



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

Certification of Nonconforming Use CNU-12648-2015 8204 Bellefonte Lane Apartments

REQUEST	STAFF RECOMMENDATION
Certification of a nonconforming multifamily use.	DISAPPROVAL

Location: 1,800 feet northeast of the intersection of Old Alexandria Ferry Road and Bellefonte Lane.	
Gross Acreage:	0.46
Zone:	R-R/M-I-O
Gross Floor Area:	N/A
Parcels:	1
Planning Area:	81A
Tier:	Developing
Council District:	09
Election District:	09
Municipality:	N/A
200-Scale Base Map:	210SE07
Applicant/Address: Joe Myers, Sr. 3521 Jeff Road Upper Marlboro, MD 20774	
Staff Reviewer: Tom Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	02/24/2022
Planning Board Action Limit:	N/A
Staff Report Date:	02/08/2022
Date Accepted:	11/14/2017
Informational Mailing:	10/31/2021
Acceptance Mailing:	11/08/2021
Sign Posting Deadline:	01/25/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/.
 Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Certification of Nonconforming Use CNU-12648-2015
8204 Bellefonte Lane Apartments

The Zoning staff has reviewed the certification of nonconforming use application for the subject property and presents the following evaluation and findings leading to a recommendation of DISAPPROVAL, as described in the Recommendation section of this report.

EVALUATION CRITERIA

This application for certification of nonconforming use was reviewed and evaluated for compliance with the following criteria:

- a. Existing conditions
- b. Site history
- c. The requirements of the Prince George's County Zoning Ordinance for certification of a nonconforming use

FINDINGS

1. **Request:** The applicant is requesting certification of a nonconforming use for an existing six-unit apartment building constructed in 1960, which predates the zoning annexation. The nonconforming status commenced on April 24, 1961, when the property was annexed into the Maryland-Washington Regional District with a Rural Residential (R-R) zoning designation. Based on the current standard for the R-R Zone, the Prince George's County Zoning Ordinance prohibits more than one dwelling unit on a single lot, and the existing apartment building contains six.

There are no previous use and occupancy (U&O) permits on record for the site. The documentation submitted by the applicant shows that the building was in continuous use from 1960 until January 2012, when the property was vacated and listed for sale. The building went without a tenant from January 2012 until May 2014, for a total of approximately 28 months. The applicant is requesting that the Prince George's County Planning Board certify the nonconforming use; however, staff is recommending disapproval because the documentary evidence shows that day-to-day operation ceased for a period of more than 180 consecutive calendar days.

2. **Location and Field Inspection:** The subject property, addressed as 8204 Bellefonte Lane, is located on the north side of Bellefonte Lane, approximately 2,500 feet northeast of the intersection of Old Alexandria Ferry Road and Bellefonte Lane. The site is described as part of Lot 45, containing 20,000 square feet, recorded among the Prince George's County Land Records in Liber 34759 folio 410. The division of the part of Lot 45 included in this application was legally established prior to 1981 (Liber 3828 folio 905). The site is developed with a two-story brick apartment building, with a basement oriented toward the site's frontage on Bellefonte Lane. An 8-foot-wide asphalt driveway exists along the west side of the building, six unmarked gravel parking spaces are located in the front of the building, and an existing concrete slab is located in the backyard of the apartment building, with a concrete walkway that leads to the rear entrance. A 6.1-foot-wide concrete walkway, from the site's frontage on Bellefonte Lane, leads to the main entrance of the building.
3. **Surrounding Uses:** The site is surrounded by single-family detached residential development to the west and north, and two multifamily apartment buildings to the east, all in the R-R Zone. Bellefonte Lane abuts the subject site to the south. Of the two existing apartment buildings to the east of the subject property, 8208 Bellefonte Lane was certified as a nonconforming use in 1984, after demonstrating continuous use of the apartment building since 1958. Subsequently, Special Exception SE-3744 was approved to expand the five-unit apartment building to six units. The apartment building at 8212 Bellefonte Lane was the subject of a Permit Issued in Error (ERR-255), having been issued rental licenses after expanding from five to six units, and was subsequently certified as a nonconforming use in 2016 after approval of ERR-255.
4. **History:** The following information was derived from documentation that was submitted by the applicant and from the permit history of the site, as it relates to the use.
 - a. **1960**—According to the Maryland State Department of Assessments and Taxation database, the building was constructed in 1960.
 - b. **April 24, 1961**—The property was annexed into the Maryland-Washington Regional District with the R-R-zoning designation, which prohibits the multifamily use.
 - c. **1960 to January 2012**—The property was occupied and used as multifamily rental housing, according to the applicant's affidavit.
 - d. **July 1970 to March 2010***—Rental licenses were issued for the building by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) from 1970 to 2010. The last rental license issued to the owner preceding the applicant in this case expired on March 27, 2010.

***Note:** Prior to 1970, no rental license was required for rental properties.
 - e. **January to February 2012**—According to the applicant's affidavit, the last tenant vacated the building in January 2012, and the building was boarded up and listed for sale, per estate trust attorneys for Seabird Mortgage, LLC in February 2012.

- f. **December 2012**—The applicant, Mr. Joseph E. Myers Sr., owner and managing member of 8204 Bellefonte Lane, LLC, purchased the property.
- g. **March to November 2013**—The applicant applied for various permits with DPIE, for general interior renovations and to upgrade the heating and plumbing for each apartment unit.
- h. **May 2014**—Final inspections were approved by DPIE for the various interior renovation permits.
- i. **May 2014 to August 2014**—All six apartment units in the building were rented, and the building became fully occupied
- j. **November 12, 2014**—The applicant applied for a U&O Permit (41965-2014-U) for the six-unit multifamily apartment building. Upon reviewing the permit, the applicant was notified by the Maryland-National Capital Park and Planning Commission (M-NCPPC) Permit Review staff on November 18, 2014 that certification of a nonconforming use is required to be approved by the Planning Board, in accordance with Section 27-244(f) of the Zoning Ordinance, because there was no prior issued U&O permit for the multifamily dwellings.
- k. **December 27, 2014**—The applicant was issued a rental license for a six-unit multifamily dwelling by DPIE, which was valid for two years.
- l. **April 2, 2015**—For the second time, the applicant submitted a U&O Permit application (12648-2015-U) for the subject property. Review comments were provided to the applicant by M-NCPPC Permit Review staff, consistent with the previous determination that a certification of nonconforming use (CNU) by the Planning Board would be required.
- m. **September 2, 2016**—The Prince George’s County Code Enforcement authorities issued a violation citation (Case No. Z-349-9/F3-17) for use of a building, structure, or land without a legal U&O permit, with a corrective action date of September 17, 2016.
- n. **December 27, 2016**—The applicant was issued a rental license for the building, with an expiration date of December 27, 2018.
- o. **November 15, 2017**—A consent order to enforce compliance with County Code (Case No. SP05-02-5606-17) was filed with the District Court of Maryland for Prince George’s County, requiring the applicant to comply with the outstanding violation within 60 days.
- p. **February 15, 2018**—The application was continued indefinitely by the Planning Board.
- q. **November 4, 2019**—The applicant filed U&O Permit 51768-2019-U.

- r. **Present Day**—The applicant submitted an affidavit, as well as rental license agreements that affirm the building has been fully leased and occupied with new residents from August 2014 to present day.

5. **Site Data Summary:**

Zone:	R-R/M-I-O
Acreage:	0.46
Use:	Multifamily Residential
Total Units:	6
Site Density:	13.07 dwelling units/acre
Lot Coverage:	17.5%

- 6. **Certification Requirements:** Section 27-107.01(a)(166) of the Zoning Ordinance defines a nonconforming use as:

- (A) **The “Use” of any “Building,” “Structure,” or land which is not in conformance with a requirement of the Zone in which it is located (as it specifically applies to the “Use”), provided that:**
 - (i) **The requirement was adopted after the “Use” was lawfully established; or**
 - (ii) **The “Use” was established after the requirement was adopted and the District Council has validated a building, use and occupancy, or sign permit issued for it in error.**
- (B) **The term shall include any “Building,” “Structure,” or land used in connection with a “Nonconforming Use,” regardless of whether the “Building,” “Structure,” or land conforms to the physical requirements of the Zone in which it is located.**

According to the Maryland State Department of Assessment and Taxation database, the apartment building was constructed in 1960 and was, therefore, lawfully established prior to the use becoming nonconforming on April 24, 1961.

A CNU requires that certain findings be made. Section 27-241 of the Zoning Ordinance sets forth the required findings of the Planning Board and Section 27-244 sets forth the specific requirements for certifying a nonconforming use:

Section 27-241

- (c) **Continuous, day-to-day operation of a certified nonconforming use is required to maintain its nonconforming status. Discontinuance of day-to-day operation for a period of one hundred eighty (180) or more consecutive calendar days shall constitute abandonment of the use. No certified nonconforming use may be reestablished unless either:**

- (1) **The case involves reconstruction, restoration, or reestablishment in accordance with Section 27-243; or**
- (2) **The Planning Board determines (upon written request) that the conditions of nonoperation were beyond the control of the person who was in control of the property during the period of nonoperation. The Planning Board's determination shall be based on satisfactory evidence presented by the person making the request.**

In an affidavit provided by the applicant, signed and dated December 3, 2021, there is an approximate 10-month break in use of the property, prior to the applicant's ownership, and an additional 17-month break in use after his ownership during renovation of the vacant building. The affidavit further provides that the building has been fully leased and occupied as of August 2014. Thus, there was a period longer than 180 consecutive calendar days where day-to-day operations were discontinued.

Section 27-243(c)(1) of the Zoning Ordinance provides a minor exception if the "case involves reconstruction, restoration, or reestablishment in accordance with Section 27-243." But Section 27-243(a)(1)(B) requires that the use be reestablished within one calendar year from the date day-to-day operations ceased:

Where a certified nonconforming use has temporarily ceased operation, either for the sole purpose of correcting Code violations or because the nature of the nonconforming use is seasonal, such use shall be reestablished within one (1) calendar year from the date upon which operation last ceased.

The previous owner discontinued operations to sell the property for a period longer than 180 days. The current owner was arguably allowed to cease operations, in order to correct code violations if he had reestablished the use within one calendar year. But the applicant took 17 months to reestablish the use, that is, longer than the period permitted by Section 27-243(1)(B). The applicant, therefore, has not met the necessary criteria for certification.

Section 27-244

(a) In general.

- (1) **A nonconforming use may only continue if a use and occupancy permit identifying the use as nonconforming is issued after the Planning Board (or its authorized representative) or the District Council certifies that the use is nonconforming is not illegal (except as provided for in Section 27-246 and Subdivision 2 of this Division). Any person making use of or relying upon the certification that is violating or has violated any conditions thereof, or that the use for which the certification was granted is being, or has been exercised contrary to**

the terms or conditions of such approval shall be grounds for revocation proceedings in accordance with this Code.

While no building permit or U&O permit is available to determine that the multifamily building was legally constructed, tax records reflect construction of the dwelling in 1960, which predates zoning of the subject site. In addition, two similar multifamily buildings exist east of the subject site, having been constructed at about the same time, and both operate as certified nonconforming uses. A U&O permit is currently pending for the site.

(b) Application for use and occupancy permit.

(1) The applicant shall file an application for a use and occupancy permit in accordance with Division 7 of this Part.

The applicant filed U&O Permit 51768-2019-U on November 4, 2019, in accordance with Division 7 of this part.

(2) Along with the application and accompanying plans, the applicant shall provide the following:

(A) Documentary evidence, such as tax records, business records, public utility installation or payment records, and sworn affidavits, showing the commencing date and continuous existence of the nonconforming use;

Along with the application and accompanying site plan, the applicant submitted the following documentary evidence in support of the application:

- a. An affidavit from Mr. Myers, Sr. (owner), dated and signed on December 3, 2021, providing, to the best of his knowledge, chronological timeline events for the subject apartment building, including input from two long-term residents. The affidavit clearly shows there is an approximate 10-month break in use of the property, prior to his ownership, and an additional 17-month break in use after his ownership during renovation of the vacant building. The affidavit further provides that the building has been fully leased and occupied as of August 2014.
- b. The affidavit included input from a nine-year resident and twenty-year resident at 8219 and 8208 Bellefonte Lane, respectively, further affirming that the subject property was vacant only during the sale and renovation period from January 2012 to May 2014, after which the building use continued as multifamily housing.

