




June 25, 2024

MEMORANDUM

TO: Donna J. Brown
Clerk of the Council

FROM: James Hunt, Division Chief 
Development Review Division

SUBJECT: Notification of Recommendation for Certification of Nonconforming Use

Permit Application Number: **35186-2023-U**

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

Location of Property: **8851 Indian Head Highway
Fort Washington**

Current Zone(s): **R-R**

Sign Posting Date: **December 30, 2023**

Reason for Certification: **Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1957.**



This is to advise that the above-captioned permit application relating to certification of a nonconforming use has been reviewed by this office. It has been found to fulfill the requirements of the Zoning Ordinance for administrative certification of the use in question, and no request for the Planning Board to conduct a public hearing was received within the time period specified on the public notice sign. Therefore, we are recommending that the use be certified as nonconforming.



The Maryland-National Capital Park and Planning Commission



1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

Pursuant to Section 27-244(e) of the Zoning Ordinance (as amended by CB-78-1991), the District Council has the option of reviewing this recommendation, provided it votes to do so within 30 days of receipt of the recommendation. If you advise us that the Council has not elected to review this recommendation after expiration of the 30-day period, we will certify this use as nonconforming and transmit that action to the Department of Environmental Resources, so that the permit may be issued.

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): _____ Planning Board Review Planning Director Review

Acceptance Date: _____ 70-day limit _____ Limit waived--New limit _____

Posting Date: _____ No. of Signs Posted: _____ Agenda Date: _____

Filing Fee: _____ Posting Fee: _____ Case Reviewer: _____

Date: _____

Referral Mail-Out Date: _____ Referral Due Date: _____

Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: NCU - 35186-2023 Revision of Case # _____

Case(s): NCU

PROJECT NAME: Soldiers Ridge Way

Complete address (if applicable) and Geographic Location (distance related to or near major intersection)
Soldiers Ridge Way, Fort Washington, Maryland 20744. Please see the State of Justification for further description.

Total Acreage: 10.0290		Election District: 12
Tax Map/Grid: 114/A2	Current Zone(s): R-R (Rural Residential)	Council District: 8
WSSC Grid: 212SE01	Existing Lots/Blocks/Parcels: Pt. P. F	Dev. Review District: N/A
COG TAZ: 774	PG TAZ: 2529	Aviation Policy Area: N/A
Planning Area: 80	In Municipal Boundary: N/A	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N

(2002) General Plan Tier: Developed Developing Rural Area of proposed LOD:

Proposed Use of Property and Request of Proposal: Certification of outdoor advertising sign as a non-conforming use	Please list and provide copies of resolutions of previously approved applications affecting the subject property:
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Applicant Name, Address & Phone: April Mackoff, Clear Channel Outdoor 9590 Lynn Buff Court #5 Laurel, Maryland 20723 (240) 755-9203, aprilmackoff@clearchannel.com Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) Route 210 Associates L.L.C. 12500 Fair Lakes Circle Fairfax, Virginia 22033	Consultant Name, Address & Phone: Contact Name, Phone & E-mail: same as applicant (240) 755-9203, aprilmackoff@clearchannel.com
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SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Stephenie Clevenger - for April Mackoff
 Owner's Signature typed & signed _____ Date _____ Applicant's Signature typed & signed _____ Date _____

Contract Purchaser's Signature typed & signed _____ Date _____ Applicant's Signature typed & signed _____ Date _____

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

Type of Application (Check all that apply)

Conventional <input type="checkbox"/>	Comprehensive Design <input type="checkbox"/>	Conservation Sketch Plan <input type="checkbox"/>	Pre-Preliminary Plan <input type="checkbox"/>
Variation, Variance or Alternative Compliance Request(s) Yes <input type="checkbox"/> No <input type="checkbox"/>		Applicable Zoning/Subdivision Regulation Section(s):	
Total Number of Proposed: Lots _____ Outlots _____ Parcels _____ Outparcels _____			
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____		Gross Floor Area (Nonresidential portion only):	

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER <input type="checkbox"/> Health Dept. <input type="checkbox"/>	Number of Plats:
CSP/DSP/SDP No.:	WSSC Authorization No.:
Preliminary Plan No.:	
Approval Date of Preliminary Plan:	

URBAN DESIGN AND ZONING CASES:

Details of Request: Certification of nonconforming use for existing billboard.	Zoning Ordinance Section(s): Sections 27-244 & 241
Total Number of Proposed: Lots _____ Outlots _____ Parcels _____ Outparcels _____	
Number of Dwelling Units: Attached _____ Detached _____ Multifamily _____	Gross Floor Area (Nonresidential portion only):
Variance Request Yes <input type="checkbox"/> No <input type="checkbox"/>	Applicable Zoning/Subdivision Regulation Section(s):
Departure Request Yes <input type="checkbox"/> No <input type="checkbox"/>	Application Filed Yes <input type="checkbox"/> No <input type="checkbox"/>
Alternative Compliance Request Yes <input type="checkbox"/> No <input type="checkbox"/>	Application Filed Yes <input type="checkbox"/> No <input type="checkbox"/>

APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property.

