upon approval of a Special Exception, subject to certain requirements. Urban Design has reviewed CB-56-2011 and found that it contains no Urban Design-related requirements. A private club has operated at the subject location for approximately five years.

ARCHITECTURAL REVIEW

No new buildings or changes to existing buildings are proposed on-site with this special exception. Therefore, no architecture was reviewed.

LANDSCAPE MANUAL

The application is exempt from the 2010 *Prince George's Landscape Manual* pursuant to Section 1.1 (b) which states: Existing conditions on developed site not in conformance with the requirements of this manual that were otherwise lawful on December 13, 2010, and not the subject of any building or grading permit, may continue as a matter of right.

TREE CANOPY COVERAGE

The application does not propose 1,500 square feet or greater disturbance and, therefore, is not subject to the requirements of the Tree Canopy Coverage Ordinance (TCC).

URBAN DESIGN RECOMMENDATIONS

Based on the above analyses, the Urban Design Section has no comment on the subject application.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**Prince George's County Planning Department
Countywide Planning Division**

**(301) 952-3680
www.mncppc.org**

May 24, 2012

MEMORANDUM

TO: John Ferrante, Senior Planner, Zoning Section, Development Review Division

VIA: Christine Osei, Planner Coordinator, Special Projects Section, Countywide
Planning Division *CAU*

FROM: Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning
Division *JW*

SUBJECT: SE-4717; X4B

X4B Property is located in the northeast corner of Forestville Road and Marlboro Pike. Special Projects Section, Countywide Planning Division has reviewed the proposed Special Exception application for Public Facility adequacy. The request for special exception for adult entertainment, Per Section 27-461 Footnote 58 added by CB-56-2011 will have no impact on public facilities.

E:\PPS\Development Review\Special Exception\SE-4717_JM.sp
G:\Ferrante_DRR\SF-4717_JM.sp



The Maryland-National Capital Park and Planning Commission
 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 301-952-3530
 Development Review Division – 301-952-3749 (fax)

**** REFERRAL REQUEST ****

Date: 5/22/2012
 To: ABDUL CHOUDHARY, MD. STATE HIGHWAY ADMINISTRATION
 From: JOHN FERRANTE, SENIOR PLANNER, ZONING SECTION
 Subject: X4B (SE-4717)

IDENTIFICATION OF MAJOR ISSUES DUE DATE*: 6/6/2012
 *Note: E-mail any major issues/problems to the reviewer by the above date.

SUBDIVISION REVIEW COMMITTEE DATE: N/A

REFERRAL DUE DATE: 6/21/2012

X Full Review of New Plan Revision of Previously Approved Plan
 Limited or Special Review Plans/Documents Returned for Second Review Following Revision by Applicant

NOTE: This case is being reviewed at: Planning Board level OR Planning Director level

COMMENTS: Please major issues to John Ferrante at John.Ferrante@ppd.mncppc.org

Related Cases: DSP-00036

REFERRAL REPLY COMMENTS:

* The State Highway Administration (SHA) has no comment as access is to a county road. If you have any questions please contact Joe Katzenberger at 410-545-5590.

NOTE: IF YOU HAVE NO COMMENTS, PLEASE INDICATE ABOVE AND FORWARD OR FAX TO THE REVIEWER'S ATTENTION.

DPW&T

Ferrante, John

9/14/2012 2:14 PM

Ferrante, John

From: Tesfatsion, Mengisteab <MTesfatsion@co.pg.md.us>
Sent: Thursday, July 26, 2012 2:34 PM
To: Ferrante, John
Cc: Nwolisa, Ikem
Subject: X4B(SE-4717)- Related Cases: DSP-00036

There are no issues identified for the Department of Public Works and Transportation regarding X4B(SE-4717).

Prince George's County, DPW&T
Office of Engineering
9400 Peppercorn Place, Suite 420
Largo, MD 20774
Mtesfatsion@co.pg.md.us
Office: (301) 883-5710
Fax : (301-925-8510)

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division, Transportation Planning Section


(301) 952-3680
www.mncppc.org

August 20, 2012

MEMORANDUM

TO: John Ferrante, Zoning Section, Development Review Division

FROM: Eric Jenkins, Transportation Planning Section, Countywide Planning Division

VIA:  Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: SE-4717, X4B Luxury Club

The Transportation Planning Section has reviewed the special exception application referenced above. The subject parcel consists of 9.30 acres of land in the C-S-C Zone. The site is located at 3729 Brinkley Road within the Rosecroft Shopping Center. The applicant is operating an adult entertainment establishment at this location. A special exception is required to continue this use within the C-S-C Zone. In 2011 the County Council enacted CB-56-2011 amending Section 27-161 to allow existing adult entertainment establishments to remain at their locations upon approval of a special exception.

Review Comments

The property is within the Rosecroft Shopping Center along Brinkley Road and south of the Capital Beltway. The adult entertainment establishment is located on the upper level of an existing two story building, and occupies approximately 4,675 square feet. The shopping center contains 113,095 square feet of gross leasable area. In 2010 the County Council enacted CB-46-2010 requiring adult entertainment establishments to move to properties zoned I-2 by May 1, 2013. As noted above, CB-56-2011 subsequently allowed adult entertainment establishments to obtain special exception approval in order to continue operations at their current locations. The applicant has a valid use and occupancy permit and is filing the special exception to remain at the current location in the C-S-C Zone.

There are no physical or operational changes proposed with this special exception. No transportation changes are proposed that would affect traffic safety. It would not affect the health, safety, or welfare of residents in the area or be detrimental to adjacent properties or surrounding neighborhoods over current conditions from the standpoint of transportation.

The site is adjacent to Brinkley Road, which is a master plan major collector within a 100-foot right-of-way. At this location the future proposed right-of-way would extend into the site in a varying fashion from 15 feet at the western property line to 40 feet near the center of the site, and back to six feet near the centerline of the main entrance. This would affect no buildings, but the sign and some parking are technically within the master plan right-of-way.

Conclusion

The Transportation Planning Section finds that the proposal would not adversely affect the health, safety, or welfare of residents or workers in the area from the standpoint of transportation, provided that the ultimate right-of-way for Brinkley Road is noted on the plan.

June 28, 2012

MEMORANDUM

TO: John Ferrante, Zoning Section
VIA: Whitney Chellis, Subdivision Section
FROM: Quynn Nguyen, Subdivision Section
SUBJECT: Referral for X4B, SE-4717

The site plan indicates that the property is located on Tax Map 97 in Grid A-4, is 9.303 acres, and in the C-S-C Zone. The site is comprised of Parcel C, a portion of Parcel A and Parcel 41. Parcel C and A have been recorded in Plat Book WWW 72-35 on August 27, 1969. Parcel 41 is a legal parcel created by deed prior to 1982. The site plan shows the boundary of the parcels as reflected on the record plat and tax map. The site is improved with a shopping center. Based on aerial photos it appears that improvements attached with the shopping center are located on Parcel A which is developed with multifamily dwellings. However, the limit of the special exception is located within the existing shopping center. Therefore the review of this special exception is limited to this specific request.

All structures are to remain and no new gross floor area is being proposed. The applicant has submitted special exception to continue the existing adult entertainment use in the C-S-C Zone. Pursuant to Section 24-111 of the Subdivision Regulations the application is exempt from the requirement of filing a preliminary plan of subdivision because no gross floor area is proposed. There are no other subdivision issues at this time.

Ferrante, John

Subject: FW: Special Exception No. 4717 - X4B Luxury Club - Adult Entertainment

From: Jordan, Jarrel J. [<mailto:JJordan@co.pg.md.us>]

Sent: Monday, October 15, 2012 10:13 AM

To: Ferrante, John

Cc: Devaney, Brendan E.

Subject: RE: Special Exception No. 4717 - X4B Luxury Club - Adult Entertainment

Mr. Ferrante – I am the compliance coordinator for the Joint Agency Group (JAG). JAG is a compliance task force that concentrates on late night entertainment locations. This task force is a county executive initiative that focuses on public safety. JAG consists of several county and state agencies. Participating agencies include PGPD, PGFD, DER, SAO, Liquor Board, Comptroller's Office, Health Department and Revenue Authority.

JAG has not observed any health, safety or welfare concerns at XB4.

Lt. Jordan #2182

Prince George's County Police Department

240-691-3619

Ferrante, John

Subject: FW: X4B (SE-4717) - Environmental Planning Section Memo

From: Shoulars, Katina
Sent: Thursday, May 24, 2012 11:08 AM
To: Ferrante, John
Subject: X4B (SE-4717)

The environmental Planning Section has review the above referenced application and offers the following comments for your consideration:

The special exception request is for a use only.

The application does not propose any disturbance. As such, the site is not subject to the Tree Canopy Coverage Ordinance.

The site is exempt from the Woodland and Wildlife Habitat Conservation Ordinance because it contains less than 10,000 square feet of woodland and has no previous TCP approvals.

A Natural Resource Inventory is not required.

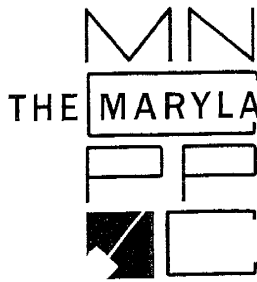
This email is in lieu of a memo.

Katina Shoulars

Acting Supervisor

Environmental Planning Section

M-NCTPC



SE-4717

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

LETTER OF EXEMPTION
STANDARD EXEMPTION FOR THE SITE
PRINCE GEORGE'S COUNTY WOODLAND CONSERVATION ORDINANCE

Property Identification: 208SE03 3201, 3175 & 3231 Brinkley Road Temple Hills, MD 20748 Huntley Square – Rosecroft Shopping Center	Receipt #: 4808
	Date Issued: May 15, 2012
	Expiration Date: May 15, 2014

TO: Rosecroft Center LLC
678 Reisterstown Road
Baltimore, MD 21208

VIA: Katina Shoulars, Acting Supervisor, Environmental Planning Section

FROM: Ernest J. Fields Jr., Senior Planning Technician, Environmental Planning Section

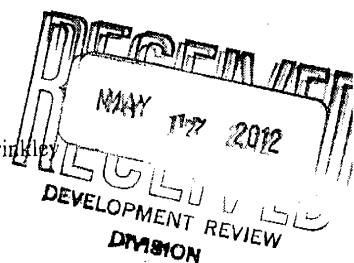
Your request for a standard letter of exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) is hereby **approved**. The property is identified as 3201, 3175 & 3231 Brinkley Road, Temple Hills, Maryland. The property is further identified as Parcels A, C & 41. The property is zoned C-S-C and totals 9.30 acres. There are no previously approved tree conservation plans (TCPs) associated with this property.

This Letter of Exemption is issued because the property contains less than 10,000 square feet of woodland on-site, and has no previous TCP approvals. The information was obtained from a 2009 aerial photography, and the PGAtlas.com environmental layer. Also used in the determination of the site's woodland status was a Site Plan prepared by Gutschick Little & Weber, P.A., dated April 2012. The proposed use of the property is for an adult entertainment establishment. This Letter of Exemption is issued solely for that purpose.

This Letter of Exemption is valid for a period of two years from the date of issuance and shall accompany all permit applications.