- c. Copies of apartment rental licenses from DPIE from August 12, 1970 to March 27, 2010, and December 27, 2014 to December 27, 2018, which consistently show six apartment units on the property.

There are no rental licenses for the subject property for four years (from March 28, 2010–December 26, 2014). The prior owner did not acquire any rental licenses for two years, and the applicant did not acquire any apartment rental licenses for an additional two years, according to the purchase date by the current owner.

The submitted documentation demonstrates the continuous existence of the multifamily building. However, there is an approximate 27-month time period when the use of the multifamily building ceased.

- (B) Evidence that the nonconforming use has not ceased to operate for more than 180 consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of nonoperation for more than 180 consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use.**

According to the evidence submitted by the applicant, along with the statement of justification (SOJ), it is estimated that the six-unit apartment building had been a rental property from 1960 to January 2012. Subsequently, the apartment building was vacated, boarded up, and advertised for sale in February 2012, in accordance with the deceased's estate trust. While the property was on the market for sale, it was vacant for 10 months (approximately 330 days), which could be justified as beyond the applicant's control because the property was not in his possession. The property was purchased by the applicant, Mr. Joe Myers (the current owner), on December 21, 2012. After possession of the property by Mr. Myers, there was a second break in use for approximately 17 months (January 2013 to May 2014), during which time the applicant applied for renovation permits, including upgrading the heating and plumbing for all apartment units. Upon final walk-through, renovation permits were completed by DPIE on May 2, 2014, and the applicant proceeded to rent the apartments. The first apartment was rented on May 2, 2014, and the last apartment was rented on September 16, 2014. Three months later, DPIE issued a rental license to the applicant for the six-unit multifamily building on December 27, 2014.

Upon reviewing the documentation submitted for the U&O permit application, staff finds that the nonconforming use ceased to operate

for more than 180 consecutive calendar days. Consequently, the Planning Board must determine whether the use should be certified as nonconforming pursuant to Section 27-244(f), as further discussed.

(C) Specific data showing:

- (i) The exact nature, size, and location of the building, structure, and use;**
- (ii) A legal description of the property; and**
- (iii) The precise location and limits of the use on the property and within any building it occupies;**

The submitted site plan, along with the application, notes the exact nature, location, size, and use of the property. Aerial photos also suggest that the parking lot was expanded in front of the building, along Bellefonte Lane, as recently as 2016. Staff notes that the alteration to expand parking on the subject site requires approval of a special exception, pursuant to Section 27-242 of the Zoning Ordinance if the use is certified as nonconforming.

(D) A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possesses one.

Per M-NCPPC Permit Review staff comment, and from records provided by DPIE and the applicant, the applicant does not possess any prior U&O permit for the multifamily dwelling.

(f) Planning Board review.

(1) Required hearing.

- (A) If a copy of a valid use and occupancy permit is not submitted with the application, if the documentary evidence submitted is not satisfactory to the Planning Board's authorized representative to prove the commencing date or continuity of the use, or if a public hearing has been requested by any party of interest challenging the commencing date and/or continuity of the use, the Planning Board shall conduct a public hearing on the application for the purpose of determining whether the use should be certified as nonconforming.**

Because a valid U&O permit has not been obtained, and the continuity of the use of the six-unit multifamily dwelling has not been demonstrated, the applicant has requested a hearing before the Planning Board by filing this application.

The Planning Board may act on the application, in accordance with Section 27-244(f)(4)(A):

(4) Planning Board Action

- (A) The Planning Board may decide to either grant or deny certification of the use as nonconforming. If it decides to certify that a nonconforming use actually exists and has continuously operated and upon finding, within the administrative record for the application, that the use to be certified as nonconforming has no outstanding Code violations with the Department of Permitting, Inspections, and Enforcement regarding the property, other than failure to have a use and occupancy permit.**

At the time of the writing of this staff report, January 28, 2022, DPIE provided an email (Jeong to Hurlbutt) stating that the subject case does not require a renewed or active stormwater management concept on file, nor does it require a site development concept plan approval letter. DPIE does not oppose the approval of the subject application. Staff further finds that a nonconforming use does exist, but has not continuously operated on the subject site.

DISCUSSION

The evaluation of 8204 Bellefonte Lane Apartments is based on the lack of zoning regulations in place at the time of development in 1960. The development does not have an approved U&O permit; hence, the request for a CNU was filed.

Staff is aware that while the property was on the market for sale, it was vacant for 10 months (approximately 330 days), which could be justified as beyond the applicant's control because the property was not yet in his possession. After possession of the property by Mr. Myers, the applicant and current owner, there was a second break in use for approximately 17 months (January 2013 to May 2014), during which time the applicant applied for renovation permits, including upgrading the heating and plumbing for all apartment units. Staff finds that the available records, coupled with the development history and nonconforming certification of the surrounding properties, is enough to establish that the use has legally existed, that the applicant has not supplied all available documentation to demonstrate continuous use, and thus should not be certified as nonconforming.

CONCLUSION

While the applicant provided documentation, including an affidavit of his own volition and input from adjacent residents, the applicant did not provide justification for not acquiring or applying for the required rental license and U&O permit during the first two years of his possession. Staff believes that the rental licenses issued to the applicant in 2016 were in error, as the building did not meet the criteria for continuous operation and was not able to obtain a U&O permit. The SOJ did not provide explanation or documentation from any County authority, such as DPIE, that

extensive renovation was necessary to rent the property upon the applicant's ownership. Furthermore, once the renovation was completed, the applicant proceeded to rent the apartments without acquiring a U&O permit. It appears that the applicant filled out and signed a U&O permit application on November 12, 2014 but failed to act on the process until a violation was issued for the use of a building, structure, or land without a legal U&O permit on September 2, 2016. Documentation submitted by the applicant shows that there was a 17-month break in day-to-day operations, and that the use did not reestablish the use within one year of the renovations. For these reasons, staff recommends DISAPPROVAL of Certification of Nonconforming Use application CNU-12648-2015.

8204 BELLEFONTE LANE APARTMENTS

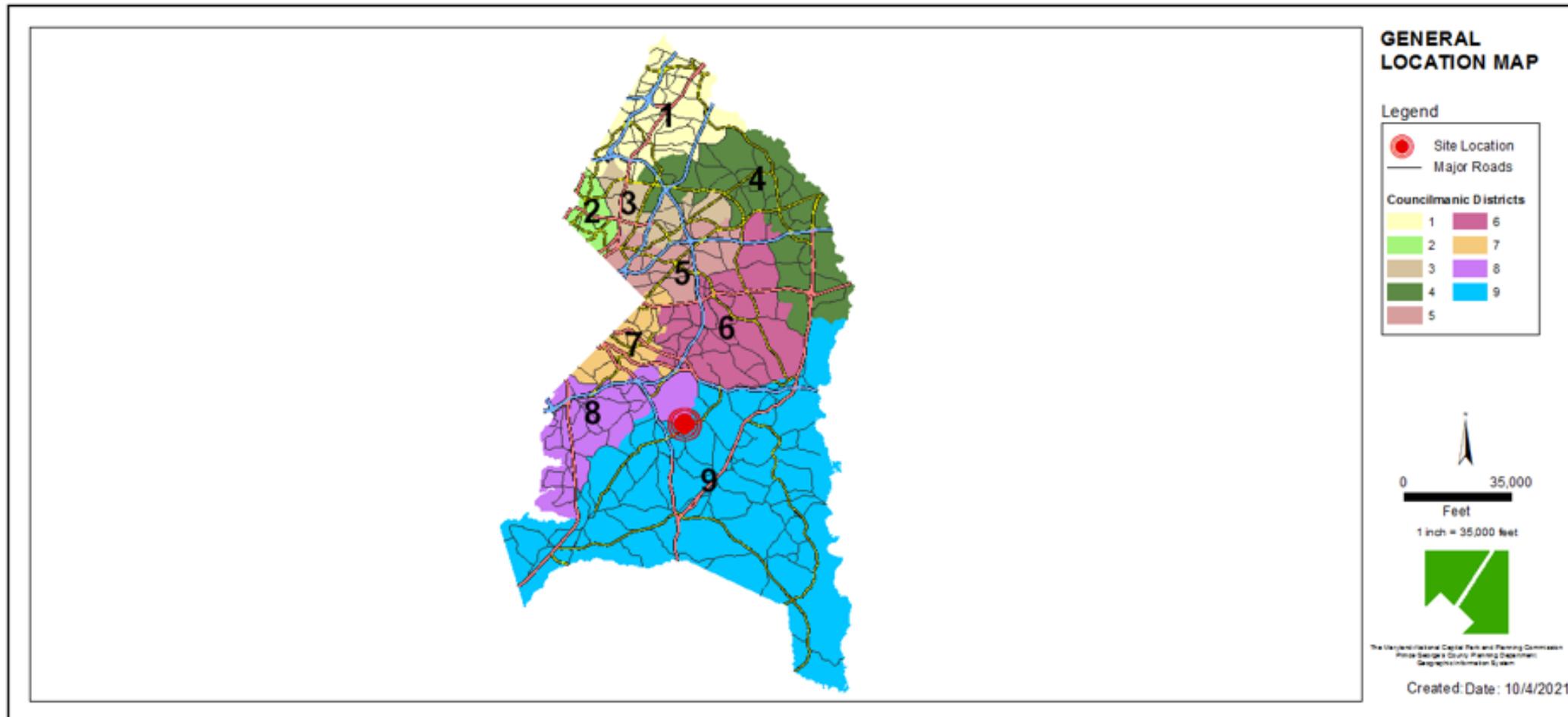
Certification of Nonconforming Use
Staff Recommendation: DISAPPROVAL



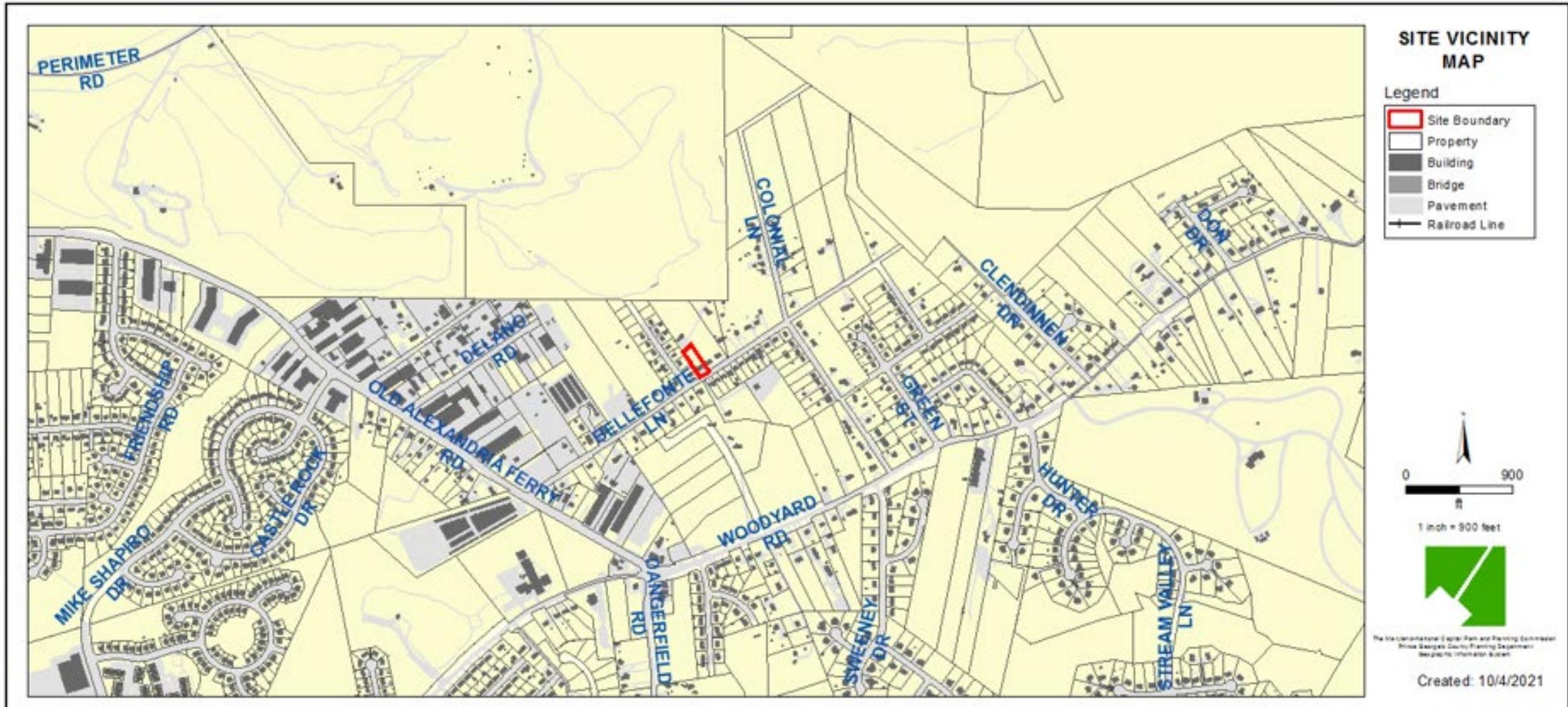
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A