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

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address

Board of Directors	Date Assumed Duties	Date Term Expires	Residence Address	Business Address

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772
DEVELOPMENT REVIEW DIVISION
301-952-3530

Statement of Justification

1. Case Name

NCU - 35186-2023

Soldiers Ridge Way

2. Description of proposed use/request

Certification of two outdoor advertising signs located at Soldiers Ridge Way, Fort Washington, Maryland 20744 (the "Property"), as nonconforming use.

3. Description and location of the subject property

(a) The first outdoor advertising sign on the Property is on the right side of Indian Head Highway running southeast, but is seen off of Indian Head Highway running northwest, approximately 800 feet northwest of the intersection with Palmer Road. The sign is constructed on several metal posts and contains one bulletin face. Our documentary evidence demonstrates that the structure has existed on the Property since at least 1957.

(b) The second outdoor advertising sign on the Property is seen off the right side of Indian Head Highway running southeast, approximately 840 feet northwest of the intersection with Palmer Road. The sign is constructed on several metal posts and contains one poster face. Our documentary evidence demonstrates that the structure has existed on the Property since at least 1957.

Specifically, the Property is located on Map 114, Grid A2, and is approximately 10.0290 acres in size. The Property is zoned R-R (Rural Residential).

4. Description of each required finding

In accordance with CB-84-2016, the applicant is required to certify the outdoor advertising signs located on the Property. *Section 27-244, Prince George's County Code* (the "Code"). Section 27-244(d)(2) of the Code states that "...if satisfactory documentary evidence described in Section 27-244(b)(2)(E) is received, the Planning Board's authorized representative shall recommend certification of the use as nonconforming...". The applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), which shows that the outdoor advertising signs were constructed prior to and have operated continuously since January 1, 2000.

5. Variance requests and required findings for each request

The applicant is not requesting a variance for the Property.

6. Summary/conclusion of request

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

Stephanie Cleverger

- for April Mackoff

April Mackoff

Applicant, Clear Channel Outdoor

SIGN POSTING AND INSPECTION AFFIDAVIT – PLANNING DIRECTOR REVIEW

I, Stephenie Clevenger, hereby certify that the subject property was posted with
(print or type name)

1 sign(s) on 12/30/2023
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-35186-2023 Name: SOLDIERS RIDGE WAY FORT WASHINGTON
20744

Date: 12/30/2023

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

Telephone: 240-338-0131

Capacity in which you are acting: agent
(owner, applicant, agent)

NOTE: Take **legible** photograph(s) showing sign(s) in place, (see attached map for posting locations) and return (email) this affidavit and photographs, saved as one PDF to **PGCReferrals@ppd.mncppc.org** Subject: CaseNo-CaseName and “Posting Affidavit”

* * * * *

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

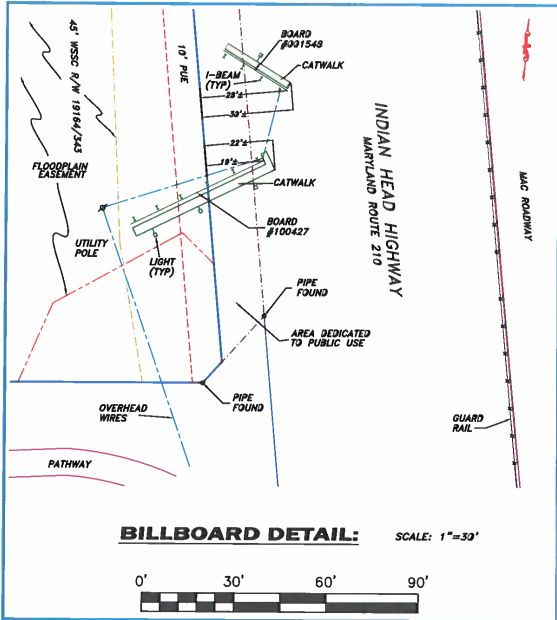


Sign 1

CNU-35186-2023, SOLDIERS RIDGE WAY FORT WASHINGTON 20744

Sign posted by: Stephenie Clevenger

Posted on: 12/30/2023



BILLBOARD DETAIL: SCALE: 1"=30'

GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 2'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plot is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plot does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plot is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

JOB NOTES:

- 1) THE SUBJECT PROPERTY IS ZONED R-R (RURAL RESIDENTIAL)
- 2) TAX ID#: 12-3927506
- 3) ROAD FRONTAGE OF INDIAN HEAD HIGHWAY: 619.56'
- 4) NO STATIC OR DIGITAL BILLBOARDS WITHIN 1,000 FEET OF THE EXISTING BILLBOARD WERE OBSERVED.
- 5) ONLY IMPROVEMENTS IN CLOSE PROXIMITY TO THE EXISTING BILLBOARD ARE SHOWN HEREON.
- 6) PORTIONS OF PLAT 223/6 ARE ILLEGIBLE.

SIGN HEIGHTS:

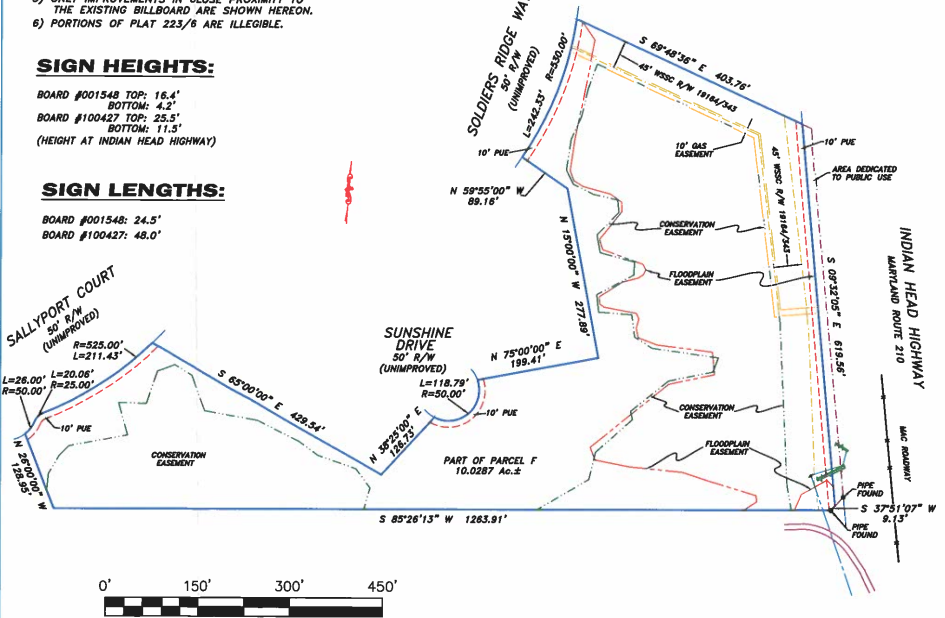
BOARD #001548 TOP: 16.4'
 BOTTOM: 4.2'
 BOARD #100427 TOP: 25.5'
 BOTTOM: 11.5'
 (HEIGHT AT INDIAN HEAD HIGHWAY)

SIGN LENGTHS:

BOARD #001548: 24.5'
 BOARD #100427: 48.0'

APPARENT ENCROACHMENT NOTES:

- 1) BOARD #001548 APPEARS TO LIE ENTIRELY OFF THE SUBJECT PROPERTY BY 30'±.
- 2) BOARD #100427 APPEARS TO LIE PARTIALLY OFF THE SUBJECT PROPERTY BY 22'±.
- 3) BOARD #100427 APPEARS TO LIE WITHIN THE 10' P.U.E. AND THE FLOODPLAIN EASEMENT.



The purpose of this drawing is to locate, describe, and represent the positions of the billboard and buildings affecting the property shown hereon, being known as: PART OF PARCEL F as shown on the plat entitled PLAT 6, PART OF PARCEL F "POTOMAC RIDGE II" recorded among the Land Records of Prince George's County, Maryland in Plat Book 223, folio 6.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 05.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone Shaded X & AE on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0240 E, effective 9/16/2016



SPECIAL PURPOSE SURVEY
SOLDIERS RIDGE WAY
 12th ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND

NTT Associates, Inc. Scale: 1"= 150'
 16205 Old Frederick Rd. Date: 4/8/2021
 Mt. Airy, Maryland 21771 Field By: TOM
 Phone: (410) 442-2031 Drawn By: SKC
 Fax: (410) 442-1315 File No.: MISC 14645
 www.nttsurveyors.com Page No.: 1 of 1