EF:ks

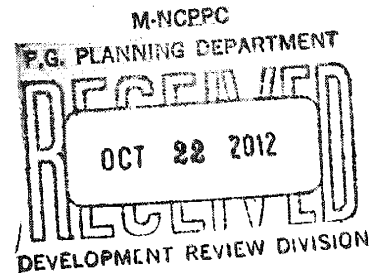
I:\Environ\Woodland Conservation\Exemptions\Standard Exemptions\Ex2012\S-088-12_3201, 3175 & 3231 Brinkley Road_ef.doc



IHHAAC, INC.
A Federation of South County Civic, Citizen & Neighborhood Associations
P. O. Box 44013
Fort Washington, MD 20749
www.IHHAAC.org

October 22, 2012

Mr. John Ferrante
Senior Planner
Development Review Division
M-NCPPC



Dear Mr. Ferrante:

Re: SE-4717-Special Exception Application for X4B Luxury Club

We wish to register our opposition to granting this application for a special exception. This "club" has been and continues to be a detriment to the community. We object to its location in a commercial shopping center. Our reasons are as follows.

1. We do not believe the proposed use is in harmony with the purpose of Subtitle 27. Sec.27-317 (a)(1)
2. We believe the proposed use will adversely affect the health, safety and welfare of residents in the area. Sec.27-317 (a)(4)
3. We believe the proposed use will be detrimental to the use or development of adjacent properties. Sec.27-317 (a)(5)
4. Approving this use in this location fails to protect and promote the health, safety, morals comfort, convenience, and welfare of the present and future inhabitants of the County. Sec.27-102 (a)(1)
5. Approving this use in this location will fail "To protect against undue noise,..." Sec.27-102 (a)(13)
6. Section 27-248.01(b) on Eating or drinking establishments states..."The purpose of this Section is to prevent and control detrimental effects upon neighboring properties. Sec. 27-248.01 (c)(2) "The property shall be maintained..."
7. Section 27-454 (a)(1)(C) states that the C-S-C zone should "...exclude uses incompatible with general retail shopping centers and institutions."

Under the category of "welfare", we suggest that:

- The owners/applicants are a non-profit entity. They do not have a liquor license and therefore, cannot sell or give away liquor. How can you advertise "...just say "Wilson Bridge" before 10PM and get in free..." and not be "giving away liquor"?
- Since it is a non-profit entity, what taxes accrue to the county? How does the community realize any benefit? Do the Shriners target any of their charitable donations to the community directly impacted by their activities?
- The Shadenjuan Child Care Center is approximately 300' from the Club. The trash and suggestive materials all over the parking lot and center cannot contribute positively to the welfare of the children coming to and leaving from the child care center.

- Adjacent properties are negatively impacted. Out of ~100,000 sf available for lease in the center, there is considerable number of square feet vacant. The club with its attendant issues is not and never will be an asset to leasing the vacant space.
- The residential area directly behind the center (~34' from the building) and the surrounding residential community have difficulties as is. This club cannot be an asset in developing and/or marketing these residences.
- This club is incompatible with general retail shopping centers.

In regard to the "health" of the residents and citizens, the county recognized the detrimental effects of excessive noise for long periods when it passed CB-021-2011 and implemented it effective 01/23/12. The citizens in the adjoining condominiums have been complaining about the noise since 2005/2006 that I am aware of. The noise from the club should not be heard beyond 50' and it should not be allowed to "bleed over" into the residential zone.

If you view the following "You Tube" item, you will see one of the problems which contributes to the noise, the maintenance issue and to safety.

<http://www.youtube.com/watch?v=PZWk48U7bdA&feature=related>

Safety of the community is always of primary concern. There are too many calls to police; there are too many incidents requiring police action or investigation. Two caveats when looking at the statistics on police response. (1) Many of us lose both patience and persistence in calling the police to report incidents. Too often we don't see any response and we stop calling! (2) Because we don't always know the exact address to report, we frequently just say the general area; therefore, there are two addresses shown. One is specifically the Club; the other is the shopping center. The police with whom I spoke said both should be considered.

We have included web site information; we have included police reports on CAD Calls for Service for 01/01/2007 through 05/15/2012 for both the Club and the shopping center; we have included a newspaper report on the latest incident on Club Elite which is "joined at the hip" with X4B Luxury Club.

This application should not be approved.



Sarah Cavitt
Chair, PZED Committee
IHHAAC, Inc.

Ms. Sarah Cavitt

Adult Record(s) Juvenile Record(s)
 Incident Report(s)
 No Record(s) found for this person
 Re-dissemination prohibited
 Destroy when no longer needed
 Given By/Date *Sawyer 0997*

CAD Calls-For-Service Incident Search -- 36 Results

Between 01/01/2007 and 05/15/2012
 Incident Location: 3279 Brinkley Road Officer ID: CCN:

Complaint:

District	Date of Incident	Time of Incident	Incident CCN	CAD Call Type	Clearance Code	Incident Type	Beat	RA
District IV	09/28/2007	2334	072712226	Loud Music	300	OTHER	K6	0615
	11/03/2007	2258	073071956	Disorderly, Signal 68	318	AREA CHECK	K6	0615
	11/04/2007	20	073080034	Loud Noise Complaint	318	AREA CHECK	K6	0615
	11/20/2007	2318	073241935	Loud Music	318	AREA CHECK	K6	0615
	11/23/2007	2321	073271863	Loud Music	300	OTHER	K6	0615
	11/28/2007	2206	073321892	Loud Noise Complaint	300	OTHER	K6	0615
	11/28/2007	2210	073321904	Loud Noise Complaint	DUP	DUPLICATE	K6	0615
	11/30/2007	2140	073342035	Loud Noise Complaint	318	AREA CHECK	K6	0615
	12/01/2007	15	073350028	Loud Noise Complaint	CANC	CANCELED	K6	0615
	12/12/2007	2239	073462096	Loud Music	318	AREA CHECK	K6	0615
	12/12/2007	2332	073462164	Disorderly, Signal 68	318	AREA CHECK	K6	0615
	12/14/2007	2229	073482068	Loud Music	300	OTHER	K6	0615
	02/20/2008	2339	080511789	Loud Music	CANC	CANCELED	K6	0615
	02/29/2008	242	080600122	Loud Music	100	NOTHING FOUND	K6	0615
	03/06/2008	10	080660014	Loud Noise Complaint	318	AREA CHECK	K6	0615
	06/22/2008	139	081740181	Theft from auto	CANC	CANCELED	K6	0615
	06/22/2008	1418	081741001	Theft from auto	563V	THEFT FROM AUTO	K6	0305
	08/10/2008	414	082230390	Loud Music	300	OTHER	K6	0615
	08/16/2008	304	082290255	Combined Shooting	DUP	DUPLICATE	K6	0615
	04/06/2009	1740	090961338	Property alarm commercial	100	NOTHING FOUND	K6	0615
	04/30/2009	2227	091201970	Check premises, Signal 18	318	AREA CHECK	K6	0615
	06/06/2009	220	091570206	Unknown trouble	300	OTHER	K6	0615
	06/20/2009	332	091710304	Theft report	500	OTHER	K6	0615
	07/24/2009	1147	092050764	Other offense	300	OTHER	K6	0615
	08/11/2009	1005	092230531	Check premises, Signal 18	318	AREA CHECK	K6	0615
	10/11/2009	234	092840363	Fight, Signal 15F	300	OTHER	K6	0615
	12/13/2009	239	093470235	Check armed person, Signal 7A	300	OTHER	K6	0615
	03/24/2010	28	100830036	Property alarm commercial	378C	ALARM, COMMERCIAL	K6	0615
	04/02/2010	1314	100921264	Property alarm commercial	100	NOTHING FOUND	K6	0615
	04/02/2010	1318	100921270	Property alarm commercial	500	OTHER	K6	0615
	05/08/2010	1137	101281112	Property alarm commercial	378R	ALARM, RESIDENTIAL	K6	0615

10/04/2010 1216 102771015 Property alarm commercial 378C ALARM, COMMERCIAL K6 0615
 10/05/2010 1704 102781759 Property alarm commercial 378C ALARM, COMMERCIAL K6 0615
 10/30/2010 331 103030348 Fight, Signal 15F 300 OTHER K6 0615
 11/26/2010 2149 103302643 Loud Party 300 OTHER K6 0615
 10/28/2011 306 113010226 Property alarm commercial 378C ALARM, COMMERCIAL K6 0615

Report Run Date : May 15, 2012

1

CAD Calls-For-Service Incident Search -- 182 Results

Between 01/01/2007 and 05/15/2012
Incident Location: 3285 Brinkley Road Officer ID: CCN:

Complaint:

District	Date of Incident	Time of Incident	CCN	CAD Call Type	Clearance Code	Incident Type	Beat
District IV	02/04/2007	153	070350161	Check premises, Signal 18	318	AREA CHECK	K6
	03/16/2007	1317	070750666	Lost Property	300	OTHER	K6
	04/20/2007	103	071100094	Stolen vehicle	500	OTHER	K6
	04/29/2007	146	071190135	Check premises, Signal 18	318	AREA CHECK	K6
	04/29/2007	235	071190185	Check premises, Signal 18	318	AREA CHECK	K6
	05/25/2007	2326	071452107	Accident, no injury	300	OTHER	K6
	05/31/2007	2302	071511923	Stolen vehicle	505S	AUTO, STOLEN	K6
	06/03/2007	30	071540085	Combined Assault Report	300	OTHER	K6
	06/20/2007	1956	071711722	Hit and run, Signal 11	300	OTHER	K6
	06/22/2007	2021	071731691	Combined Check Welfare	CANC	CANCELED	K6
	08/09/2007	2234	072211887	Family Dispute	300	OTHER	K6
	09/01/2007	319	072440259	Combined Shooting	300	OTHER	K6
	09/16/2007	321	072590300	Unknown trouble	CANC	CANCELED	K6
	09/26/2007	2254	072691928	Disorderly, Signal 68	CANC	CANCELED	K6
	09/26/2007	2342	072691992	Loud Music	CANC	CANCELED	K6
	09/29/2007	337	072720262	Property alarm commercial	378C	ALARM, COMMERCIAL	K6
	10/04/2007	2047	072771797	Check person, Signal 7 or 6	900	OTHER	K6
	10/14/2007	308	072870271	Subject stop	700	OTHER	K6
	10/28/2007	48	073010104	Check person, Signal 7 or 6	760	ASSAULT	K6
	11/02/2007	2008	073061784	Check premises, Signal 18	318	AREA CHECK	K6
	12/08/2007	307	073420202	Combined Check Welfare	300	OTHER	K6
	12/23/2007	407	073570355	Property damage	500	OTHER	K6
	01/07/2008	1535	080071100	Theft from auto	563	THEFT	K6
	02/02/2008	324	080330217	Combined Check Welfare	300	OTHER	K6
	03/04/2008	1820	080641565	Property alarm commercial	378C	ALARM, COMMERCIAL	K6
	03/16/2008	217	080760255	Disorderly, Signal 68	700	OTHER	K6
	04/20/2008	235	081110267	Combined Assault Report	300	OTHER	K6
	04/20/2008	322	081110320	Combined Assault Report	P.800CO	POLICE REOTHERS CENTER	K6
	04/25/2008	2348	081162175	Disorderly, Signal 68	CANC	CANCELED	K6
	04/26/2008	218	081170230	Theft from auto	563	THEFT FROM AUTO(S)	K6
	05/02/2008	1224	081230891	Theft report	563	THEFT	K6