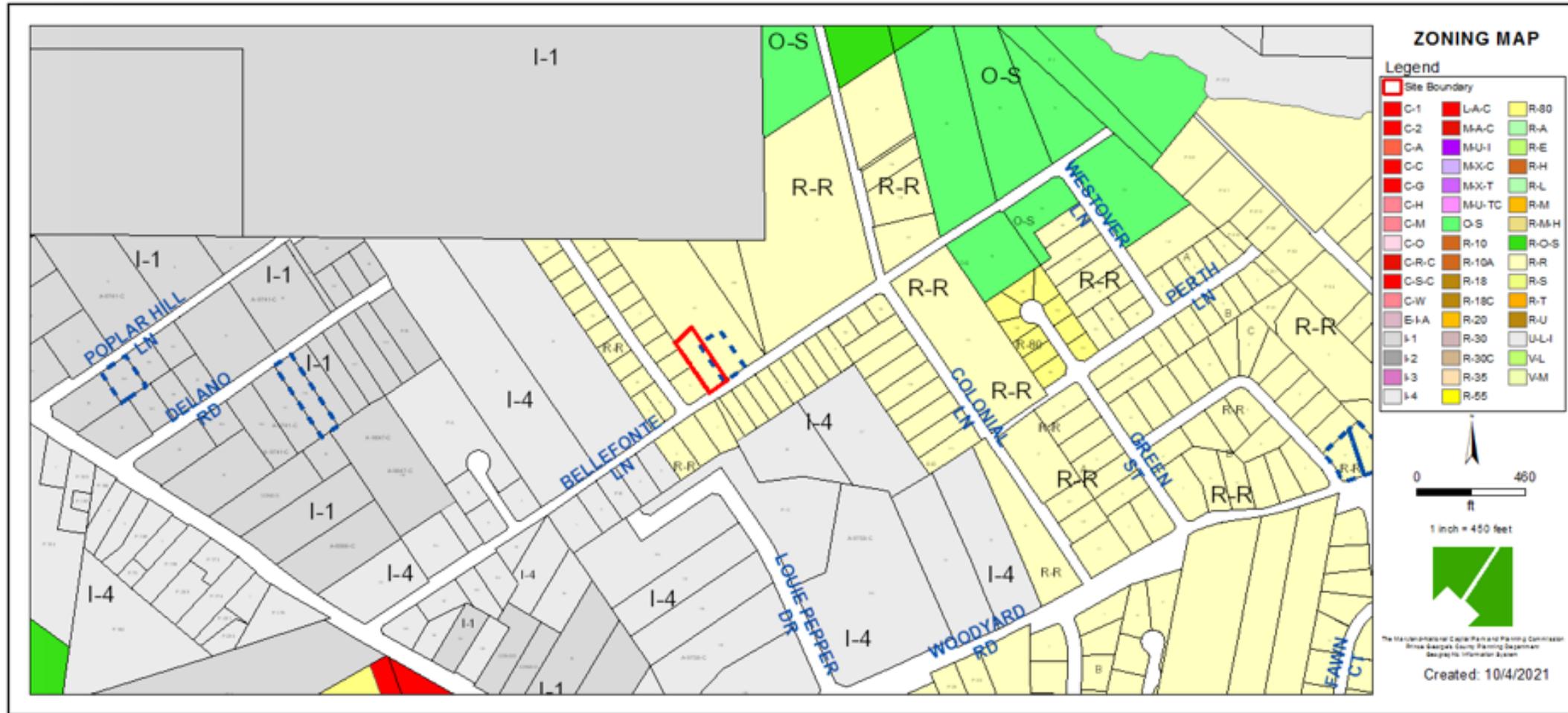


SITE VICINITY MAP



ZONING MAP

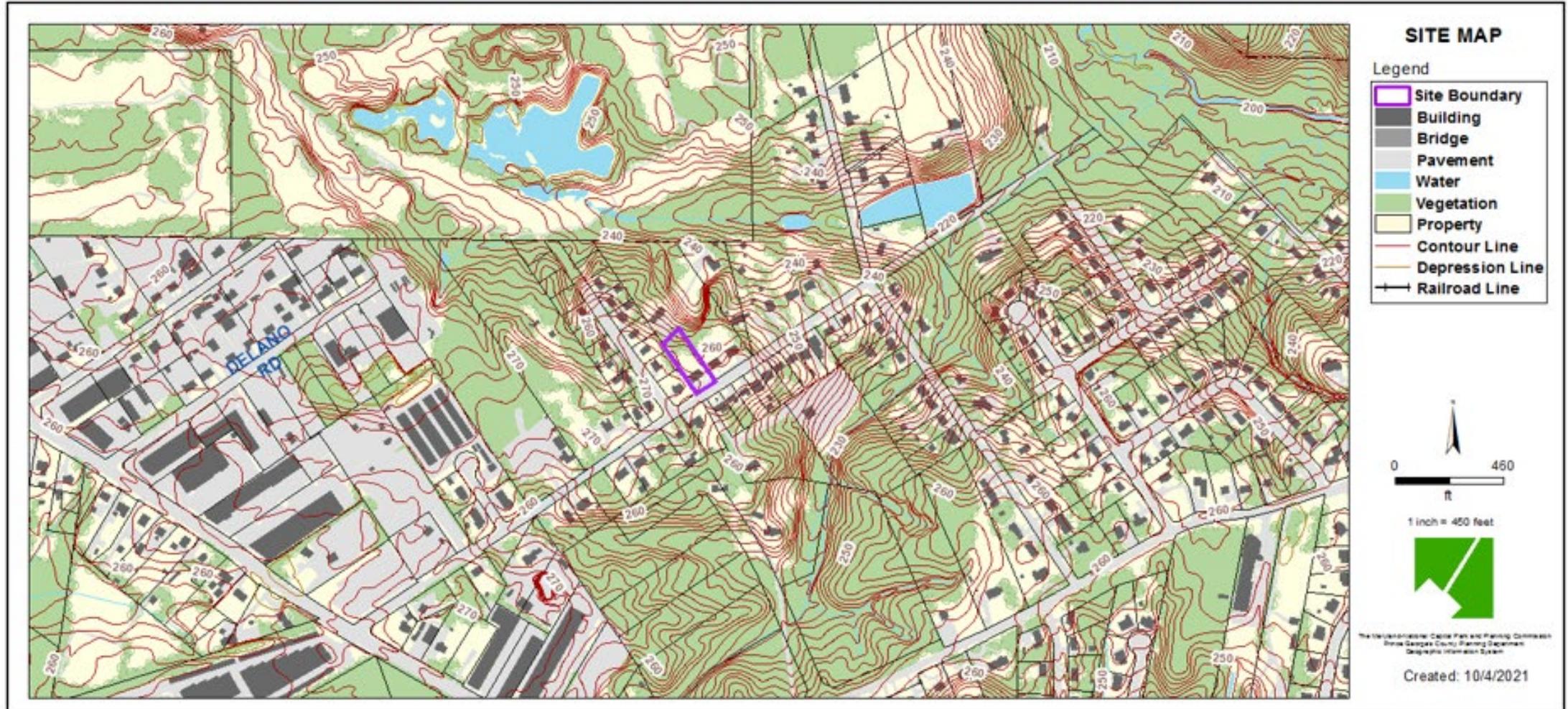
Property Zone: R-R



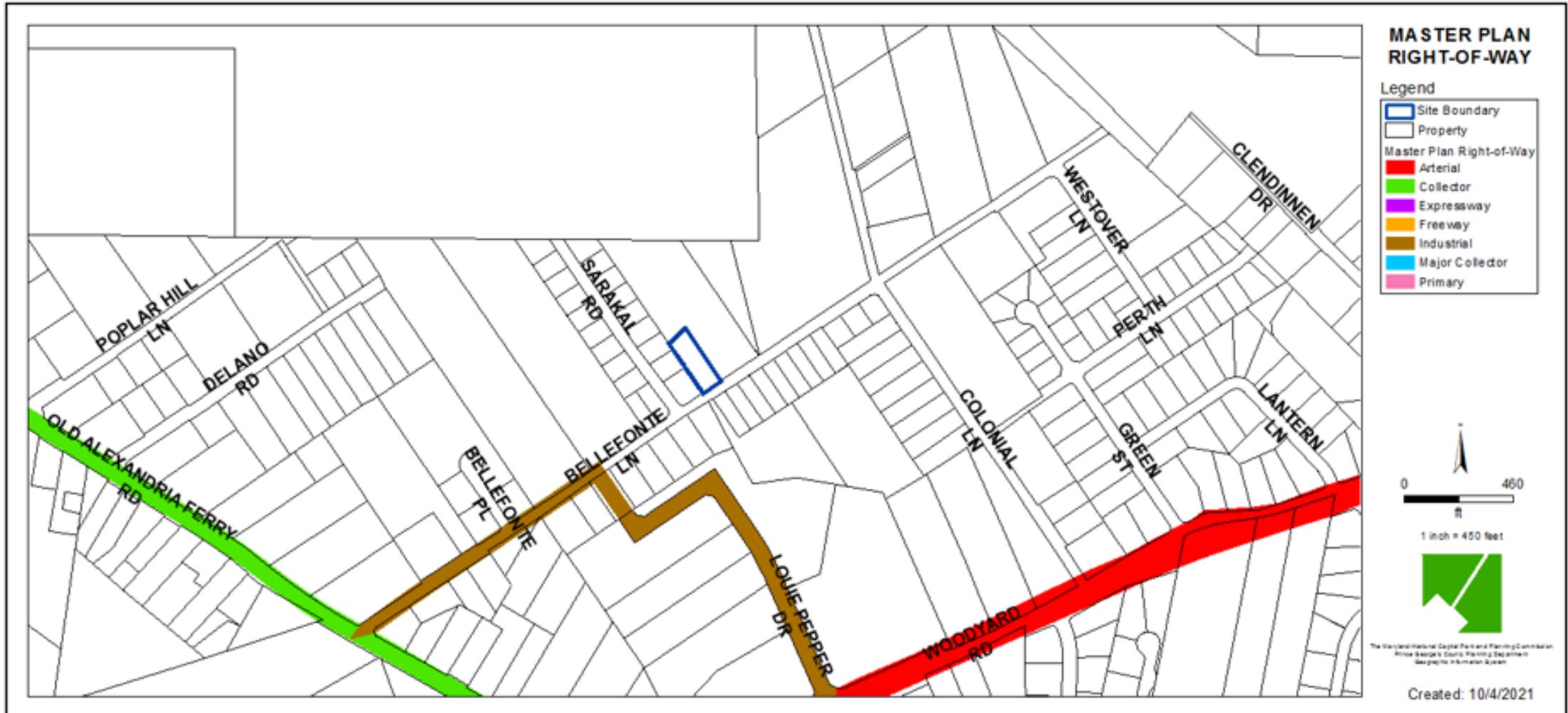
OVERLAY MAP



SITE MAP



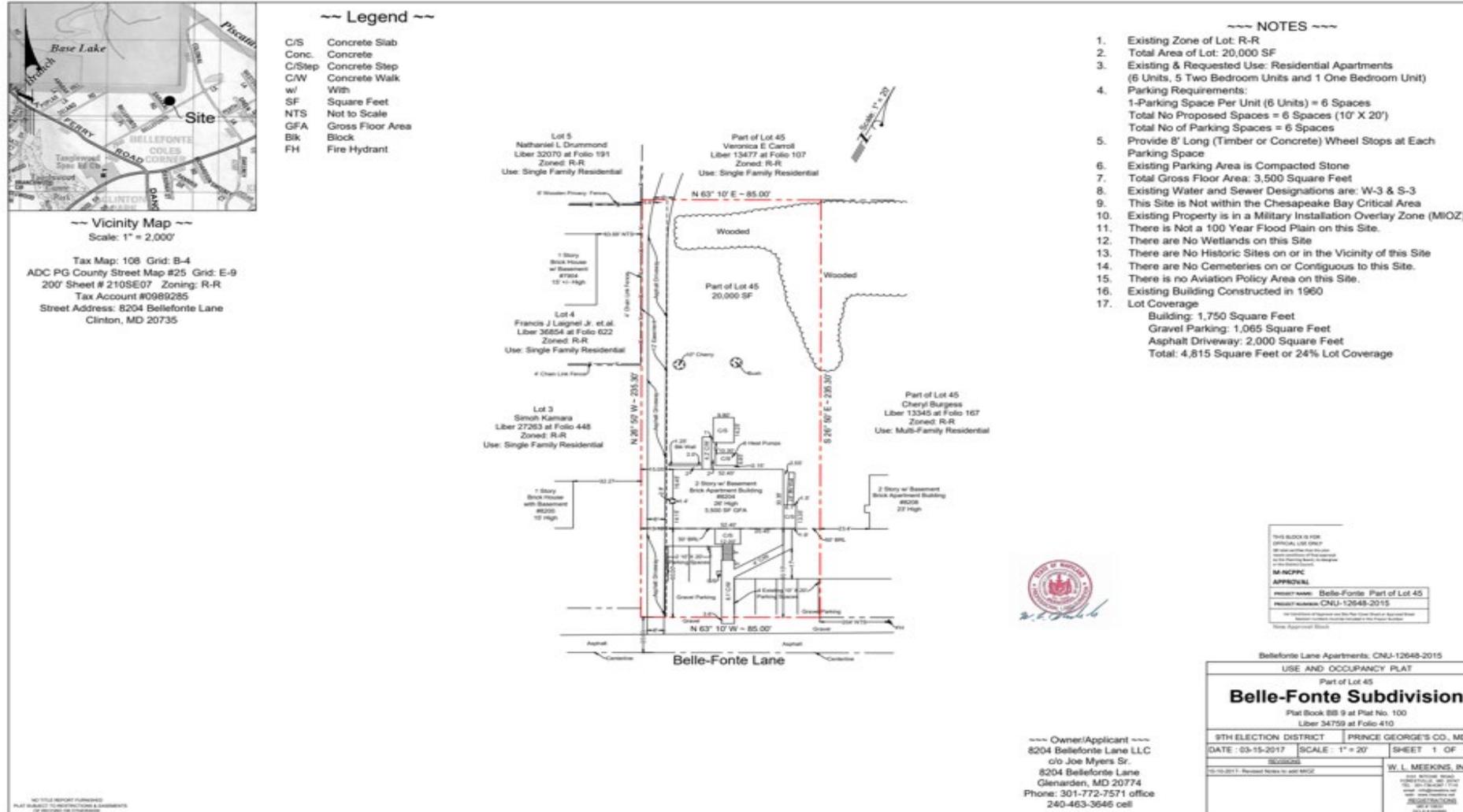
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



SITE PLAN



FRONT ELEVATION



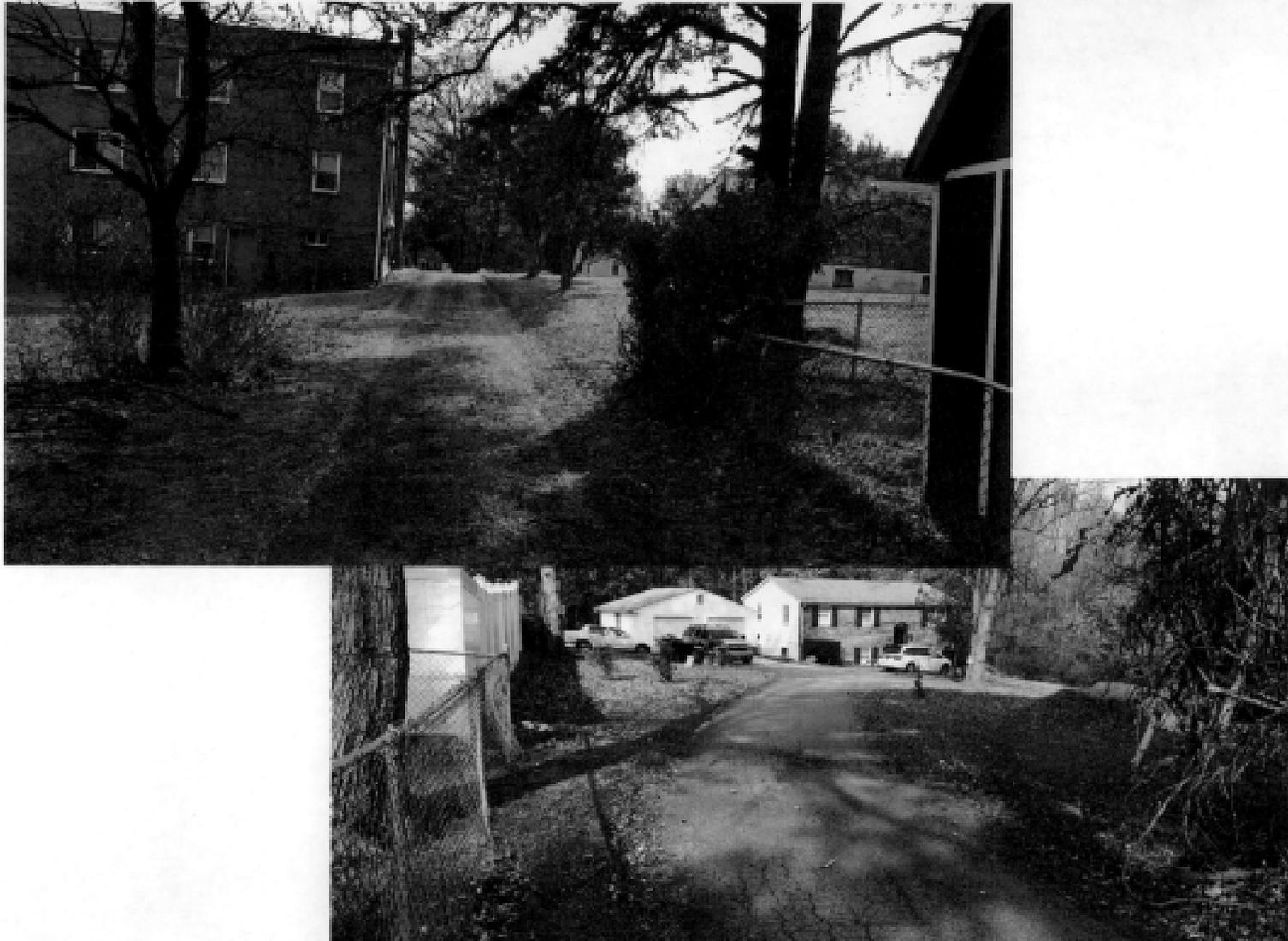
REAR ELEVATION



FRONT PARKING LOT



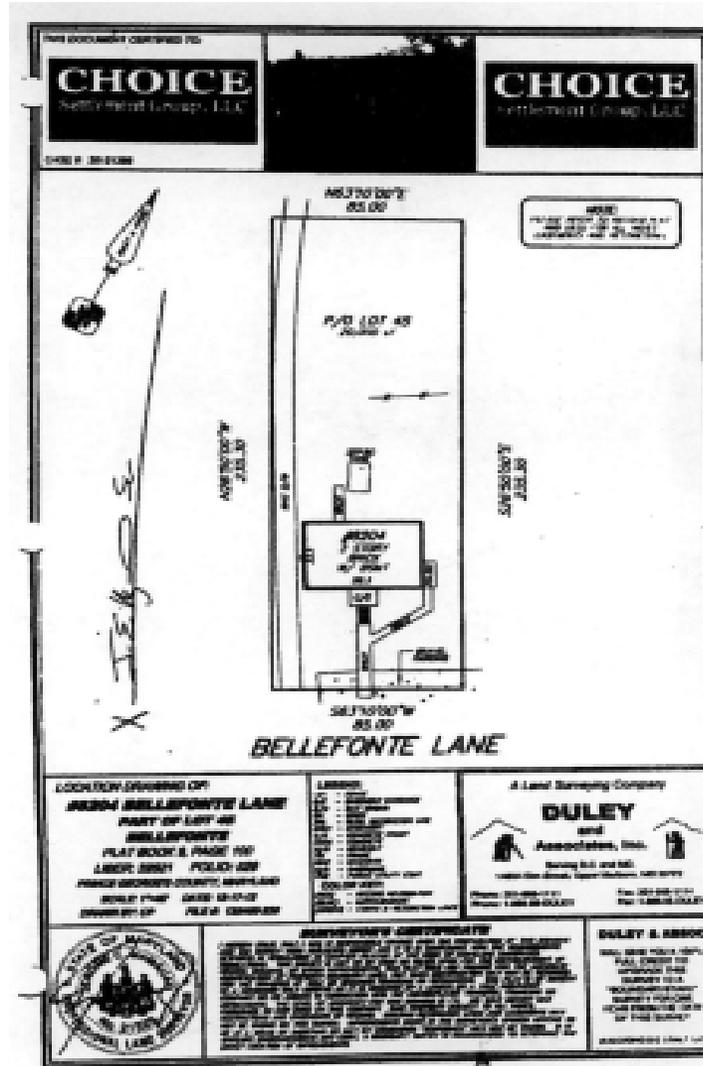
DRIVEWAY



- REAR PARKING LOT



2014 PERMIT PLAN



2013 ORIGINAL PARKING LOT AREA



2017 RECENT PARKING EXPANSION



2017 FRONT PARKING AREA



STAFF RECOMMENDATION

DISAPPROVAL

Major Issues:

- Lack of continuous use

Applicant Community Engagement:

- Informational Mailing: 10/31/21
- Acceptance Mailing: 11/8/21

**STATEMENT OF JUSTIFICATION
FOR THE CONTINUATION OF
8204 BELLEFONTE LANE APARTMENTS
AS A NONCONFORMING USE**

I. INTRODUCTION

This is a request for the continuation of nonconforming use for Bellefonte Lane Apartments (the "use") which was built in 1960 according to the Maryland Department of Assessment records. This construction date of 1960 predates the zoning annexation date of April 24, 1961. Per Property Standards Division of DPIE, there is no prior use and occupancy permit requirement for the multifamily dwelling since the use was continuous from 1960 to present. The use was then continued as multifamily dwelling (see the attached "Timeline 8204 Bellefonte Lane Use Affidavit" for additional details and supporting documentation). The continuance of the non-conforming status of the use must be approved by the Planning Board in accordance with Section 27-243 & 27-244 of the Zoning Ordinance of the Prince George's County code, Subtitle 27 (the "Zoning Ordinance") prior to approval of Use and Occupancy permit application approval for this property.

