

Case No. CNU-43544-2015  
Langley Terrace Apartments

Applicant: Zupnik-Langley Park  
Associates, LLC

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

ORDER CERTIFYING A NONCONFORMING USE

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board to approve certification of a nonconforming use for an existing 106-unit multifamily apartment complex in the Multifamily Medium-Density Residential (R-18) Zone, located on the east side of 14th Avenue and Langley Way, Langley Park, Maryland, is hereby APPROVED.

As the basis for this final decision, and as expressly authorized by the Regional District Act within Title 22 of the Land Use Article of the Annotated Code of Maryland, and the Prince George's County, Maryland, Subtitle 27, the District Council adopts the findings and conclusions of the Planning Board, as embodied within Resolution PGCPB No. 17-15.

The existing 106-unit multifamily apartment complex in the Multifamily Medium-Density Residential (R-18) Zone, located on the east side of 14th Avenue and Langley Way, Langley Park, Maryland, shall be declared a Certified Nonconforming Use, subject to the following condition:

1. Prior to certification, the Applicant, Zupnik-Langley Park Associates, LLC, shall provide written evidence to the Planning Department that the LLC is a registered corporation in Maryland and that said LLC is in good standing with the Maryland State Department of Assessments and Taxation.

ORDERED this 19<sup>th</sup> day of June, 2017, by the following vote:

In Favor: Council Members Davis, Harrison, Lehman, Patterson, Taveras, and Toles.

Opposed:

Abstained:

Absent: Council Members Franklin, Glaros and Turner.

Vote: 6-0

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: \_\_\_\_\_  
Derrick Leon Davis, Chairman

ATTEST:

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