- Adult Record(s)
 - Incident Report(s)
 - No Record(s) found for this person
- Re-discrimination prohibited
 Destroy when no longer needed
 Given By/Date Searcy 04/27

05/07/2008	2258	081282271	Theft report	300	OTHER	K6
05/18/2008	121	081390175	Assault	300	OTHER	K6
05/24/2008	1144	081450818	Property damage	500	OTHER	K6
06/04/2008	1001	081560595	Stolen vehicle	505S	AUTO, STOLEN	K6
06/14/2008	304	081660245	Theft from auto	563V	THEFT FROM AUTO	K6
06/14/2008	320	081660283	Theft report	563	THEFT	K6
06/20/2008	2113	081722232	Check premises, Signal 18	318	AREA CHECK	K6
06/29/2008	248	081810259	Stolen vehicle	505S	AUTO, STOLEN	K6
06/29/2008	252	081811970		500	OTHER	K6
07/05/2008	304	081870330	Theft from auto	563V	THEFT FROM AUTO	K6
07/06/2008	201	081880186	Fight, Signal 15F	300	OTHER	K6
07/17/2008	8	081990022	Theft from auto	DUP	DUPLICATE	K6
07/19/2008	247	082010268	Combined Pedestrian Struck	560	ASSAULT	K6
08/10/2008	150	082230211	Fight w/injuries Sig 15F	300	OTHER	K6
08/10/2008	228	082230269	Assist Fire Department	300	OTHER	K6
08/10/2008	247	082230294	Assault	300	OTHER	K6
08/16/2008	304	082290253	Combined Shooting	560W	ASSAULT, WEAPON	K6
09/06/2008	228	082500225	Assault	300	OTHER	K6
10/09/2008	104	082830080	Theft from auto	300	OTHER	K6
10/09/2008	104	082830081	Theft from auto	DUP	DUPLICATE	K6
10/25/2008	128	082990187	Check armed person, Signal 7A	300	OTHER	K6
10/25/2008	207	082990249		300	OTHER	K6
11/09/2008	115	083140109	Fight, Signal 15F	300	OTHER	K6
01/03/2009	49	090030080	Theft report	300	OTHER	K6
01/31/2009	150	090310180	Check premises, Signal 18	318	AREA CHECK	K6
02/01/2009	144	090320176	Property damage	600		K6
02/19/2009	632	090500329	Property alarm commercial	378C	ALARM, COMMERCIAL	K6
03/02/2009	121	090610094	Property Alarm	378C	ALARM, COMMERCIAL	K6
03/28/2009	1442	090871179	Other offense	500	OTHER	K6
04/10/2009	49	091000071	Combined Assault Report	760	ASSAULT	K6
04/25/2009	207	091150205	Fight, Signal 15F	300	OTHER	K6
06/29/2009	2008	091601730	Assault	560	ASSAULT	K6
08/15/2009	341	092270279	Robbery, T/A	507	FIELD OBSERVATION	K6
09/11/2009	1436	092541131	Break-in report	562C	B & E, COMMERCIAL	K6
09/19/2009	15	092620036	Fight, Signal 15F			K6
09/23/2009	132	092660130	Check armed person, Signal 7A	300	OTHER	K6
10/01/2009	117	092740105	Stolen vehicle	505S	AUTO, STOLEN	K6

3

10/09/2009	2046	092821962	Disorderly, Signal 68	507	FIELD OBSERVATION	K6
02/28/2010	312	100590292	Combined Assault Report	300	OTHER	K6
03/07/2010	241	100660248	Stolen vehicle	300	OTHER	K6
03/12/2010	158	100710119	Gunshots, sound	560	ASSAULT	K6
03/12/2010	226	100710141	Traffic complaint	276		K6
03/18/2010	134	100770128	Check premises, Signal 18	318	AREA CHECK	K6
04/22/2010	109	101120091	Combined Shooting	560	ASSAULT	K6
06/06/2010	137	101570363	Cutting	560W	ASSAULT, WEAPON	K6
06/06/2010	357	101570582	Vandalism	CANC	CANCELED	K6
07/10/2010	1117	101910880	Combined Check Welfare	776	TRAFFIC, DWI ARREST	K6
07/11/2010	158	101920242	Subject stop			K6
08/25/2010	2155	102372544	Theft report	563V	THEFT FROM AUTO	K6
10/13/2010	1453	102861447	Trespassing	507	FIELD OBSERVATION	K6
10/28/2010	346	103010276	Disorderly, Signal 68	CANC	CANCELED	K6
11/07/2010	1959	103112131	Lost Property	100	NOTHING FOUND	K6
11/18/2010	1745	103221954	Fight, Signal 15F	DUP	DUPLICATE	K6
11/18/2010	1757	103221982	Subject stop	707	FIELD OBSERVATION	K6
11/23/2010	1808	103271886	Theft report	563	THEFT	K6
11/26/2010	1126	103300878	Subject stop	507	FIELD OBSERVATION	K6
12/01/2010	2046	103352123	Subject stop	DUP	DUPLICATE	K6
12/04/2010	2345	103382865	Disorderly, Signal 68	CN	CANCELED	K6
12/05/2010	317	103390324	Unknown trouble	100	NOTHING FOUND	K6
02/13/2011	144	110440244	Check premises, Signal 18	318	AREA CHECK	K6
02/21/2011	233	110520209	Check premises, Signal 18	318	AREA CHECK	K6
02/27/2011	1908	110582033	Theft from auto	563V	THEFT FROM AUTO	K6
02/28/2011	1343	110591223	Lost Property	500	OTHER	K6
03/03/2011	248	110620213	Check premises, Signal 18	318	AREA CHECK	K6
03/03/2011	2248	110622950	Check premises, Signal 18	318	AREA CHECK	K6
03/04/2011	45	110630084	Check premises, Signal 18	318	AREA CHECK	K6
03/24/2011	2123	110832584	Check premises, Signal 18	318	AREA CHECK	K6
04/15/2011	44	111050074	Part Time	300	OTHER	K6
04/24/2011	208	111140322	Officer in trouble	300	OTHER	K6
05/06/2011	2337	111263079	Other offense	309	ACCIDENT	K6
05/08/2011	204	111280300	Check premises, Signal 18	500	OTHER	K6
05/13/2011	111	111330142	Check premises, Signal 18	318	AREA CHECK	K6
05/13/2011	2227	111333014	Check premises, Signal 18	318	AREA CHECK	K6
05/15/2011	255	111350377	Check premises, Signal 18	500	OTHER	K6

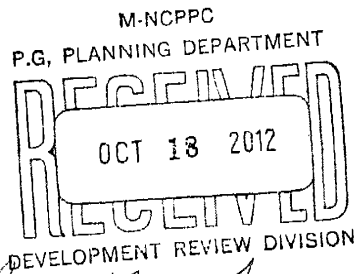
5

12/25/2011	254	113590341	Part Time	300	OTHER	K6
12/29/2011	204	113630221	Check premises, Signal 18	318	AREA CHECK	K6
12/29/2011	242	113630276	Subject stop	707	FIELD OBSERVATION	K6
12/30/2011	156	113640172	Check armed person, Signal 7A	100	NOTHING FOUND	K6
12/30/2011	240	113640214	Check auto, Signal 5	7761	TRAFFIC WITH IMPOUND	K6
12/30/2011	248	113640222	Non Emergency	000	CLOSED/ADVISED CALL	K6
12/31/2011	257	113650341	Check premises, Signal 18	318	AREA CHECK	K6
12/31/2011	319	113650367	Traffic complaint	576	TRAFFIC WITH TICKET	K6
12/31/2011	2259	113652921	Check premises, Signal 18	318	AREA CHECK	K6
12/31/2011	2318	113652976	Check premises, Signal 18	318	AREA CHECK	K6
01/06/2012	44	120060080	Subject stop	700	OTHER	K6
01/19/2012	2257	120193114	Subject stop	507	FIELD OBSERVATION	K6
01/22/2012	239	120220342	Assault	300	OTHER	K6
01/26/2012	202	120260175	Fight, Signal 15F	300	OTHER	K6
01/26/2012	2020	120262373	Non-Service Cell	000	CLOSED/ADVISED CALL	K6
02/09/2012	213	120400151	Fight, Signal 15F	200		K6
02/09/2012	222	120400161	Check premises, Signal 18	318	AREA CHECK	K6
02/12/2012	34	120430096	Part Time	300	OTHER	K6
02/16/2012	1808	120472071	Other offense	000	CLOSED/ADVISED CALL	K6
02/23/2012	2226	120542898	Disorderly, Signal 68	300	OTHER	K6
02/24/2012	1631	120551808	CDS/Drugs	300	OTHER	K6
03/02/2012	2201	120622849	Disorderly, Signal 68	300	OTHER	K6
03/02/2012	2219	120622907		707D	FIELD OBSERVATION, DRUG RELATED	K6
03/10/2012	238	120700313	Check premises, Signal 18	318	AREA CHECK	K6
03/10/2012	2125	120702809	Disorderly, Signal 68	300	OTHER	K6
03/11/2012	336	120710319	Check premises, Signal 18	318	AREA CHECK	K6
03/14/2012	1320	120741349	Other offense	500	OTHER	K6
03/14/2012	1321	120741348	Check person, Signal 7 or 6	300	OTHER	K6
03/17/2012	301	120770385	Check premises, Signal 18	318	AREA CHECK	K6
03/17/2012	325	120770417	Check premises, Signal 18	318	AREA CHECK	K6
03/23/2012	153	120830206	Check premises, Signal 18	318	AREA CHECK	K6
03/31/2012	249	120910306	Check premises, Signal 18	318	AREA CHECK	K6
04/06/2012	219	120970241	Fight, Signal 15F	300	OTHER	K6
04/12/2012	1700	121032077	Check armed person, Signal 7A	507	FIELD OBSERVATION	K6
04/15/2012	131	121060211	Accident, no injury	309	ACCIDENT	K6
04/17/2012	1936	121082522	CDS/Drugs	300	OTHER	K6
04/18/2012	2229	121092910	Check premises, Signal 18	318	AREA CHECK	K6

(6)

04/21/2012	1802	121122188	Disorderly, Signal 68	507	FIELD OBSERVATION	K6
05/10/2012	3	121310006	Part Time	319		K6
05/11/2012	1848	121322605	Disorderly, Signal 68	507	FIELD OBSERVATION	K6

Report Run Date : May 15, 2012



3317 Huntley Sq Dr C-
Temple Hills, MD 20748
Oct 17, 2012

Dear Mr Ferrante:

I am writing in reference to SE-4717, Special Exception Application for X4B Luxury Club. I also wish to become a Party of Record

I am a resident of Huntley Square Condominiums which is directly behind the shopping center. I am also president of District IV Citizens Advisory Council. In these two capacities I have been closely monitoring the happenings at Rosecraft Shopping

At the end of last year I met with Lawrence Perzen (manager of the shopping center), A Rashid Mahdi (Assistant State's Attorney), the owner

②
Club Elite, Captain Garrett, Officer Jenkins, a gentleman from the Shriners (who was in charge of renting the hall), and his lawyer.

At this meeting we discussed the lettering of the parking lot with rather nasty postcards, the fact that we could not have our windows open in warm weather because of the noise and the hanging out and drinking after the clubs closed. At times the patrons wander down to our parking lot.