II. DESCRIPTION OF PROPERTY

Location-	2500 ft. on the NE side of Old Alexandria Ferry Road and Bellefonte Lane
Premises Address	8204 Bellefonte Lane, Clinton MD
Municipality-	n/a
Frontage	Bellefonte Lane
Zoning	RR
Area	.459 acres
Rights-of-Way	n/a
Tax Map	108B4
Subdivision	Bellefonte
History	The Bellefonte Lane apartments were constructed in 1960 as a 6-unit multifamily property. It has been used in this capacity since its inception.
Master Plan	Old Alexander Ferry Road Corridor

Historical Sites	None
Council District	5

III. SITE DESCRIPTION

Neighborhood and Surrounding Uses

The site is surrounded by the following uses:

- North - Single Family Homes and open woodlands area
- East – Multifamily rental units and single family homes
- South – Camp Springs Community Church & Business Strip
- West – Self Storage Co and Community Park

IV . CONFORMANCE WITH SECTION 27-244

- (a) A nonconforming use may only continue if a use and occupancy permit identifying the use as nonconforming is issued after the Planning Board (or its authorized representative) or the District Council certifies that the use is nonconforming and not illegal (except as provided for in Section 27-246 and Subdivision 2 of this Division).

COMMENT: A use and occupancy permit has been applied for.

- (b) (1) (a) *Documentary evidence, such as tax records, business records, public utility installations or payment records, and sworn affidavits, showing the commencing date and continuous existence of the nonconforming use:*

(b) Evidence that the nonconforming use has not ceased to operate for more than one hundred eighty (180) consecutive calendar days between the time the use became nonconforming and the date when the application was submitted, or that conditions of nonoperation for more than one hundred eighty (180) consecutive calendar days were beyond the applicant’s and/or owner’s control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use:

COMMENT: Attached is documentary evidence of the project’s continuous existence, specifically:

(1) Rental Housing Licenses (License # & Dates covered)

- (a) # 1210 1972-1974
- (b) #2572 1974-1976
- (c) #3667 1978-1980
- (d) #5351 1980-1982
- (e) #0130 1982-1984
- (f) #1918 1984-1986
- (g) #3345 1986-1988

(h) #4219	1988-1990	
(i) #5049	1990-1992	
(j) #5789	1992-1994	
(k) #6462	1994-1996	
(l) #7167	1996-1998	
(m) #M0602	1998-2000	
(n) #M0602	2000-2002	
(o) #M0602	2002-2004	
(p) #M0602	2004-2006	
(q) #M0602	2006-2008	
(r) #M0602	2008-2010	
(s) #M0602	2014-2016	
(t) #M0609	2016-2018	
(u) #M0602	2018-2020	
(v) #HOU-0027-2020-MFR		5/2020-10/2021

See Attachment Filenames: Rental licenses 8204 Bellefonte Previous-2018.pdf
Rental licenses 8204 Bellefonte 2012-2021.pdf

(a) *Specific data showing:*

- (i) *The exact nature, size, and location of the building, structure and use*
- (ii) *A legal description of the property: and*
- (iii) *The precise location and limits of the use on the property and within any building it occupies.*

COMMENT: A survey plan prepared by Duley and Associates when the property was acquired by the current owner and has been filed with this application

- (b) *A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possesses on.*

COMMENT: There is no use and occupancy permit for a date prior to April 24, 1961 when the use became nonconforming.

CONCLUSION

The Use was continuous since becoming approved as nonconforming in 1961 until present September 2021. Sufficient evidence of its continuous operation has been submitted with this application for the time period (1960-Oct 2021) that covers its initial build thru the present period.

Since the time of the applicant’s ownership, the Use was continued as multifamily housing during the last 8 ½ years (December 2012-present). Sufficient evidence of the aforementioned actions and timeframes have been submitted this application. Because the Use is occupied & continuous as initially designated, the applicant respectfully requests approval of the continuation of the nonconforming use designation for the 8204 Bellefonte Lane and that the new Use and Occupancy permit application be approved.

Respectfully submitted

A handwritten signature in black ink, appearing to read "JEM Sr.", written over a horizontal line.

Joseph E. Myers Sr.
Director-8204 Bellefonte Lane LLC
8787 Branch Ave, Ste 355
Clinton, Md 20735
C: (240) 463-3646

Attachments

Rental licenses 8204 Bellefonte Previous-2018.pdf
Rental licenses 8204 Bellefonte 2012-2021.pdf
Zoning Sketch Map2-Bellefonte Lane.jpg
Site Plan 8204 Bellefonte Lane.pdf
Timeline 8204 Bellefonte Lane Use Affidavit.pdf

8204 BELLEFONTE LANE LLC
CLINTON, MD 20735

TO: M-NCPPC
DEVELOPMENT REVIEW DIVISION

FROM: MR. JOE MYERS
8204 BELLEFONTE LANE LLC

SUBJECT: AFFIDAVIT – Timeline of Operation for 8204 Bellefonte Lane (Updated 12/3/2021)

This is to verify the timeline of events pertaining to the continuous operational use of the subject property.

Based on my research of available county records; inputs from Daniel Holmes, a 9 year resident at 8219 Bellefonte Lane and Ms. G. Peaches, a 20 year resident and property manager of 8208 & 8212 Bellefonte Lane, the following timeline accurately represents the timeline of events for 8204 Bellefonte Lane apartments. All purchase dates are approximately 3 months before recordation dates in public records.

1960 thru 2002 – Property initial build & occupied with use as multifamily rental housing by original owner (name not available in public records).

January 2002 – Property purchased, and ownership recorded by under owner 8204 Bellafonte LLC

February 2011 - Property purchased and ownership recorded under new owner Seabird Mortgage LLC

December 2012 – Property purchased, and ownership recorded under new owner, Joseph E Myers SR - 8204 Bellefonte Lane LLC

January 2013-June 2014 – Property renovated by new owner, Joseph E. Myers Sr

August 2014 to present – Building fully leased and occupied with new residents.

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

 12-3-21

Mr. Joe Myers Sr
Director/Managing Member
8204 Bellefonte Lane LLC, Suite 355
Clinton, MD 20735
Email Business: joe.myers@TheADGroupLLC.com
Email Direct: jemyers92@msn.com
Phone: 240.463.3646

Check one:

Application for New License

Renewal

DEPARTMENT LICENSE APPLICATION

COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY

DEPARTMENT OF INSPECTIONS AND PERMITS

COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO. 00810

1. Name of Apartments: None

2. Owner's Name and Address: C. H. Wilson, Glenwood, Maryland
W. D. Zantzinger, Waldorf, Maryland

3. Name and Address of Managing Agents (if any): Y & Z Realty, Box 185, White Plains, Maryland

4. Resident Manager's Name and Address: None, Jerry Albarado #3, 868-1935

5. Serial Number of Current Use & Occupancy Permit(s): No known

6. Lot No. or Parcel No.: Part of Lot #45, Block No., Liber 3819, Folio 523
Sub-division, or if Parcel, Tax Map No.: Bellefonte Subdivision, Election District 9th

7. Number & Type of Bldgs.: Total Bldgs. 1
Elevator Bldgs. Garden Type
Converted Fam. Other One

8. Calculation of Fee: Total No. of Dwelling Units 6
First 3 Dwelling Units @ Flat Fee of \$ 25.00
Plus 1 Dwelling Units @ 4.50 each \$ 4.50
LICENSE FEE \$ 29.50
PENALTY FEE \$ 2.95
TOTAL LICENSE FEE \$ 32.45

9. Address of Bldg(s). To Be Licensed: No. & Street 8704 Bellefonte Lane
Town or Area Clinton Zip 20735

No. of Dwelling Units in Bldg. 6

If more than one bldg., add below by entrance number

ENTRANCE NO.	STREET NAME OR NUMBER
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	LAND USE
9.	O.K. 4/4/72
10.	
11.	
12.	
13.	
14.	
15.	
16.	

NUMBER OF DWELLING UNITS LISTED ON CONTINUATION PAGES: 0

TOTAL Dwelling Units to be LICENSED 6

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: 7-27-70 Signature: William J. ... Title: agent

FOR OFFICE USE ONLY

AGENCY	SEND DATE	RETURNED DATE	SIGNATURE APPROVED	DENIED
MNCPPD	8/5/70	8/5/70		
WSSC Pub. Wks.				
Fire Marshall				
Health Dept.				
Housing Bldg.	8/12/70			
Elec.				
Zoning				

RENEWAL APPL. NO. RA-00675
RECEIVED 5/10/75

EXPIRED

Signature: [Signature] Date: 8/12/70
Approved: Harry Duke Date: 11/4/72
Housing Number: M602

TREASURER'S VALIDATION
Lic # 1210-111/4/72
exp date 11/24/71

DISTRIBUTION: White-Main Office, Apt. Lic. Application; Green-Housing Inspection Branch; Canary Applicant's Receipt; Pink-County Treasurer

1P-R-1 MAKE CHECKS PAYABLE TO COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY CNU-12648-2015_Backup 6 of 35

Check one:
 Application for _____
 New License _____
 Renewal _____

APARTMENT LICENSE APPLICATION
 COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY
 DEPARTMENT OF INSPECTIONS AND PERMITS
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO. _____

1. Name of Apartments				2. Address of Bldg(s). To Be Licensed		No. of Dwelling Units in Bldg.
2. Owner's Name and Address				No. & Street		
3. Name and Address of Managing Agents (if any)				Town or Area		Zip
4. Resident Manager's Name and Address				If more than one bldg., add below by entrance number		
5. Serial Number of Current Use & Occupancy Permit(s)				ENTRANCE NO.		STREET NAME OR NUMBER
6. Lot No. or Parcel No.				1.		
7. Number & Type of Bldgs.				2.		Total Bldgs.
8. Calculation of Fee:				3.		
9. Date Issued				4.		Total No. of Dwelling Units
10. Block No.				5.		
11. Liber				6.		Total License Fee
12. Folio				7.		
13. Sub-division, or if Parcel, Tax Map No.				8.		PENALTY FEE
14. Election District				9.		
15. Elevator Bldgs				10.		TOTAL DWELLING UNITS LISTED ON CONTINUATION PAGES:
16. Garden Type				11.		
17. Converted Fam.				12.		TOTAL Dwelling Units to be LICENSED
18. Other				13.		
19. First Dwelling Units @ Flat Fee of				14.		TOTAL License Fee
20. Plus Dwelling Units @ each				15.		
21. LICENSE FEE				16.		TOTAL License Fee
22. PENALTY FEE				17.		
23. office use only				18.		TOTAL License Fee
24. TOTAL License Fee				19.		

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: _____ Signature: _____ Title: _____

FOR OFFICE USE ONLY				AGENCY	SEND	DATE RETURNED	DATE	SIGNATURE APPROVED	DENIED
Zone	Zone Map No.	Petition No.	Date	MNCPPC					
Conditions (if any)				WSSC / Pub. Wks.	RECEIVED	4/14/76			
				Fire Marshall	RECEIVED				
U & O or Final Bldg. Insp. Verification (Permits office)				Health Dept.					
				Housing					
U & O Nos.				Bldg.	FOR LICENSE NO.		1216		
				Elec.	WHICH EXPIRES		11/14/74		
All final inspections were completed:				ZONING					
				Approved/ Denied					
Signature _____ Date _____				Joseph T. ... Date 7/23/74			Housing Number _____		

PAID
 APR 15 1976
 FINANCE
 Prince George's County, Md.

