

Case No.: ERR-232

Applicant: Calvert Hall Limited Partnership

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 7- 2014

AN ORDINANCE to approve the validation of Multi-Family Rental License No. M-0174.

WHEREAS, Multi-Family Rental License No. M-0174 was issued in error on June 21, 2001, for 162 apartment units on approximately 7.55 acres of land, Parcel A, in the R-18 (Multi-Family Medium Density Residential) Zone, also identified as 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819, 3821, 3823, 3825, and 3827 64<sup>th</sup> Avenue, Landover, Maryland; and

WHEREAS, the subject property is improved with 12 three (3) story brick apartment buildings, developed and utilized with 162 apartment units, constructed and occupied in 1965 pursuant to Permit 4/563/65; and

WHEREAS, the applicant has appealed to the District Council for an ordinance to approve the Multi-Family Rental License which was issued in error; and

WHEREAS, the application for validation was given public notice, in accordance with all requirements of law, and a public hearing on the application was held before the Zoning Hearing Examiner; and

WHEREAS, the recommendations of the Zoning Hearing Examiner were duly filed and considered by the District Council; and

WHEREAS, having reviewed the record, the District Council has determined that the application to validate Multi-Family Rental License M-0174 should be approved; and

WHEREAS, as the basis for this action, the District Council adopts the recommendations of the Zoning Hearing Examiner as its findings of fact and conclusions of law in this case.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Multi-Family Rental License M-0174 is hereby approved.

SECTION 2. The 12 buildings consisting of 162 dwelling units on the subject property shall be declared to be a Certified Non-Conforming Use.

SECTION 3. This Ordinance shall take effect on the date of its enactment.

Enacted this 2<sup>nd</sup> day of June, 2014 by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF THE  
MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council