There was much discussion, but the end result was Revozan Realty Services, Club Elite, and the managers of X4B were not

interested in improving the neighborhood
but, in my opinion, making money
no matter who it hurts.

③
While I realize the zoning allows
for this type of business, I strongly
oppose this application. There are
three churches in the immediate
area, and several more within a
mile. There are at least three child
care facilities in the immediate
area. There are many families
with children in the area. This
is not the example we want to
set for them.

In addition to denying the
application, I feel the zoning
needs to be addressed. What worked
40 years ago no longer does.

Sincerely
Mary Frances Doyle
301 351 4256

October 17, 2012

John Ferrante, Senior Planner
M-NCPPC
4th Floor, County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: SE-4717 Special Exception Application for X4B Luxury Club

I am writing to you to express my grave concern and strong opposition to the Special Exception Application for X4B Luxury Club proposed gentlemen's club, located at the Rose Croft shopping center. The location of this sexually explicit business is in close proximity to my neighborhood and if allowed to operate as such, will have severe consequences for the economic and social well-being of surrounding neighborhoods and undermine and destabilize the quality of life of our community.

This "strip club" will have the potential to expose children in our neighborhood and at surrounding schools to drug sales, prostitution, loitering, and drunkenness. This business is located just a few doors down from two churches and two daycare/childcare businesses that share the same parking lots. Not to mention the increased traffic it will bring to an already busy and dangerous section of Brinkley road and further the risk of possible injury to pedestrians who find it difficult to cross Brinkley Road to get to this shopping center.

It is my understanding that Prince George's County ordinances governing adult entertainment is designed to provide balance and are, or should be, subject to a common sense test. Owners of the proposed strip club seek to meet a rigid interpretation of an ordinance and by doing so circumvent any application of common sense, which should be the ultimate test.

As you seek further public comment on this issue, please consider all the relevant impacts that this type of business will have on our community. I firmly and expressly oppose the operation of this club in our community and ask that I and the Huntley Square Condominium governing board of directors wish to become a party of record in this matter.

Sincerely,

Joseph Robinson, President, Board of Directors
Huntley Square Condominium
3333 Huntley Square Drive
Temple Hills, MD 20748

Rick Tyler
3335-A2 Huntley Square Drive
Temple Hills, MD 20748-6219

October 18, 2012

Mr. John Ferrante, Senior Planner
M-NCPPC, 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive,
Upper Marlboro, MD 20772
John.Ferrante@ppd.mncppc.org

Re: SE-4717, Special Exception Application for X4B Luxury Club

To Whom It May Concern:

I join the Board of Directors for Huntley Square Condominium Association by strongly urging M-NCPPC, the Prince George's County Liquor Board and all others to reject the Special Exception Application, SE-4717 submitted for the X4B Luxury. I also urge all with oversight authority for this facility to operate under its current status to deny its operation as a rental facility as soon as possible.

Located adjacent to the Huntley Square Condo Community (See Attached), this adult centered facility and related operations are not suited for our highly dense, family centered community. It is also located within four (4) blocks of

- 2 Condo Communities
- 2 Townhouse communities
- 5 Large Apartment Complexes
- Numerous single family houses

This facility and the adjacent business has been the source of numerous complaints of improper or illegal activity, noise, trash and other negative behaviors. This has had a harmful impact on the climate not just in the shopping center, but the adjacent communities. Among the reported complaints and activities deemed inappropriate to the residents in our community and surrounding area have included, but may not be restricted to:

- Repeated Noise Complaints late at night and early in the morning, in apparent violation of the Prince George's Noise Ordinance
- Posting or Distribution of signs, post cards and flyers advertising Adult Only Entertainment
- Human trafficking of signs wearing questionable clothing after normal business hours, advertising Adult Only Entertainment
- Adult and Sex related trash (condoms, drub paraphernalia, etc.) in and around the facility, including the main entrance driveway and parking lot of Huntley Square as well as near and around public school bus stops
- Multiple reports of improper, violent and/or sexual behavior in and around the main driveway and entrance to Huntley Square and the surrounding areas including school, county and Metro Bus Stops

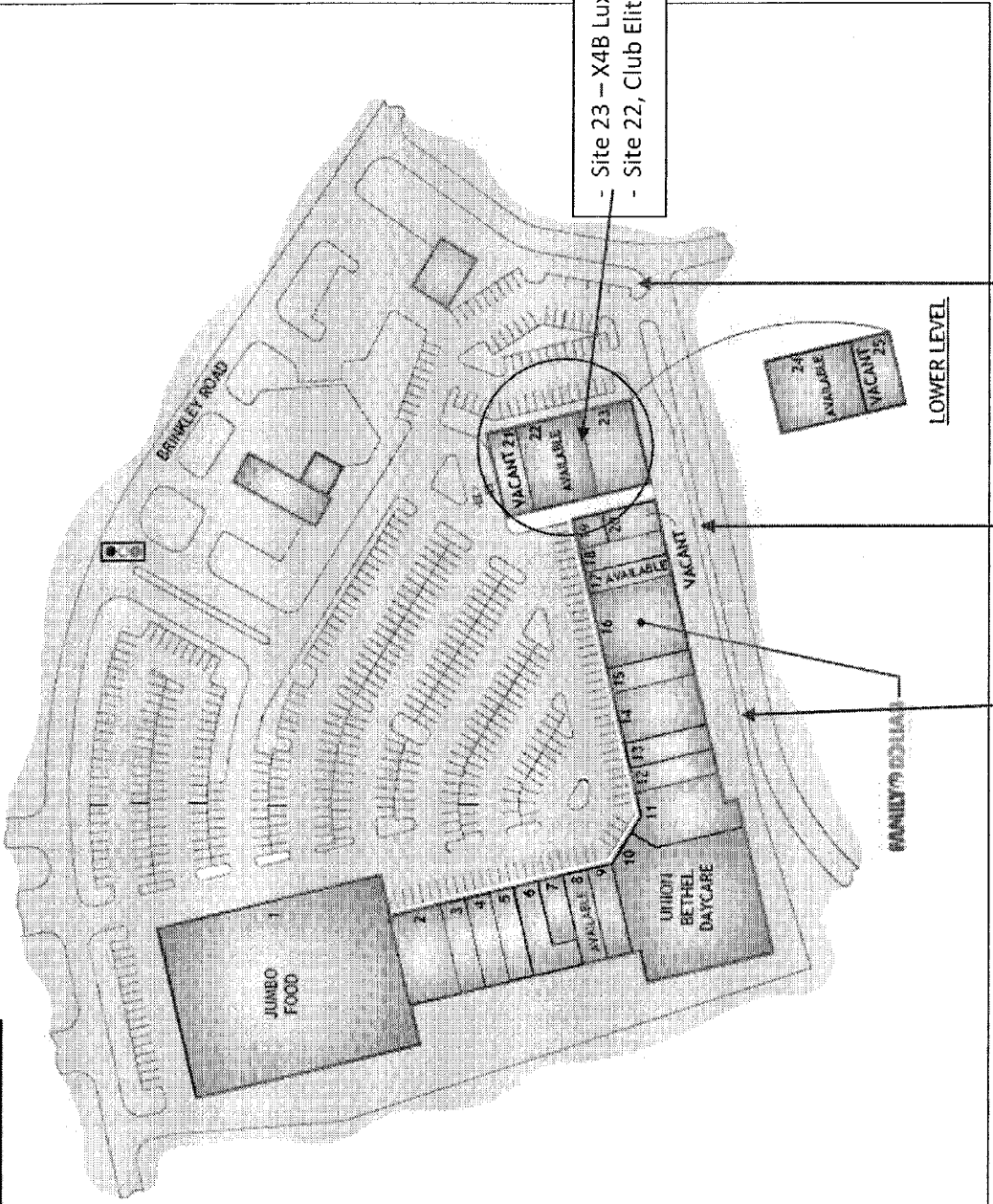
I also would like to point out that business in Rosecroft Shopping Center, LLC. and the immediate area almost exclusively provides family-orientated services. This includes at least four (4) day care centers, four (4) churches, a karate school, a grocery store, laundry mat, several fast food and hair care facilities. There is also a gas station and convenience store next door. All of them operate during normal business hours.

In closing, I urge the owners of X4B and Rosecroft Shopping Center to change their business operations toward positive, effective family-orientated business that will serve the real needs and interest of the community.