TREASURER'S VALIDATION

Renewal Lic. #2572 - date issued - 11/14/74
 " " exp. - 11/14/76

DISTRIBUTION: White-Main Office, Apt. Lic. Application; Green-Housing Inspection Branch; County-Applicant's Receipt; Pink-County Treasurer

MAKE CHECKS PAYABLE TO COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY

RENEWAL

Check one:

Application for
New License _____

Renewal _____

PRINCE GEORGE'S COUNTY, MARYLAND
DEPARTMENT OF LICENSES AND PERMITS
COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO.
00629

APARTMENT LICENSE APPLICATION

1. Name of Apartments _____				9. Address of Bldg(s) To Be Licensed		No. of Dwelling Units In Bldg.
2. Owner's Name and Address _____ Phone No. _____				No. & Street _____		
3. Name and Address of Managing Agents (if any) _____ Phone No. _____				Town or Area _____ Zip _____		If more than one bldg., add below by entrance number: ENTRANCE NO. STREET NAME OR NUMBER 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ 11. _____ 12. _____ 13. _____ 14. _____ 15. _____ 16. _____
4. Resident Manager's Name and Address _____ Phone No. _____						
5. Serial Number of Current Apartment License _____ Date Issued _____						
6. Lot No. or Parcel No. _____		Block No. _____	Liber _____	Folio _____		
Sub-division, or if Parcel, Tax Map No. _____			Election District _____			
7. Number & Type of Bldgs.			Total Bldgs.			
Elevator Bldgs. _____		Garden Type _____				
Converted Fam. _____		Other _____				
8. Calculation of Fee: Total No. of Dwelling Units _____						
First _____ Dwelling Units @ Flat Fee of _____ \$ _____						
Plus _____ Dwelling Units @ _____ each _____ \$ _____						
				LICENSE FEE \$ _____		
office use only _____				PENALTY FEE \$ _____		
TOTAL LICENSE FEE \$ _____				TOTAL Dwelling Units to be LICENSED _____		

RECEIVED
APR 19 1976
HOUSING OFFICE

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: _____ Signature _____ Title _____

FOR OFFICE USE ONLY									
Zone	Zone Map No.	Petition No.	Date	AGENCY	SEND	DATE RETURNED	DATE	SIGNATURE APPROVED	DENIED
Conditions (if any)				<div style="border: 2px solid black; padding: 5px; display: inline-block;"> PAID APR 20 1976 Fire Marshall Health Dept. Housing DIRECTOR OF FINANCE Prince George's County, MD Zoning FOR LICENSE NO. 2572 WHICH EXPIRES 11/14/76 Approved/Denied _____ RENEWAL Housing Number _____ </div>					
U & O or Final Bldg. Insp. Verification (Permits office)									
U & O Nos. _____ were issued.									
All final inspections were completed:									
Signature _____ Date _____									

TREASURER'S VALIDATION
[Signature] #3667 - 11/14/76
 DISTRIBUTION: White-Main Office, Adm. Lic. Application; Green-Housing Inspection Branch; Cherry-Applicant's Receipt; Pink-County Treasurer
 MAKE CHECKS PAYABLE TO PRINCE GEORGE'S COUNTY
 P.G. 747-M 2/74

Check one:

Application for
New License _____

PRINCE GEORGE'S COUNTY, MARYLAND
DEPARTMENT OF LICENSES AND PERMITS
COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20751

APPLICATION NO. _____

Renewal _____

APARTMENT LICENSE APPLICATION

1. Name of Apartments				9. Address of Bldg(s). To Be Licensed		No. of Dwelling Units In Bldg.
2. Owner's Name and Address				No. & Street		
Phone No.				Town or Area		Zip
3. Name and Address of Managing Agents (if any)				If more than one bldg., add below by entrance number		
Phone No.				ENTRANCE NO.		STREET NAME OR NUMBER
4. Resident Manager's Name and Address				1.		
Phone No.				2.		
5. Serial Number of Current Apartment License				3.		
Date Issued				4.		
6. Lot No. or Parcel No.				5.		
Block No.	Liber	Folio	6.			
Sub-division, or if Parcel, Tax Map No.			7.			
Election District			8.			
7. Number & Type of Bldgs.				9.		
Elevator Bldg. _____ Garden Type _____				10.		
Converted Fam. _____ Other _____				11.		
8. Calculation of Fee: Total No. of Dwelling Units				12.		
First _____ Dwelling Units @ Flat Fee of _____ \$				13.		
Plus _____ Dwelling Units @ _____ each _____ \$				14.		
LICENSE FEE \$				15.		
office use only				16.		
PENALTY FEE \$				NUMBER OF DWELLING UNITS LISTED ON CONTINUATION PAGES:		
TOTAL LICENSE FEE \$				TOTAL Dwelling Units to be LICENSED		

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: _____ Signature _____ Title _____

FOR OFFICE USE ONLY				AGENCY	SEND	DATE RETURNED	DATE	SIGNATURE APPROVED	DENIED
Zone	Zone Map No.	Petition No.	Date	MNCPPC					
Conditions (if any)				WSSC / Pub. Wks.					
U & U or Final Bldg. Insp. Verifications (if any) were made at _____ Permits office				Fire Marshall					
U & O Nos.				Health Dept.					
All final inspections were completed:				Housing					
Signature _____ Date _____				Bldg.					
				Elec.					
				Zoning					
				Approved/Denied					
				Housing Number					

PAID
OCT 24 1978
DIRECTOR OF FINANCE
Prince George's County Md.

TREASURER'S VALIDATION

Ren. Lic # 5351 - 11/4/78
11/14/80

RENEWAL

Check one:
 Application for Initial License _____
 Transfer _____
 Renewal _____

PRINCE GEORGE'S COUNTY, MARYLAND
 DEPARTMENT OF LICENSES AND PERMITS
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781

APPLICATION NO. _____

APARTMENT LICENSE APPLICATION

1. Name of Apartments		24 hr. Emergency Phone No. 713-6000	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code		Phone No.			
3. Management's Name, Address, Zip Code		Phone No.			
4. Mortgage Holder's Name, Address, Zip Code		Phone No.			
5. Resident Manager's Name, Address, Zip Code		Phone No.			
6. Current License No.	Date Issued	Election District			
7. No. of Buildings	Total No. of Dwelling Units				
8. Calculation of Fees: License Fee \$ _____ License and Permits Penalty Fee \$ _____ Total License Fee \$ _____			NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
			TOTAL Dwelling Units to be LICENSED		

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date _____ Signature _____ Title _____

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL
 Approved by P.S. - 11/3/80
 Project Inspected/Approved 11/17/80 TR (CONDITIONAL)
 Mail License to: (2) 3 4 5
 Inspector J.W. Puggeri Date 11/18/80
 Supervisor C. H. Bennett Date 11/18/80
 License Issued 11-14-80 New License No. 0130
 PSD No. 11-602 Expires 11-11-82

AGENCY	DATE		DATE	SIGNATURE APPROVED	DENIED
	SEND	RETURN			
MNCPPC	FOR LICENSE			5351	
Fire Marshall					
Building	WHICH EXPIRES		11-14-80		
Electrical					
Property Stand.			RENEWAL		

Conditions To Issued License

L-33 - Items 1 & 3

Locke OK 6/18/82
 J.H.

Case Number _____

TREASURER'S VALIDATION

Per Lic # 0130

MAKE CHECKS PAYABLE TO PRINCE GEORGE'S COUNTY

Check one:
 Application for
 Initial License _____
 Transfer _____
 Renewal _____

PRINCE GEORGE'S COUNTY, MARYLAND
DEPARTMENT OF LICENSES AND PERMITS
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781
 699-2800

APPLICATION NO. _____

APARTMENT LICENSE APPLICATION

1. Name of Apartments	24 hr. Emergency Phone No.	9. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code	Phone No.			
3. Management's Name, Address, Zip Code	Phone No.			
4. Rental Office Address, Zip Code	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code	Phone No.			
6. Current License No.	Date Issued	Election District		
	80			
7. No. of Buildings	Total No. of Dwelling Units			
B. Calculation of Fee:				
License Fee	\$ _____			
Penalty Fee	\$ _____			
Total License Fee	\$ _____		NUMBER of Dwelling Units Listed on CONTINUATION PAGES	
			TOTAL Dwelling Units to be LICENSED	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date _____ Signature _____ Title _____

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL		AGENCY	DATE SEND	DATE RETURN	DATE	SIGNATURE APPROVED	DENIED
Project Inspected/Approved _____		MNCPPC				0130	
Mail License to: <input checked="" type="radio"/> 2 <input type="radio"/> 3 <input type="radio"/> 4		Fire Marshall				11/14/82	
Inspector <u>M. Monard</u> Date _____		Building					
Supervisor _____ Date <u>2/7/83</u>		Electrical					
License Issued <u>11-14-82</u> New License No. <u>1054</u>		Property Stand.					
PSD No. <u>11-6022</u> Expires <u>11-14-84</u>		Conditions To Issued License					
							Case Number _____

TREASURER'S VALIDATION

MAKE CHECKS PAYABLE TO PRINCE GEORGE'S COUNTY

Check one:
 Application for
 Initial License _____
 Transfer _____
 Renewal _____

PRINCE GEORGE'S COUNTY, MARYLAND
 DEPARTMENT OF LICENSES AND PERMITS
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781
 689-2800

APPLICATION NO. _____

APARTMENT LICENSE APPLICATION

1. Name of Apartments	24 hr. Emergency Phone No.	8. Entrance No.	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code	Phone No.			
3. Management's Name, Address, Zip Code	Phone No.			
4. Rental Office Address, Zip Code	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code	Phone No.			
6. Current License No.	Date Issued 82	Election District		
7. No. of Buildings	Total No. of Dwelling Units			
8. Calculation of Fee:				
Licenses Fee \$ _____				
Penalty Fee \$ _____				
Total License Fee \$ _____				
			NUMBER of Dwelling Units Listed on CONTINUATION PAGES	
			TOTAL Dwelling Units to be LICENSED	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date _____ Signature _____ Title _____

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Project Inspected/Approved _____
 Mail License to: _____
 Inspector _____ Date 12/5/84
 Supervisor _____ Date 12/6/84
 License Issued 11-14-84 New License No. 1918
 PSD No. 17-0009 Expires 11-14-86

AGENCY	DATE		SIGNATURE	DENIED
	SEND	RETURN		
MNCPPC				
Fire Marshall				
Building				
Electrical				
Property Stand.				

Conditions To Issued License

Case Number _____

TREASURER'S VALIDATION

MAKE CHECKS PAYABLE TO PRINCE GEORGE'S COUNTY

PRINCE GEORGE'S COUNTY MARYLAND
 DEPARTMENT OF ENVIRONMENTAL RESOURCES
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781
 699-2800

APPLICATION NO.

86-00576

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 201 Bellefonte Lane White Plains, Md.	24 hr. Emergency Phone No. 843-6300	10. Entrance No. 8204	Street Name or Number Bellefonte Lane	No. of Dwell. Units
2. Owner's Name, Address, Zip Code William D. Zanrizinger P.O. Box 185 White Plains, Md. 20695	Phone No. 843-6300			
3. Management's Name, Address, Zip Code E & S Realty P.O. Box 185 White Plains, Md. 20695 PM'S Name:	Phone No. 843-6300			
4. Rental Office Address, Zip Code E & S Realty P.O. Box 185 White Plains, Md. 20695	Phone No. 843-6300			
5. Mortgage Holder's Name, Address, Zip Code Mortgage Acct. No.:	Phone No.			
6. Property Tax Acct. No.:				
7. Bedrooms - MINIMUM Rent: Effic. _____ Min. Rent \$ _____ 1 BR _____ Min. Rent \$ _____ 2 BR _____ Min. Rent \$ _____ 3 BR _____ Min. Rent \$ _____ 4+ BR _____ Min. Rent \$ _____ Total Apts: _____				
8. Utilities (circle) Tenant Pays: _____ None: _____ Elec: _____ Gas: _____				
9. Calculation of Fee: License Fee \$ _____ Penalty Fee \$ _____ Total License Fee \$ _____				
			FOR LICENSE NO. 1918 WHICH EXPIRES 11/14/86 RENEWAL	
			NUMBER of Dwelling Units Listed on CONTINUATION PAGES	
			TOTAL Dwelling Units to be LICENSED	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date _____ Signature _____ Title _____

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector J.O. Rowson Date 12/11/86
 Supervisor C. Kil Date 12/11/86
 License Issued 11-14-86 New License No. 33415
 Lic. Term 2 yrs. Expires 11-14-88

Conditions To Issued License

Case Number
7-1-1-1

CAB

GF01/42031/01/206
 APPLICATION NO.
 89-134

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 4304 Bellefonte Lane Clinton, Md.	24 hr. Emergency Phone No. 843-6300	10. Entrance No. 8304	Street Name or Number Bellefonte Lane	No. of Dwell. Units 6
2. Owner's Name, Address, Zip Code William D. Zantlinger P. O. Box 185 White Plains, Md. 20695	Phone No. 843-6300			
3. Management's Name, Address, Zip Code W & Z Realty P. O. Box 185 White Plains, Md. 20695	Phone No. 843-6300			
PM'S Name: Mary Ellen Patton				
4. Rental Office Address, Zip Code Same as above	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code N/A	Phone No.			
Mortgage Acct. No.:				
6. Property Tax Acct. No.: 09/88802-41-007				
7. Bedrooms - MINIMUM Rent: Effic. <u>1</u> Min. Rent \$ <u>400.00</u> 1 BR <u>5</u> Min. Rent \$ <u>450.00</u> 2 BR <u>5</u> Min. Rent \$ <u>450.00</u> 3 BR <u>5</u> Min. Rent \$ <u>450.00</u> 4+ BR <u>5</u> Min. Rent \$ <u>450.00</u> Total Apts: <u>6</u>				
8. Utilities (circle) Tenant Pays: None Elec Gas				
9. Calculation of Fee: License Fee \$ <u>300.00</u> Penalty Fee \$ _____ Total License Fee \$ <u>300.00</u>				
			NUMBER of Dwelling Units Listed on CONTINUATION PAGES	
			TOTAL Dwelling Units to be LICENSED	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 1/1/89 Signature Mary Ellen Patton Title Prop. Mgr.

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 1/6/89
 Supervisor [Signature] Date 1/6/89
 License Issued 1/14/89 License No. 4219
 Lic. Term 2 yrs Expires 1/14/90

Conditions To Issued License

L-33

Case Number 111-600

CP 01/420318/54/20
 APPLICATION NO.
 91-078

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 8204 Bellefonte Lane Clinton, Md. 20735	24 hr. Emergency Phone No. 798-1650	10. Entrance No. 1	Street Name or Number 8204 Bellefonte Lane	No. of Dwell. Units 6
2. Owner's Name, Address, Zip Code Elizabeth H. Wilson 4024 Solomons Island Rd. Harwood, Md. 20776	Phone No. 798-1650			
3. Management's Name, Address, Zip Code Same as above	Phone No.			
PM'S Name:				
4. Rental Office Address, Zip Code Same as above	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code Demand Note Annapolis Federal Savings Box 413, Annapolis, Md. 21404 Mortgage Acct. No.: 011-10-08702	Phone No. 267-8686			
6. Property Tax Acct. No.: 09-88802-41-007				
7. Bedrooms - MINIMUM Rent: Effic. _____ Min. Rent \$ _____ 1 BR <u>1</u> Min. Rent \$ <u>450.00</u> 2 BR <u>5</u> Min. Rent \$ <u>425.00</u> 3 BR _____ Min. Rent \$ _____ 4+ BR _____ Min. Rent \$ _____ Total Apts: <u>6</u>				
8. Utilities (circle) Tenant Pays: <u>None</u> Elec: _____ Gas: _____				
9. Calculation of Fees License Fee \$ <u>300.00</u> Penalty Fee \$ _____ Total License Fee \$ <u>300.00</u>				
			NUMBER of Dwelling Units Listed on CONTINUATION PAGES	
			TOTAL Dwelling Units to be LICENSED	6

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 8/21/90 Signature Elizabeth H. Wilson Title Owner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector James M. ... Date 10/22/90
 Supervisor C. Koh Date 10/23/90
 License Issued 11/14/90 New License No. 5049
 Lic. Term 2 yrs Expires 11/14/92

Conditions To Issued License

Case Number M-602

07011420318/541205

APPLICATION NO.
93-119

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 8204 Bellefonte Lane Clinton, Md. 20735	24 hr. Emergency Phone No. 410-798-1650	10. Entrance No. 50	Street Name or Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code Elizabeth H. Wilson 4024 Solomons Island Road Harwood, Maryland 20776	Phone No. 798-1650	1	8204 Bellefonte Lane	6
3. Management's Name, Address, Zip Code Same as above	Phone No.			
PM'S Name:				
4. Rental Office Address, Zip Code Same as above	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code Annapolis Federal Savings Box 413 Annapolis, Md. 21404	Phone No. 410-224-6051			
Mortgage Acct. No.: 11-10-08702				
6. Property Tax Acct. No.: 93-00-09-88802-41-007				
7. Bedrooms - MINIMUM Rent: Effic. _____ Min. Rent \$ _____ 1 BR <u>1</u> Min. Rent \$ <u>485.00</u> 2 BR <u>5</u> Min. Rent \$ <u>485.00</u> 3 BR _____ Min. Rent \$ _____ 4+ BR _____ Min. Rent \$ _____ Total Apts: _____				
8. Utilities (circle) Tenant Pays: None: <input checked="" type="radio"/> Elec: <input type="radio"/> Gas: <input type="radio"/>				
9. Calculation of Fee: License Fee \$ 300.00 Penalty Fee \$ _____ Annual License Fee \$ 300.00				
FOR LICENSE NO. <u>5049</u> WHICH EXPIRES <u>11/14/92</u> RENEWAL			NUMBER of Dwelling Units Listed on CONTINUATION PAGES _____	
			TOTAL Dwelling Units to be LICENSED <u>6</u>	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

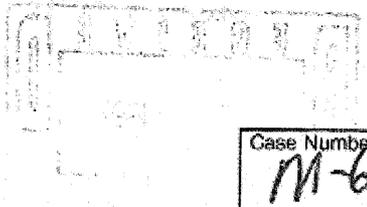
Date: September 9, 1992 Signature: Elizabeth H. Wilson Title: Owner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector: Ann Kay Date: 10/26/92
 Supervisor: John Chaney Date: 10/26/92
 License Issued: 11/14/92 New License No.: 5789
 Lic. Term: 2 yr Expires: 11/14/94

Conditions To Issued License



Case Number
M-608

PRINCE GEORGE'S COUNTY MARYLAND
 DEPARTMENT OF ENVIRONMENTAL RESOURCES
 1220 Caraway Court
 Landover, Maryland 20785
 (301) 925-6100

G.P.O. / 420318 / 54100

APPLICATION NO.
 95-097

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 8204 Bellefonte Lane Clinton, Md. 20735	24 hr. Emergency Phone No. (410) 798-1650	10. Entrance No. 1	Street Name or Number 8204 Bellefonte Lane	No. of Dwell. Units 6
2. Owner's Name, Address, Zip Code Elizabeth H. Wilson 4024 Solomons Island Road Harwood, Md. 20776	Phone No. (410) 798-1650			
3. Management's Name, Address, Zip Code Same as Above	Phone No.			
PM'S Name:				
4. Rental Office Address, Zip Code Same as Above	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code Crestar Bank Box 79055 Baltimore, Md 21279 Mortgage Acct. No.: 049-970-1623792-8001	Phone No. (301) 596-7600			
6. Property Tax Acct. No.: 098928-5				
7. Bedrooms - MINIMUM Rent: Effic. _____ Min. Rent \$ _____ 1 BR 1 Min. Rent \$ 515.00 2 BR 5 Min. Rent \$ 515.00 3 BR _____ Min. Rent \$ _____ 4+ BR _____ Min. Rent \$ _____ Total Apts: _____			5789	
8. Utilities (circle) Tenant Pays: None: <input type="radio"/> Elec: <input checked="" type="radio"/> Gas: <input checked="" type="radio"/>			11/14/94	
9. Calculation of Fee: License Fee \$ 300.00 Penalty Fee \$ _____ Total License Fee \$ 300.00				
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
		TOTAL Dwelling Units to be LICENSED		6

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 10/5/94 Signature Elizabeth H. Wilson Title Owner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector Mark J... Date 10/14/94
 Supervisor Charles B. K... Date 10/14/94
 License Issued 11/14/94 New License No. 6462
 Lic. Term 2 yr Expires 11/14/96

Conditions To Issued License

Case Number 11-602

RFO 142318/5/2005

APPLICATION NO.

97-100

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 8204 Bellefonte Lane Clinton, MD 20735	24 hr. Emergency Phone No. (410) 798-1650	10. Entrance No. 1	Street Name or Number 8204 Bellefonte Ln	No. of Dwell. Units 6
2. Owner's Name, Address, Zip Code Elizabeth H. Wilson 4024 Solomons Is. Rd. Harwood, MD 20776	Phone No. (410) 798-1650			
3. Management's Name, Address, Zip Code SAME	Phone No.			
PM'S Name:				
4. Rental Office Address, Zip Code SAME	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code NONE	Phone No.			
Mortgage Acct. No.:				
6. Property Tax Acct. No.: 098928-5				
7. Bedrooms - MINIMUM Rent: Effic. _____ Min. Rent \$ _____ 1 BR: 1 Min. Rent \$ 515 2 BR: 5 Min. Rent \$ 600 3 BR: _____ Min. Rent \$ _____ 4+ BR: _____ Min. Rent \$ _____ Total Apts: 6				
8. Utilities (circle) Tenant Pays: None: <input type="radio"/> Elec: <input checked="" type="radio"/> Gas: _____				
9. Calculation of Fee: License Fee \$ 300.00 Penalty Fee \$ _____ Total License Fee \$ 300.00				
CK. NO. 802 DATE 10/9/96				
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
		TOTAL Dwelling Units to be LICENSED		6

6/602
11/14/96

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.
 Date 10/8/96 Signature Elizabeth H. Wilson Title Owner

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector *[Signature]* Date 10/11/96
 Supervisor *[Signature]* Date 10/11/96
 License Issued 11/14/96 New License No. 7167
 Lic. Term 2 yr Expires 11/14/98

Conditions To Issued License

Case Number
M-602

APPLICATION NO.
99-058

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments <u>Bellefonte</u>	24 hr. Emergency Phone No. <u>(410) 798-1650</u>	10. Entrance No. <u>1</u>	Street Name or Number <u>8204 Bellefonte</u>	No. of Dwell. Units <u>6</u>
2. Owner's Name, Address, Zip Code <u>Elizabeth H. Wilson 4024 Solomons IS Rd Lanard MD 20776</u>	Phone No. <u>SAME</u>			
3. Management's Name, Address, Zip Code <u>SAME</u>	Phone No.			
PM'S Name:				
4. Rental Office Address, Zip Code <u>SAME</u>	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code <u>NONE</u>	Phone No.			
Mortgage Acct. No.:				
6. Property Tax Acct. No. <u>098928.5</u>				
7. Bedrooms - MINIMUM Rent:				
Effic. _____ Min. Rent \$ _____				
1 BR <u>1</u> Min. Rent \$ <u>570.00</u>				
2 BR <u>5</u> Min. Rent \$ <u>600.00</u>				
3 BR _____ Min. Rent \$ _____				
4+ BR _____ Min. Rent \$ _____				
Total Apts: <u>6</u>				
8. Utilities (circle) Tenant Pays: None: <input type="radio"/> Elec: <input checked="" type="radio"/> Gas: <input type="radio"/>				
9. Calculation of Fee:				
License Fee \$ <u>300.00</u>				
Penalty Fee \$ _____				
Total License Fee \$ <u>300.00</u>				
		11. Use and Occupancy Permit number:		
		12. See attached Apartment License Supplemental Application Pages 2 and 3		
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
		TOTAL Dwelling Units to be LICENSED		<u>6</u>

CK NO.
 DATE

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 9/11/98 Signature Elizabeth H. Wilson Title Owner

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector: [Signature] Date 9/24/98

Supervisor: [Signature] Date 9/24/98

License Issued 11/14/98 New License No. 0602

Lic. Term 2 yr Expires 11/14/2000

Conditions To Issued License

7/6/98
11/14/98

RENEWAL

Case Number M-602

CS

APPLICATION NO.
 01-025

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments BELLEFONTE	24 hr. Emergency Phone No. 410.798.1650	10. Entrance No. 1	Street Name or Number 8204 BELLEFONTE LANE	No. of Dwell. Units 6
2. Owner's Name, Address, Zip Code Elizabeth H. Wilson 4024 Solomons IS Rd. Harwood, MD 20776	Phone No. SAME			
3. Management's Name, Address, Zip Code SAME	Phone No.			
PM'S Name:				
4. Rental Office Address, Zip Code SAME	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code NONE	Phone No.			
Mortgage Acct. No.:				
6. Property Tax Acct. No.: 098928.5				
7. Bedrooms - MINIMUM Rent:				
Effic. _____ Min. Rent \$ _____				
1 BR 1 Min. Rent \$ 570.00				
2 BR 5 Min. Rent \$ 620.00				
3 BR _____ Min. Rent \$ _____				
4+ BR _____ Min. Rent \$ _____				
Total Apts: 6				
8. Utilities (circle) Tenant Pays: PAID None: PAID Elec: PAID Gas: _____				
9. Calculation of Fee CR. NO. 1153 License Fee \$ 300.00 DATE 8/31/00 Penalty Fee \$ _____ Total License Fee \$ 300.00				
		11. Use and Occupancy Permit number:		
		12. See attached Apartment License Supplemental Application Pages 2 and 3		
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
		TOTAL Dwelling Units to be LICENSED		6

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State laws will be complied with whether herein specified or not.