Respectfully Yours,
Rick Tyler, Community, Education and Business Advocate

ROSECROFT SHOPPING CENTER
 3175 BRINKLEY ROAD
 TEMPLE HILLS, MD

PARACLETEREALTY, LLC
 retail real estate services



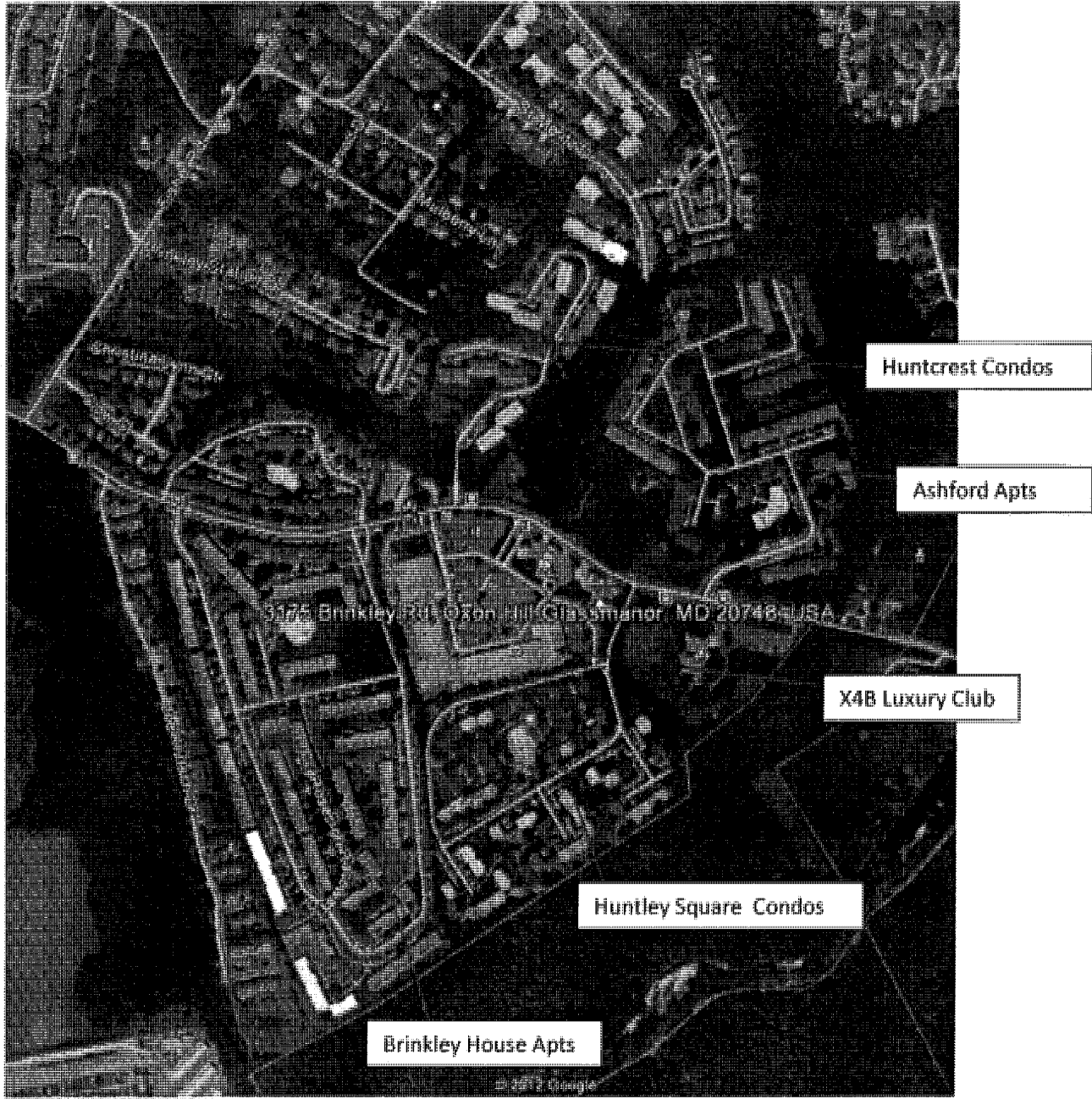
Tenants

- 1 Jumbo Food
- 2 Lottapo
- 3 J&J Beauty
- 4 Mini Fashionos
- 5 Cleaners
- 6 Kim's Lipout
- 7 Chinese Food
- 8 Liberty Tax
- 9 Wing Heaven
- 10 Union Bethel Daycare
- 11 AJ Martial Arts
- 12 Deared Images
- 13 Barber
- 14 2nd Tyme Around
- 15 L.A. Nails
- 16 Family Dollar
- 17 Hair Braiding
- 18 Lottapo
- 19 Cricket Wireless
- 20 Vacant - 1,400 SF
- 21 Vacant - 2,700 SF
- 22 Club Elite
- 23 X4B Luxury Club
- 24 Church
- 25 Vacant - 2,500 SF

- Site 23 - X4B Luxury Club
 - Site 22, Club Elite

Huntley Square Condo Property Lines

<http://paracleterealty.com/admin/documents/6-20-2012%20-%20Rosecroft%20SP.pdf>



Brief of some of the large residential communities near Rosecroft Shopping Center
Source: Google Earth

Ferrante, John

From: Gropp, Mary E. <MEGropp@Venable.com>
Sent: Thursday, October 18, 2012 3:41 PM
To: Ferrante, John
Subject: X4B Luxury Club Special Exception Application SE-4717

SENT VIA EMAIL

October 18, 2012

John Ferrante
Senior Planner, Zoning Section
MD-NCPPC
4741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: **X4B Luxury Club Special Exception Application SE-4717**

Please acknowledge my desire to become a PARTY OF RECORD regarding the exception application specified above. I live immediately behind the shopping center where this club exists. I would implore you to consider the following:

Since this venue opened, it has become a beacon of “thug life” with music packed with profanity, at such deafening levels—the bass can be felt in vibrating window glass, and can be heard well into the night.

In fair weather, there are often break-out groups, either in the parking lot of the shopping center or the alley behind it. These groups are extremely loud and tend to leave trash, with no regard to residents who live near the club or might be walking, shopping or trying to sleep. There is even a basketball hoop in the alley for pick-up games.

Routinely, we hear gun shots and there have documented shootings. Also, you will find the X4B Luxury Club proudly listed on www.blackporn.com This is not the kind of venue that belongs in a residential area with churches either on the property or adjacent to it, children that live in a plethora of apartment/condo homes, and families needing to shop for groceries, etc.

If there were to be an exception, the better option would be to close this club completely. I do not feel I should have to be forced to have to try to live with this type of “neighbor”. Please consider denying the special exception in the hopes that this club, and all that goes with it, will relocate to a more appropriate less residential area.

Sincerely,

U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under the Internal Revenue Code or by any other applicable tax authority; or (b) promoting, marketing or

Reverend Marcia D. Dial
3342 Huntley Square Drive, Unit T2
Temple Hills, Maryland 20748
301.233.0126

October 19, 2012

VIA ELECTRONIC MAIL

John Ferrante, Senior Planner
M-NCPPC
4th Floor, County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: SE-4717 Special Exception Application for X4B Luxury Club


Mr. Ferrante,

As noted by and consistent with the Huntley Square Condominium Board of Directors letter to you dated October 17, 2012, I am writing to you to express my grave concern and strong opposition to the Special Exception Application for X4B Luxury Club proposed gentlemen's club, located at the Rosecroft shopping center. Because of the quick turnaround of this correspondence regarding this issue, *I am speaking for the residents of 3340, 3342 and 3344 buildings, which include senior citizens, parents with school aged children and single adults.*

This facility and adjacent property promotes activities not suite for a family-oriented community and has been the source of numerous complaints and improper activity in and around the respective neighboring developments, which you, I'm sure are well aware (repeated violation of County noise ordinances, reports of improper and/or sexual activity in and around the community; display of sign and/or post card distribution of adult and sexual activities; inappropriate trash including drug paraphernalia, condoms, etc. around school bus stops, pedestrian access and, church locations.

I have an idea. Let's put the club in your neighborhood, Mr. Ferrante, and see how many adverse communications you receive. Who does this empower or benefit? Not the community, only the owner and illicit-minded individuals. Looking forward to hearing from you and your actions to prohibit this degrading of our property values.

Sincerely,



Rev. Marcia Dial

Cc: Huntley Square Board of Directors
Residents of 3340, 3342, 3344

(21)

Ferrante, John

From: Richard Bonekemper <pumbaamd@msn.com>
Sent: Thursday, October 18, 2012 5:38 PM
To: Ferrante, John
Subject: X4B SE-4717 Denial of Special Exception

Dear Mr. Ferrante,

We would like to become a party of record to this Special Exception Application.

We live in the Huntley Square community and bitterly oppose any expansion of the X4B Club. It is nothing but a warehouse in disguise. If you Google "X4B club live sex" you come up with all kinds of nasty material. Wonder what they do in the advertised "Special VIP Private Rooms"?

The extremely loud music disturbs us at night. The trash in the parking lot makes one go shopping elsewhere. One morning I saw a small child pick up one of the porn ad cards and ask his father, "Daddy, why does this lady have her clothes off?"

Mr. Ferrante, the best thing for our community would be for X4B to leave the neighborhood and close up shop as Club Elite did.

Richard and Deirdra Bonekemper
3319 Huntley Square Drive, A1
Temple Hills MD 20748

Ferrante, John

From: vell2000@aol.com
Sent: Thursday, October 18, 2012 11:36 AM
To: Ferrante, John
Subject: Re:SE-4717 Special Exception ApplicationX4B Luxury Club

It is my understanding that there is a plan to put a gentlemen's/strip club in Rosecroft shopping center. Also in this shopping center are two churches and two day care centers. Little children should not be exposed to this type of activity. This environment would have the potential for my neighborhood to be exposed to drugs, drunks, loitering and possible prostitution.

This gentlemen's/strip club would have a negative impact on the surrounding communities and would devalue our property. I am truly opposed to having a gentlemen's/strip club that close to my home.

Sincerely,
Marvelle Edelin
3329 Huntley Sq. Dr.
Temple Hills, MD. 20748

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD; 20772



Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Brinkley Overlook Condominium Community, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,

A handwritten signature in black ink that reads "Brenda F. Mendoza".

Brenda F. Mendoza
6800 St. Ignatius Drive, Apt 204
Fort Washington, MD 20744

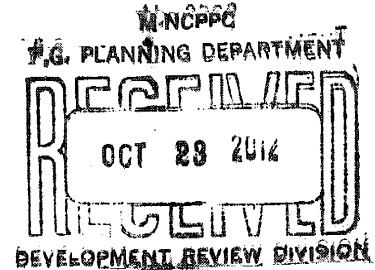
JF

HUNTCREST CONDOMINIUMS

3120 – 3142 BRINKLEY ROAD; TEMPLE HILLS, MD; 20748

October 22, 2012

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD; 20772



Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Huntcrest Condominiums, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

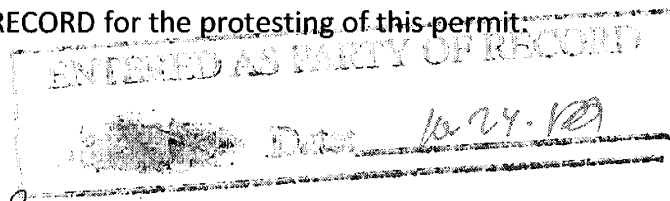
We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,

Angela C Jones & Robert T. Jones



3132 Brinkley Rd. T2 Temple Hills, MD 20748

Ferrante, John

From: Yvonne Edwards <favorhighly@yahoo.com>
Sent: Monday, October 22, 2012 12:34 PM
To: Ferrante, John
Subject: Re: SE.-4717, Special Exception Application for X4B Luxury Club

Good morning, Mr. Ferrante, as a resident of the Huntley Square Condo, and a senior citizen who has lived here over 10 years and who also have our place of worship at 3231-Brinkley Road, in the Rosecroft Shopping Center, I am very much in a oppose to having a ADULT ORIENTATED CLUB (STRIP CLUB/GENTLEMAN'S CLUB), that is the last thing we need after having so much problems with the other club Elite, who posed nothing but drugs, serious incidents every weekend.

If you don't live in this area than it won't affect you or your family, or members, I am quite sure you would not agree to have it in your neighborhood, where you have so many young people and rift raft that it will draw in the neighborhood.

Therefore, this facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and Huntley Square Condo Community including , but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/ or sexual activity in and around the community
- Sign, and /or Post Card Distribution of Adult or Sexual Activities
- Inappropriate trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Not to mention the fear it causes for us seniors walking back and forth to the stores in the Shopping Center.

Thank you, from a concerned resident of Huntley Square Condo



yvonne h edwards

"NO"

ALERT TO HUNTLEY SQUARE CONDO RESIDENTS AND OWNERS

The X4B Luxury Club located in Rosecroft Shopping Center, adjacent to Club Elite, is attempting to get a Special Exception approved by the Prince George's County Planning Staff and Prince George's County Liquor Board that will allow it to operate full time as an Adult Orientated Club (Strip Club/Gentleman's Club).

The Huntley Square Board of Directors strongly objects to the current operation of this facility as a Rental Hall and its attempt to get a Special Exception and urges all Huntley Square Residents and other interested parties to join us by sending a memo to Maryland National Capital Park and Planning Commission (M-NCPPC) on or before October 22, 2012.

It may be emailed, faxed or sent by snail mail to:

Mr. John Ferrante, Senior Planner

John.Ferrante@ppd.mncppc.org Fax – 301-952-3749

M-NCPPC, 4th Floor
County Administration Building

14701 Governor Oden Bowie Drive
Upper Marlboro, MD 207772

Please reference your denial of Special Exception letter to the following:

SE-4717, Special Exception Application for X4B Luxury Club

— NO



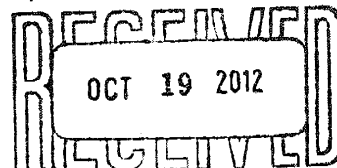
This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Again, please send a memo to Mr. Ferrante before October 22, 2012

Thank you from the HSC Board of Directors

P.G. PLANNING DEPARTMENT



DEVELOPMENT REVIEW DIVISION

NO

Ferrante, John

From: Shardae Gantt <sgantt1@gmail.com>
Sent: Thursday, October 18, 2012 2:31 PM
To: Ferrante, John
Subject: Resident against SE-47 17

I am a resident of Huntley Square Condominium located at 3358 Huntley Square Dr Apt A1 Temple Hills Md, 20748.

I am strongly against the X4B Luxury Club located in Rosecroft Shopping Center from being allowed to operate a strip club. See the application reference and details below.

SE-4717, Special Exception Application for X4B Luxury Club

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Shardae Gantt

Ferrante, John

From: Taye Hailu <TAYE@SeamonCorporation.com>
Sent: Thursday, October 18, 2012 2:43 PM
To: Ferrante, John
Subject: SE-4717, Special Exception Application for X4B Luxury Club

Good afternoon Mr. John Ferrante,

I am writing to express my opposition to the referenced: SE-4717, Special Exception Application for X4B Luxury Club.

This facility and adjacent property promotes activities not suited for our family-orientated community (Huntley Square Condos) and has been the source of repeated and numerous complaints, as well as improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Please do not grant a special exception or license for this establishment to exist in our community. We have to live here, and combat the crimes, negative behavior and challenges that come with this establishment, while the owner makes a profit and goes home to an area that does not have these challenges we will experience.

Thank you for your time and consideration.

Taye Hailu
Huntley Square Resident

Ferrante, John

From: Bill Raley <billsrrempire@gmail.com>
Sent: Thursday, October 18, 2012 2:52 PM
To: Ferrante, John
Subject: SE-4717

SE-4717, Special Exception Application for X4B Luxury Club

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Huntley Square Condominium is a 40+ year old community. I have lived here for 23 years and this is my forever home. It's disturbing to see what "X4B Luxury Club" wants to do at the adjacent Rosecroft Shopping Center. I plead with you to turn down their application for a special exemption.

Thank you for your consideration.

William Raley
3315 Huntley Square Drive #C-1
Temple Hills, MD 20748

Mr. John Ferrante, Senior Planner
John.Ferrante@ppd.mncppc.org Fax - 301-952-3749

M-NCPPC, 4th Floor
County Administration Building
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 207772

Re: Denial of Special Exception Letter: X4B Luxury Club

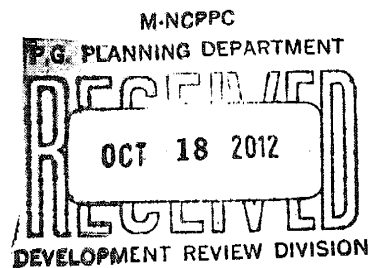
Mr. Ferrante

This is my official denial of Special Exception Letter: X4B Luxury Club
SE-4717, Special Exception Application for X4B Luxury Club

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Kind Regards,
Kassandra L. Stout
Huntley Square Condominium Owner
202-552-1650



Ferrante, John

From: jenee707@verizon.net
Sent: Thursday, October 18, 2012 4:01 PM
To: Ferrante, John
Subject: SE-4717, Special Exception Application for X4B Luxury Club

Good evening Mr. Ferrante,

I am sending this e-mail message because my family and I are very concerned about the possible granting of a Special Exception for X4B Luxury Club to operate full time as an Adult Orientated (Strip Club/Gentleman's Club). How surprised and shocked I am to think that such a club would operate in our neighborhood of condominiums, churches, and four schools within a mile or so. What are we teaching the next generation? We currently call the community police constantly concerning the traffic of young black boys and girls day and night hanging out in this area, mainly in the Rosecroft Shopping Center. Our property fence that separates the condominiums from the club stays in repair of wooden slats because of the recklessness of their customers/clients. This is a family-orientated community and has been for years.

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Thank you for taking the time to read this message. I am believing that M-NCPPC will exercise good judgment and understanding that families build communities, not Special Exception approval to X4B Luxury Club.

Mrs. Juanita Parker
3348 Huntley Square Drive
Temple Hills, MD 20748

Ferrante, John

From: DONNA SIDBURY <mima5212@verizon.net>
Sent: Thursday, October 18, 2012 7:03 PM
To: Ferrante, John

SE-4717, Special Exception Application for X4B Luxury Club

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

We already have enough crime in this area. I don't even feel safe going to a choir rehearsal, because it is after dark when I return.

Why condone and promote behavior that can lead to such criminal activity.

Ferrante, John

From: nelson warren <ntwar@aol.com>
Sent: Thursday, October 18, 2012 10:47 PM
To: smallrobininc@aol.com; Ferrante, John
Cc: Pumbaamd@msn.com; penguinC1@msn.com; luvhod@msn.com; jenee707@verizon.net; vell2000@aol.com
Subject: Re: SE-4717 Special Exception Application

I FULLY AGREE.
THIS IS WELL WRITTEN
WARREN

-----Original Message-----

From: smallrobininc <smallrobininc@aol.com>
To: John.Ferrante <John.Ferrante@ppd.mncppc.org>
Cc: Pumbaamd <Pumbaamd@msn.com>; penguinC1 <penguinC1@msn.com>; ntwar <ntwar@aol.com>; luvhod <luvhod@msn.com>; jenee707 <jenee707@verizon.net>; vell2000 <vell2000@aol.com>
Sent: Wed, Oct 17, 2012 9:37 pm
Subject: SE-4717 Special Exception Application

Good Day Mr. Ferrante,

The following text and attachment are from the Huntley Square Condominium Board of Directors that wish to become a party of record.

Thank you,

Joseph Robinson, President, HSC

October 17, 2012

John Ferrante, Senior Planner
M-NCPPC
4th Floor, County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: SE-4717 Special Exception Application for X4B Luxury Club

I am writing to you to express my grave concern and strong opposition to the Special Exception Application for X4B Luxury Club proposed gentlemen's club, located at the Rose Croft shopping center. The location of this sexually explicit business is in close proximity to my neighborhood and if allowed to operate as such, will have severe consequences for the economic and social well-being of surrounding neighborhoods and undermine and destabilize the quality of life of our community. This "strip club" will have the potential to expose children in our neighborhood and at surrounding schools to drug sales, prostitution, loitering, and drunkenness. This business is located just a few doors down from two churches and two daycare/childcare businesses that share the same parking lots. Not to mention the increased traffic it will bring to an already busy and dangerous section of Brinkley road and further the risk of possible injury to pedestrians who find it difficult to cross Brinkley Road to get to this shopping center.

It is my understanding that Prince George's County ordinances governing adult entertainment is designed to provide balance and are, or should be, subject to a common sense test. Owners of the proposed strip club seek to meet a rigid interpretation of an ordinance and by doing so circumvent any application of common sense, which should be the ultimate test.

As you seek further public comment on this issue, please consider all the relevant impacts that this type of business will have on our community. I firmly and expressly oppose the operation of this club in our community and ask that I and the Huntley Square Condominium governing board of directors wish to become a party of record in this matter.

Sincerely,

Joseph Robinson, President, Board of Directors
Huntley Square Condominium
3333 Huntley Square Drive
Temple Hills, MD 20748

Ferrante, John

From: Johnson, Kathleen (NCA) <Kathleen.Johnson5@va.gov>
Sent: Friday, October 19, 2012 9:17 AM
To: Ferrante, John
Subject: SE-4717, Special Exception Application for X4B Luxury Club

Good morning Mr. Ferrante, I am writing to oppose the request from the X4B Luxury Club to get a Special Exception approved by the Prince George's County Planning Staff and Prince George's County Liquor Board. I am a resident of Huntley Square Condominium. We are a family orientated community and I pray we remain such a community. Please deny the request of the above entity. Thank you in advance for your consideration.

Kathy Johnson
Program Specialist
Executive Correspondence (43A1)
202-461-6210 (phone)
202-273-6695 (Fax)

Ferrante, John

From: Zenobia Jenkins <zdj2@verizon.net>
Sent: Friday, October 19, 2012 9:22 AM
To: Ferrante, John
Cc: zdj2@verizon.net
Subject: SE-4717, Special Exception Application for X4B Luxury Club

Importance: High

Greetings Mr. John Ferrante,

As a home owner at Huntley Square Condominiums, I am writing to express my **SINCERE DENIAL** to **SE-4717, Special Exception Application for X4B Luxury Club**. This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- **Repeated Violation of County Noise Ordinances**
- **Reports of improper and/or sexual activity in and around the community**
- **Sign, and/or Post Card Distribution of Adult or Sexual Activities**
- **Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.**

I'm sure that you would not want an establishment such as this residing in your backyard for any of your love ones to be exposed to.

My family and I are urging you to make the only decision that is appropriate, and that is to deny the request for the special exception application.

Regards,

Zenobia Jenkins

Ferrante, John

From: Charles Jenkins <charles.jenkins56@yahoo.com>
Sent: Friday, October 19, 2012 9:41 AM
To: Ferrante, John
Subject: SE-4717, Special Exception Application for X4B Luxury Club

Greetings Mr. John Ferrante,

As a home owner at Huntley Square Condominiums, I am writing to express my **SINCERE DENIAL** to **SE-4717, Special Exception Application for X4B Luxury Club**. This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- **Repeated Violation of County Noise Ordinances**
- **Reports of improper and/or sexual activity in and around the community**
- **Sign, and/or Post Card Distribution of Adult or Sexual Activities**
- **Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.**

I'm sure that you would not want an establishment such as this located in your backyard for any of your love ones to be exposed to.

My family and I are urging you to make the only decision that is appropriate, and that is to deny the request for the special exception application.

Regards,

Charles Jenkins

Ferrante, John

From: J L Drinkall <jld3308@verizon.net>
Sent: Friday, October 19, 2012 10:01 AM
To: Ferrante, John
Subject: denial of Special Exception SE-4717, Special Exception Application for X4B Luxury Club

Mr. John Ferrante,

This letter serves as denial of Special Exception SE-4717, Special Exception Application for X4B Luxury Club.

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Thanks,

Jan Drinkall
3308 Huntley Square Drive A2
Temple Hills, MD 20748

Ferrante, John

From: J L Drinkall <jld3308@verizon.net>
Sent: Friday, October 19, 2012 10:02 AM
To: Ferrante, John
Subject: denial of Special Exception SE-4717, Special Exception Application for X4B Luxury Club

Mr. John Ferrnate,

This letter serves as denial of Special Exception SE-4717, Special Exception Application for X4B Luxury Club.

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

Thanks,

Fibi Drefs
3308 Huntley Square Drive A1
Temple Hills, MD 20748

October 19, 2012

To: Mr. John Ferrante, Senior Planner
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Fax: 301-952-3749

From: Resident of Huntley Square for the last 26 years.

Reference: Denial of SE-4717, Special Exception Application for X4B Luxury Club

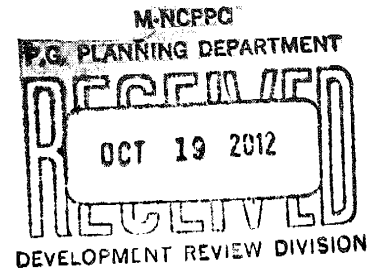
I DO NOT WANT TO SEE THE KIND OF OPERATION THAT PROMOTES NOT SUITED ACTIVITIES FOR A FAMILY ORIENTED COMMUNITY.

WHY DON'T YOU TURN YOUR EFFORTS ON A COMMUNITY CENTER, TO HELP GET THE KIDS OUT FROM THE STREET OF ROSECROFT SHOPPING CENTER.