Date _____ Signature Elizabeth H. Wilson Title Owner

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector Carlton Selma Date 9/5/00

Supervisor Michael M. Ford Date 9/5/00

License Issued 11/14/00 New License No. 0602

Lic. Term 2YRS Expires 11/14/02

Conditions To Issued License

FOR LICENSE NO. 0602

WHICH EXPIRES 11/14/00

RENEWAL

Case Number M-602

Prince George's County Government

Department of Environmental Resources

Community Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

OWNER:

8204 BELLEFONTE, LLC
c/o TIM UNRUE-PROP. MGR.
1335 ROCKVILLE PIKE
SUITE 220
ROCKVILLE, MD 20852

PROPERTY:

8204 BELLEFONTE LANE
CLINTON, MD 20735

Type of Units: Multifamily Dwelling
Number of Units: 6
Fee Paid: \$405.00
License Number: M-0602
Date Issued: March 27, 2007
Date Expires: March 27, 2007

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the Application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

[Signature]
for
Director, Department of Environmental Resources
for Prince George's County, Maryland



Prince George's County Government

Department of Environmental Resources

Community Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

OWNER:

8204 BELLEFONTE, LLC
c/o TIM UNRUE-PROP. MGR.
1335 ROCKVILLE PIKE
SUITE 220
ROCKVILLE, MD 20852

PROPERTY:

8204 BELLEFONTE LANE
CLINTON, MD 20735

Type of Units: Multifamily Dwelling
Number of Units: 6
Fee Paid: \$300.00
License Number: M-0602
Date Issued: March 27, 2004
Date Expires: March 27, 2006

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.


for
Director, Department of Environmental Resources
for Prince George's County, Maryland

Prince George's County Government

Department of Environmental Resources

Community Services Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

OWNER:

8204 BELLEFONTE, LLC
1335 ROCKVILLE PIKE
SUITE 220
ROCKVILLE, MD 20852

PROPERTY:

8204 BELLEFONTE LANE
CLINTON, MD 20735

Type of Units:	Multifamily Dwelling
Number of Units:	6
Fee Paid:	\$300.00
License Number:	M-0602
Date Issued:	March 27, 2006
Date Expires:	March 27, 2008

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.


for
Director, Department of Environmental Resources
for Prince George's County, Maryland

Prince George's County Government

Department of Environmental Resources

Property Standards Group

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

Owner:

8204 BELLAFONTE LLC
1335 ROCKVILLE PIKE #220
ROCKVILLE MD 20852

Property:

8204 BELLEFONTE LANE
CLINTON MD 20735

Type of Units:	Multifamily Dwelling
Number of Units:	6
Fee Paid:	\$ 300.00
License Number:	M-0602
Date Issued:	March 27, 2008
Date Expired:	March 27, 2010

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

 for

Director, Department of Environmental Resources
for Prince George's County, Maryland

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Enforcement Division
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
RENTAL HOUSING LICENSE

Owner:

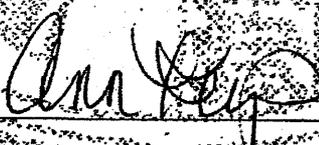
MYERS JOSEPH E SR
ADVANCED DEVELOPMENT GROUP
3521 JEFF ROAD STE 200
UPPER MARLBORO MD 20774

Property:

8204 BELLEFONTE LN APTS
CLINTON MD 20735

Type of Units:	Multifamily Dwelling
Number of Units:	6
Fee Paid:	\$ 300.00
License Number:	M-0692
Date Issued:	December 27, 2014
Date Expired:	December 27, 2016

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.



Director, Department of Permitting, Inspections and Enforcement
for Prince George's County, Maryland

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Enforcement Division
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
RENTAL HOUSING LICENSE

Owner:

JOSEPH MYERS
3521 JEFF ROAD STE 200
UPPER MARLBORO, MD 20774

Property:

8204 BEELEFONTE LANE
CLINTON MD 20735

Type of Units:	Multifamily Dwelling
Number of Units:	6
Fee Paid:	\$ 450.00
License Number:	M-0602
Date Issued:	December 27, 2014
Date Expired:	December 27, 2018

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

[Signature]
for
Director, Department of Permitting, Inspections and Enforcement
for Prince George's County, Maryland

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Enforcement Division
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
RENTAL HOUSING LICENSE

Owner:

JOSEPH MYERS
3521 JEFF ROAD STE 200
UPPER MARLBORO, MD 20774

Property:

8204 BELLEFONTE LANE
CLINTON, MD 20735

Type of Units: Multifamily Dwelling
Number of Units: 6
Fee Paid: \$ 450.00
License Number: M-0602
Date Issued: December 27, 2018
Date Expired: December 27, 2020

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. **THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.**



for

Director, Department of Permitting, Inspections and Enforcement
for Prince George's County, Maryland

301-952-3972

January 18, 2022

MEMORANDUM

TO: Jeremy Hurlbutt, AICP. Subdivision and Zoning Review, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Maha Tariq, Senior Planner, Neighborhood Revitalization Section, Community Planning Division

SUBJECT: CNU-12648-2015 Bellefonte Lane Apartments

FINDINGS

Pursuant to Part 3, Division 6, Subdivision 1 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Certification of Nonconforming Use of existing multifamily property

Location: 8204 Bellefonte Lane, Clinton MD

Size: 459 Acres

Existing Uses: Residential - Multi-family

Proposal: Certification of a non-conforming use of multi-family property in the RR (Rural Residential) zone **GENERAL PLAN, MASTER PLAN, AND SMA**

General Plan: This application is in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.

Master Plan: The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* recommends Industrial land use on the subject property.

Planning Area: PA 81A

Community: Clinton & Vicinity

Aviation/MIOZ: This application is located within an Aviation Policy Area or the Military Installation Overlay Zone. Area Label: B; App/Dep Clearance (50:1) – South End

SMA/Zoning: The 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* retained the subject property into the RR (Rural-Residential) zone.

c: Long-range Agenda Notebook

Frederick Stachura, JD, Supervisor, Neighborhood Revitalization Section, Community Planning Division.



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

Countywide Planning Division
Historic Preservation Section

301-952-3680

December 27, 2021

MEMORANDUM

TO: Jeremy Hurlbutt, Zoning Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: CNU-12648-2015 8204 Bellefonte Lane Apartments

The subject property comprises 0.46 acres located in the north side Bellefonte Lane approximately 2500 feet northeast of its intersection with Old Alexandria Ferry Road. The subject application proposes certification of non-conforming use of an existing multifamily property. The subject property is Zoned R-R.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of CNU-12648-2015 8204 Bellefonte Lane Apartments with no conditions.

January 18, 2022

MEMORANDUM

TO: Jeremy Hurlbutt, Zoning Section

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for CNU-12648-2015 – 8204 Bellefonte Lane Apartments

1. A note shall be added to the site plan indicating that this site predates Zoning requirements.
2. There was an unauthorized and unpermitted expansion of the parking lot at this site sometime between 2014 and 2016 that should be validated through a Commercial Grading (CG) permit in conjunction with the Use & Occupancy permit or through an alternative means, as determined by the Planning Board.
3. This review does not include the review of any signage.

From: Heath, Antoine

Sent: Friday, January 21, 2022 2:27 PM

To: Sievers, Thomas <Thomas.Sievers@ppd.mncppc.org>

Subject: CNU-12648-2015 Bellefonte Apartments

Good Afternoon Tom,

I am providing this email in lieu of a referral for CNU-12648-2015 Bellefonte Apartments, as subdivision has no major issues or comments.

Thanks

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Mr. Hurlbutt,

The Office of the Fire Marshal has reviewed the referral for CNU-12648-2015 8204 Bellefonte Lane. We have no comments for this referral. Regards. Jim

James V. Reilly

Contract Project Coordinator III



Office of the Fire Marshal
Division of Fire Prevention and Life Safety
Prince George's County Fire and EMS Department
6820 Webster Street, Landover Hills, MD 20784
Office: 301-583-1830
Direct: 301-583-1838
Cell: 240-508-4931
Fax: 301-583-1945
Email: jvreilly@co.pg.md.us

Jeremy,

I have no comments on the subject referral.

Thanks, Kwesi

Jeremy,

AT&T Local does not have any facilities in the proposed area.

Regards,

Sam Azzam

Connect USA

Email – aa9168@att.com

Mob – 304-871-6146

Additional Back-up

For

**CNU-12648-2015
8204 BELLEFONTE LANE
APARTMENTS**



8204 BELLEFONTE LANE LLC

8787 BRANCH AVE, SUITE 355
CLINTON, MD 20735

Email: jemyers92@msn.com

Email2: joe.myers@TheADGroupLLC.com

Phone: 240.463.3646

eFax: 1.877.935.4899

DATE: February 22, 2022

To: MNCP&P Hearing Board

**FROM: Joe Myers Sr
Director-8204 Bellefonte Lane LLC**

Subject: CNU-12648-2015 Additional Comments & Items to Hearing Board

Good morning,

Please add the additional items to the materials for Item 5 of the Hearing Board meeting for the subject application.

Recommend update Applicant Address: 87878 BRANCH AVE, #355, CLINTON MD 20735

Original structure at time of purchase was uninhabitable (shell) needing significant renovation and upgraded...U&O request would have lead to unapproval

Applicants' full renovation construction time was approximately 15 months, only 3 months in excess of 'Section 27-243 a1B' allowable 12 months

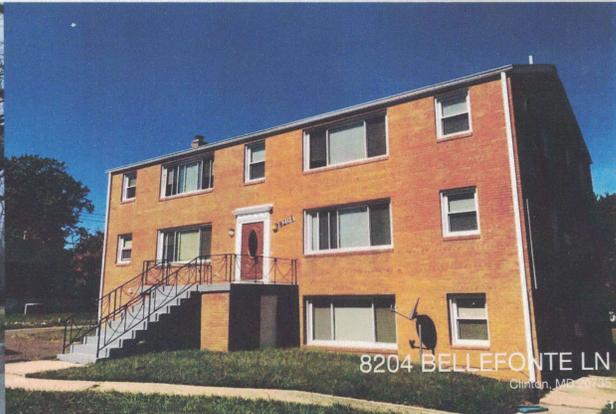
Pictures showing before and after renovations are included.

Thank you again for your assistance.

Joe E Myers

Joseph E. Myers Sr
Director

Before & After



Kitchen, Living Room, & Bathroom

New kitchen with granite countertops, stainless steel appliances, and soft-close cabinets.



Carpeted floor extending from living room to bedrooms.



Bright bathroom with single-sink and mirrored cabinet vanity.