THE ONLY THING THEY DO IS PLAY WITH MONEY ON THE STREET, SMOKE, DRINK AND VANDALIZING PRIVATE PROPERTY; INCLUDING CARS, TRASH ALL OVER THE PLACE, etc. etc. etc.....

GET YOUR PRIORITIES STRAIGHT.

Tennant from Huntley Square



Ferrante, John

From: zelda adams <zeldamaaa@yahoo.com>
Sent: Friday, October 19, 2012 12:47 PM
To: Ferrante, John
Subject: Broadcast Notice - Community Action Required: Proposed Special Exception-Gentleman's Club

Dear Mr. John Ferrnate, Senior Planner,

I am writing to urge you and the Prince George's County Planning Staff and Prince George's County Liquor Board **not to grant/extend a** Special Exception license to the X4B Luxury Club located in Rosecroft Shopping Center (adjacent to Club Elite) in Temple Hills, Maryland. We, the residents that live in the area do not want an Adult Orientated Club (Strip Club/Gentleman's Club) in the area where we live, retire and are raising our children.

I am a resident of the Huntley Square condominiums. My church, Union Bethel Intergenerational Center is also located in the Rosecroft shopping center along with restaurants, a Dollar store and a grocery store; all of which are family friendly. Please don't allow this negative business to destroy our community that we are trying so hard to improve with our church and condo associations etc.

Thank you,
Zelda Adams

Ferrante, John

From: Clem <clement_07@yahoo.com>
Sent: Tuesday, October 23, 2012 5:05 PM
To: Ferrante, John
Subject: SE-4717 Special Exception Application for the X4B Luxury club

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD; 20772
Re: SE-4717; Special Exception Application for X4B Luxury Club
Dear Mr. Ferrante:

As a concerned resident of the Brinkley Overlook Condominium Community, I am formally communicating my protest of the granting of a permit for this establishment. In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families. Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

&nb sp;

Sincerely,

Bryan Clement
6500 Saint

Ignatius Dr

Fort Washington,

MD 20744

Ferrante, John

From: Sarah Darden <sarahdarden@hotmail.com>
Sent: Friday, October 19, 2012 3:48 PM
To: Ferrante, John
Cc: Hubby
Subject: Denial of Special Exception Letter for X4B Luxury Club

Importance: High

SE-4717, Special Exception Application for X4B Luxury Club

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square condo community including, but not restricted to:

- Repeated Violation of county Noise Ordinances
- Reports of Improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.
- Club Elite located next door to X4B Luxury Club was recently closed down for the above complaints as well as violence

Best Regards,

DJ & Sarah Darden

Ferrante, John

From: LYNETTE SWANSON <dalyn1129@yahoo.com>
Sent: Monday, October 22, 2012 11:50 AM
To: Ferrante, John
Subject: Proposed X4B Luxury club

Dear Mr. Ferrante,

I have been a resident of Huntley Square Condominiums for nearly 4 years now. I have been made aware by management that there is a proposal for the X4B luxury club to operate as a fulltime Gentleman's club. I do not think that this would be appropriate for this community. Being that it is a family oriented residential community I do not think this would be a good fit at all. My particular concern is the safety of myself and my neighbors. Currently, this is a relatively safe, quiet community and It would be in the best interest of the community for it to remain as it is without the noise, crime and disrespect of people's property that likely will come from an establishment that serves alcohol daily. Please consider the well being of this neighborhood before deciding to grant such request. Thank you.

Sincerely,

Lynette M. Swanson

Ferrante, John

From: linda coletrane <lcoletrane@yahoo.com>
Sent: Sunday, October 21, 2012 4:55 PM
To: Ferrante, John
Subject: SE-4717, Special Exception Application for X4B Luxury Club

Dear Mr. John Ferrante,

I am a owner at the Huntley Square Condominium community and I am expressing denial of the Special Exception application for the X4B Luxury Club located in the Rosecroft Shopping Center. We do not need this facility and adjacent property in our community which promote activities that are not suited for a family oriented community.

Thank you,

L Coletrane

The original email was not correct as he stated, hope this one is.

----- Forwarded Message -----

From: nancy pitts <ravenheart33@yahoo.com>

To: "John.Ferrante@pd.mncppc.org" <John.Ferrante@pd.mncppc.org>

Sent: Sunday, October 21, 2012 11:16 PM

Subject: Operation of rental hall

Mr. Ferrante

I am sending this email because I strongly object to the current operation of this facility as a Rental Hall, located off of Brinkley Road shopping center(Rosecroft Shopping Center).

We have had a quiet community here for a while until the night club came (had a killing, which closed the club)and now they want to open(improper/sexual activity)stripper club. Please let us live as I know you are living in peace and quiet.

Ferrante, John

From: ckelly702@comcast.net
Sent: Sunday, October 21, 2012 8:15 PM
To: Ferrante, John
Subject: Club 4BX (SE-4717)

Dear Mr. Ferrante:

In reference to SE-4717, I am requesting that you please deny the Special Exemption license to this group. This particular area is surrounded by apartments and homes with lots of families and school age children. We need more positive things in our area.

Thanks for your consideration.

Sincerely,

Carolyn L. Kelly
702 Leyte Place
Oxon Hill, Md. 20745

Ferrante, John

From: Sandra Foster <slf.frf@verizon.net>
Sent: Sunday, October 21, 2012 8:41 PM
To: Ferrante, John
Cc: Veronica Davila
Subject: SE-4717

We are supporting the **denial** of a Special Exemption license to Club4BX (SE-4717).

We believe this type of establishment will increase the wrong type of element in our neighborhood.

Ferrante, John

From: Gerard Bragg <gerardbragg@yahoo.com>
Sent: Sunday, October 21, 2012 8:57 PM
To: Ferrante, John
Subject: SE-4717

Please deny the a Special Exemption license to Club4BX (SE-4717). This is an establishment we do not want in our community. Gerard Bragg

Ferrante, John

From: Robin Henry <spcuic8495@comcast.net>
Sent: Sunday, October 21, 2012 9:55 PM
To: Ferrante, John
Cc: Veronica Davila
Subject: reference SE-4717

Mr. Ferranate,

This is to support the [REDACTED] of a Special Exemption license to Club4BX . This establishment is currently licensed as a hall rental and should not be changed to strip club. They are applying for a Special Exemption license which would allow them to become a Gentleman's Club where strippers will perform and alcohol would be served. This business is in a strip mall located on Brinkley Road and would effect the neighboring community. There are several day cares and three Churches within walking distances of this establishment. The type of clientele that would be brought into the area will have a direct negative impact to the surrounding neighborhoods as well as our community as a whole.

Thank you,

Resident
Robin E. Henry
1830 Clayton Drive
Oxon Hill, MD 20745

Ferrante, John

From: Lorelle Dance <lorelled@yahoo.com>
Sent: Sunday, October 21, 2012 11:11 PM
To: Ferrante, John
Cc: Veronica Davila
Subject: Disapproveof Club XB4 to SE 4717

In reference

In reference to Club XB4 to SE-4717, I Geraldine Bowie do not approve to the club. I truly understand about a social outlet, but there are more than enough "Clubs" in Prince George's County. I am for more Family Entertainment locations in Prince George's County (i.E. Montgomery County, Dave & Busters, Rock Climbing, etc).

Thank you.

Ferrante, John

From: Aisha Spencer <ahspencer7@gmail.com>
Sent: Monday, October 22, 2012 9:53 AM
To: Ferrante, John
Subject: Denial of Special Exception for X4B Club

Aisha Spencer

3326 Huntley Square Drive

Temple Hills, MD 20748

Mr. John Ferrante, Senior Planner

M-NCPPC, 4th Floor

County Administration Building

14701 Governor Oden Bowie Drive

Upper Marlboro, MD 20772

Re: SE-4717, Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante,

I am a resident of Huntley Square Condominiums writing to ask you to deny the request from X4B Luxury Club for Special Exception. The facility is adjacent to our property and has been a nuisance before this request was made. What most concerns me as a single female resident is the use of minors passing out explicit advertisements on behalf of X4B. I have been approached by minors distributing flyers and seen them placing flyers on cars in our community. This alarms me and I can only expect for it to increase if they are granted authorization to operate full time. Also, youth may be further employed by the club and coaxed into adult possibly illegal activity.

Furthermore, our community has seen a rise in robberies and will probably see more robberies if this club is full time because of the crowd that it will attract. I am sure not everyone who goes there is violent, but my main concern is the youth they employ that live in the area will continue to approach the residents and these interactions will lead to harassment of the residents and crimes.

So, please deny their Special Exception request as we have enough crime already.

I appreciate your time and attention.

Sincerely,

Aisha Spencer

Ferrante, John

From: Eugeania Burch <genabee2000@yahoo.com>
Sent: Monday, October 22, 2012 10:42 AM
To: Ferrante, John
Subject: Denial of Special Exception Application for X4B Luxury Club

Hello,
I'm writing to ask that you deny the following:

SE-4717, Special Exception Application for X4B Luxury Club

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

As an owner in Huntley Square Condominium with young children and a voter, I would like to keep this type of facility out of this community.

Please do not allow this activity in a community and amongst people that are trying to make a better life for their families.

Regards,
Eugeania Burch

Ferrante, John

From: Tangela Barrow <barrowtangela@yahoo.com>
Sent: Monday, October 22, 2012 10:44 AM
To: Ferrante, John
Cc: Tangela Barrow
Subject: SE-4717, Special Exception Application for X4B Luxury Club

Mr. John Ferrnate
Senior Planner
M-NCPPC, 4th Floor
County Administration Building
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: SE-4717, Special Exception Application for X4B Luxury Club


This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc., including areas in the community that are used as school bus stops, pedestrian access, etc.

I request the denial of the Special Exception application for X4B Luxury Club based on the grounds stated above.

Sincerely,
Tangela Barrow

No Matter What Happens I Will NOT Faint
Whatever You Do...Don't Let Me Faint

9/25/2011 

Galatians 6:7-10 (The Message Bible)

7-8Don't be misled: No one makes a fool of God. What a person plants, he will harvest. The person who plants selfishness, ignoring the needs of

Ferrante, John

From: Cynthia Rudolph <ink_well7@yahoo.com>
Sent: Monday, October 22, 2012 10:48 AM
To: Ferrante, John
Subject: Special Exemption License to Club4BX

Dear Sir:

I am writing to you to express my request to deny a special exemption license to Club4XB.

I am a homeowner in Oxon Hill Maryland, and a committed and active community member and community leader.

This establishment is not one that I feel will benefit my community nor the neighboring communities in the area.

The type of clientele that would be attracted to attend this "club" will have a direct and negative impact to children, senior citizens and church members', as well as the community as a whole.

I oppose being directly responsible for allowing any establishment that will detract from my home's value, my own judgements about right and wrong and the high standards I place on being a citizen and tax payer.

Please do not give a special exemption license to Club4XB for any reason and for any claims they may present now or in the future.

Sincerely,

Cynthia Rudolph

Ferrante, John

From: LYNETTE SWANSON <dalyn1129@yahoo.com>
Sent: Monday, October 22, 2012 12:43 PM
To: Ferrante, John
Subject: in reference to SE-4717 Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante,

I have been a resident of Huntley Square Condominiums for nearly 4 years now. I have been made aware by management that there is a proposal for the X4B luxury club to operate as a fulltime Gentleman's club. I do not think that this would be appropriate for this community. Being that it is a family oriented residential community I do not think this would be a good fit at all. My particular concern is the safety of myself and my neighbors. Currently, this is a relatively safe, quiet community and It would be in the best interest of the community for it to remain as it is without the noise, crime and disrespect of people's property that likely will come from an establishment that serves alcohol daily. Please consider the well being of this neighborhood before deciding to grant such request. Thank you.

Sincerely,

Lynette M. Swanson

Ferrante, John

From: Dennis Serrette <dennis@serrettefamily.com>
Sent: Monday, October 22, 2012 12:47 PM
To: Ferrante, John
Subject: Our Community rejects this License Exemption SE-4717

Dennis Serrette, President BMCA.

Ferrante, John

From: Youth Minister Vontelay <youthministervontelayv@yahoo.com>
Sent: Monday, October 22, 2012 1:02 PM
To: Ferrante, John
Subject: lease list the subject as: SE-4717, Special Exception Application for X4B Luxury Club

Mr. John Ferrate Senior Planner M-NCPPC, 4 th Floor County Administration Building 14701 Governor Oden Bowie Drive Upper Marlboro, MD 20772

Re: SE-4717, Special Exception Application for X4B Luxury Club

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to: Repeated Violation of County Noise Ordinances Reports of improper and/or sexual activity in and around the community Sign, and/or Post Card Distribution of Adult or Sexual Activities Inappropriate Trash including drug paraphernalia, condoms, etc., including areas in the community that are used as school bus stops, pedestrian access, etc.

I request the denial of the Special Exception application for X4B Luxury Club based on the grounds stated above.

Sincerely, Vonte'Lay Harris

Ferrante, John

From: Dean Matthews <dean.matthews@verizon.net>
Sent: Monday, October 22, 2012 1:10 PM
To: Ferrante, John
Subject: SE-4717 - "NO" to Special Exemption License

ABSOLUTELY NOT!

Do not allow this - not in my backyard. The corrupt local politicians are already pushing Question 7 down our throats without any due diligence...guess they've got to get their money while they're still in office. And now you have the audacity to even offer this up?

No. Hell no!

Can I please maintain some of my damn property value? You people are attempting to strip us of all of our real estate asset value.

Unbelievable.

Dean Matthews

Wayne Caraway
3136 Brinkley Road, #T-2
Temple Hills, MD 20748
(301)894-0988

October 22, 2012

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Govenor Oden Bowie Drive
Upper Marlboro, MD; 20772

Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Huntcrest Condominiums, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,

Wayne Caraway

Ferrante, John

From: Nikia Wilson <nikiaw@hotmail.com>
Sent: Tuesday, October 23, 2012 8:05 AM
To: Ferrante, John
Subject: Re: SE-4717; Special Exception Application for X4B Luxury Club

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD; 20772

Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Brinkley Overlook Condominium Community, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD; 20772

Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Brinkley Overlook Condominium Community, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

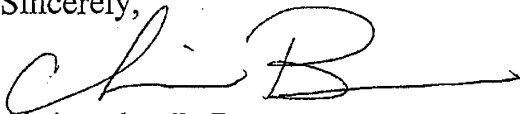
These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,


Christopher L. Brown

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD; 20772

Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Brinkley Overlook Condominium Community, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,

REF: Special Exception Application for X4B Luxury Club – SE-4717

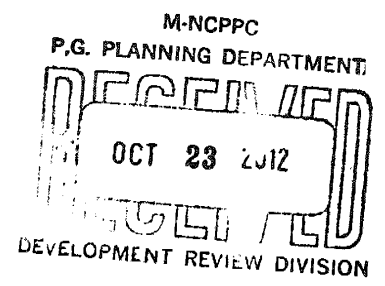
Brinkley Overlook Condominiums
Doris A. Morris
6200 St. Ignatius Dr. #201
Oxon Hill, Maryland 20744

Fact#

301-907-3749

Oct 19, 2012

Mr. John Fenske
Senior Planner



I am in denial of any special exception letter.

Reference SE-417 for P&B
Lusbury Club. The Hurstley
Square Community does not
need a strip club / gentlemen's club
operating in a community
of ~~under~~ age children.

It is my belief that this
will contribute to more crime
in our community and surrounding
areas.

Carlynn Jones
Hurstley Square Owner

Mr. John Ferrate Senior Planner FAX #
SE-4717 → X4B Club — 301-952-3749
From: Huntley Square Condo Resident

This letter is in regards to the current operation of the following facilities located in the "Rosecroft Shopping Center"

* * X4B Luxury Club (Strip Club/ Gentleman Club)

* * Club Elite - Has been on "NEWS" for Violence

* * Tattoo Store → (Beside 2 clubs) Also known as a "Drug Store"

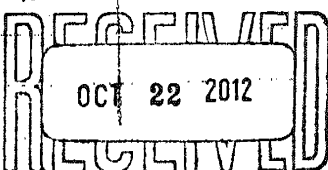
* I have witness on many occasions - Drinking, selling drugs, fighting in the parking lot and loitering around "Huntley Square Condo's". Due to these facilities and the type of people that are associated with these places Druggies / thugs from the apartments sell their drugs in the parking lot / by Huntley Square Condo / sign, etc. I have called the police on many occasions.

This facility and adjacent property promotes activities not suited for a family-orientated community and has been the source of numerous complaints and improper activity in and around Rosecroft Shopping Center and the Huntley Square Condo community including, but not restricted to:

- Repeated Violation of County Noise Ordinances
- Reports of improper and/or sexual activity in and around the community
- Sign, and/or Post Card Distribution of Adult or Sexual Activities
- Inappropriate Trash including drug paraphernalia, condoms, etc. including areas in the community that are used as school bus stops, pedestrian access, etc.

M. NCEPC

P.G. PLANNING DEPARTMENT



DEVELOPMENT REVIEW DIVISION

Huntley Square Owner —

October 23, 2012

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD; 20772

Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Brinkley Overlook Condominium Community, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

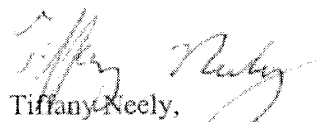
These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,



Tiffany Neely,
6400 St. Ignatius Drive, Apt 202
Ft. Washington, MD 20744

To: Ferrante, John

Subject: Special Exemption License to Club4BX

Dear Sir:

I am writing to you to express my request to deny a special exemption license to Club4XB.

I am a homeowner in Oxon Hill Maryland, and a committed and active community member and community leader.

This establishment is not one that I feel will benefit my community nor the neighboring communities in the area.

The type of clientele that would be attracted to attend this "club" will have a direct and negative impact to children, senior citizens and church members', as well as the community as a whole.

I oppose being directly responsible for allowing any establishment that will detract from my home's value, my own judgements about right and wrong and the high standards I place on being a citizen and tax payer.

Please do not give a special exemption license to Club4XB for any reason and for any claims they may present now or in the future.

Sincerely,

Cynthia Rudolph

John Ferrante, Senior Planner
M-NEPPC
4th Floor, County Administration Building
14741 Governor Aden Bowie Dr.
Upper Marlboro, MD. 20772

October 19, 2012

Re: SE-4717 Special Exception Application X4B Luxury Club

It is my understanding that there is a plan to put a gentlemen's club/strip club in Rosecroft shopping center. Also - this shopping center are two churches and two daycare centers. Little children should not be expose to this type of activity.

This environment would have the potential for my neighborhood to be exposed to drugs, drunks, loitering and possible prostitution.

This gentlemen/strip club would have a negative impact on the surrounding communities (more crime) and devaluing our property.

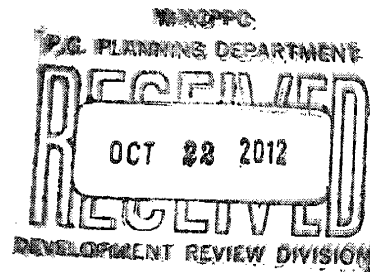
I am truly opposed to having a gentlemen/strip club that close to my home.

Sincerely,

Marcus Edet

3329 Huntly Sq. Dr.

Temple Hills, MD. 20748



John Terrante
M-NCPPC
Senior Planner

10/18/12

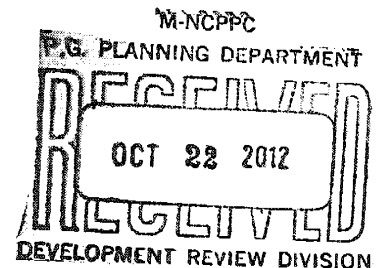
Re: SE-4717 Special Exception application for X4B Luxury Club

It was brought to my attention that the Rosecroft Shopping Center is putting in a mens club. I have concerns that the club will bring more crime to the area. In having another club over there it will bring more undesirables to the area, more people drinking and smoking throwing trash everywhere. Also there are a lot of children in this area even a day care center.

I hope you will reconsider giving a permit for a mens club in Rosecroft Shopping center.

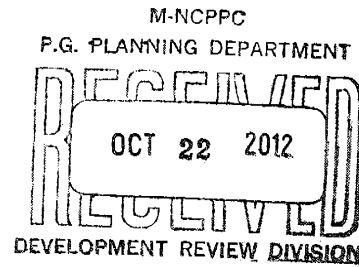
Bever Tucker

3014 Brinkley Station
Temple Hills, MD, 20748



October 22, 2012

John Ferrante
Senior Planner, M-NCPPC; 4th Floor
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD; 20772



Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Brinkley Overlook Condominium Community, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

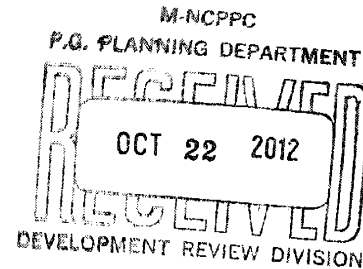
Thank you for helping us to maintain a safe and peaceful community.

I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,

Pamela Debnam
6900 Saint Ignatius Drive -- Unit 104
Fort Washington, MD 20744

John Ferrante
 Senior Planner, M-NCPPC; 4th Floor
 County Administration Building
 14741 Governor Oden Bowie Drive
 Upper Marlboro, MD; 20772



Re: SE-4717; Special Exception Application for X4B Luxury Club

Dear Mr. Ferrante:

As a concerned resident of the Brinkley Overlook Condominium Community, I am formally communicating my protest of the granting of a permit for this establishment.

In the last couple of years, this area has suffered with an increase in crime and the opening of this establishment would encourage more crime in this area. This club should not be given a special exception because it does not add a positive environment to our neighborhood, especially our young people. It would cause a **significant** crime burden on the surrounding communities in this area. In addition, the increase in traffic will cause a burden in the current traffic flow and could possibly interfere with the public metro transportation.

These types of establishments are contributing factors to violent crimes, such as shootings and disturbance of the peace and violence due to alcohol, screaming and fighting outside of the premises that escalate into the surrounding communities. In addition, this activity reduces the property values in the area.

We request that Prince George's County deny the SE-4717 Special Exception Application for the X4B Luxury club to operate in our community where we live and raise our families.

Thank you for helping us to maintain a safe and peaceful community.

I would like this express that I would like to become a PARTY OF RECORD for the protesting of this permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Vanessa Colman".

Vanessa Colman
 6300 St. Ignatius Dr, #102
 Ft. Washington, MD 20717