



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

October 7, 2019

**RECEIVED**

OCT 08 2019

CLERK OF THE COUNCIL  
PRINCE GEORGE'S COUNTY MARYLAND

MEMORANDUM

**TO:** Donna J. Brown  
Acting Clerk of the Council

**FROM:** James Hunt, Division Chief  
Development Review Division



**SUBJECT:** Notification of Recommendation for Certification of Nonconforming Use

Permit Application Number: **32866-2019-U**

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

Location of Property: **4671 Robert Crain Hwy  
Upper Marlboro**

Current Zone(s): **M-X-T**

Sign Posting Date: **August 28, 2019**

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, 2021. This outdoor advertising sign was erected in 1955.**

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.

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): 32866-2019 Planning Board Review  Planning Director Review   
 Acceptance Date: 8/20/19 70-day limit \_\_\_\_\_ Limit waived–New limit \_\_\_\_\_  
 Posting Date: 8/28/19 No. of Signs Posted: 1 Agenda Date: \_\_\_\_\_  
 Filing Fee: \_\_\_\_\_ Posting Fee: \$30 Case Reviewer: Kelsey Shaffer  
 Date: \_\_\_\_\_  
 Referral Mail-Out Date: \_\_\_\_\_ Referral Due Date: \_\_\_\_\_  
 Date of Informational Mailing: \_\_\_\_\_ Date of Acceptance Mailing: \_\_\_\_\_

APPLICATION TYPE: NCU  Revision of Case # \_\_\_\_\_  
 Case(s): NCU 32866-2019, 4671 Robert Crain Hwy

**PROJECT NAME:** Marlboro Pike

**Complete address** (if applicable) and Geographic Location (distance related to or near major intersection)  
 4671 Robert Crain Highway, Upper Marlboro, MD 20772. The Property is located on Marlboro Pike approximately 900 feet southwest of the intersection with Robert Crain Highway.

Total Acreage: 9.77		Election District: 3
Tax Map/Grid: 093/B4	Current Zone(s): M-X-T (MU Trans. Orient)	Council District: 6
WSSC Grid: 206SE13	Existing Lots/Blocks/Parcels: Parcel 146	Dev. Review District:
COG TAZ: 1236	PG TAZ: 2494	Aviation Policy Area: N/A
Planning Area: 79	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:
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) Green Century Partners, LLC 2077 Somerville Road, Suite 206 Annapolis, Maryland 21401, 410-266-5100	Consultant Name, Address & Phone:   Contact Name, Phone & E-mail:  same as applicant (240) 755-9203, aprilmackoff@clearchannel.com

**SIGNATURE** (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Green Century Partners LLC 7/24/19 [Signature] 7-24-19  
 Owner's Signature typed & signed Date Applicant's Signature typed & signed Date

please see section 5, Clear Channel Outdoor Lease Agreement  
 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"/>
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Variation, Variance or Alternative Compliance Request(s)  
 Yes  No

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  Health Dept.

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 billboards

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  No

Applicable Zoning/Subdivision Regulation Section(s):

Departure Request  
 Yes  No

Application Filed  
 Yes  No

Alternative Compliance Request  
 Yes  No

Application Filed  
 Yes  No

**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**

6. Summary/conclusion of request

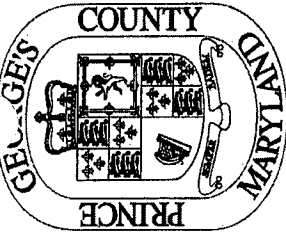
Because the applicant has provided satisfactory documentary evidence in accordance with Section 27-244(b)(2)(E), the applicant respectfully requests that the Planning Board's authorized representative certify the outdoor advertising signs located on the Property as a nonconforming use in accordance with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



7-22-19

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April Mackoff  
Applicant, Clear Channel Outdoor



**PRINCE GEORGE'S COUNTY**  
**DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT**  
**PERMITTING CENTER**  
**9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900**

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

PERMIT APPLICATION FILING FEES ARE NON-REFUNDABLE

**Date:** 07/18/2019  
**Case Number:** 32866-2019-00

**ACTIVITY:** Building Permit Application  
**WORK DESCRIPTION:** Certification of outdoor advertising structure  
**USE TYPE:** Outdoor advertising structure  
**EXISTING USE:** Outdoor advertising structure  
**PROPOSED USE:** Outdoor advertising structure

**PERMIT APPLICATION**

**SITE INFORMATION**

<b>SITE ADDRESS:</b> 4671 ROBERT CRAIN HWY UPPER MARLBORO 20772	<b>PROJECT NAME:</b>  <b>SUBDIVISION:</b>	<b>EST. CONSTRUCTION COST:</b>  <b>ELECTION DISTRICT:</b> 03 <b>PROPERTY TAX ACCOUNT #:</b> 0228916
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<b>OWNER</b> Green Century Partners LLC 2661 Riva Annapolis MD 21401	<b>OCCUPANT</b> Clear Channel Outdoor LLC 9590 Lynn Buff CT #5 Laurel MD 20723 <i>Robert Crain Hwy</i> <i>4671</i> <i>Laurel</i> <i>UPPER MARLBORO</i> <i>20772</i>	<b>CONTRACTOR</b> Clear Channel Outdoor LLC 9590 Lynn Buff CT #5 Laurel MD 20723
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FOR OFFICE USE ONLY		
<b>Reviewer</b>	<b>Date</b>	<b>Reviewer</b>
<b>Site / Road Eng.</b>		<b>Fire Eng.</b>
		<b>Mechanical Eng.</b>
<b>Structural Eng.</b>		<b>Health</b>
		<b>Issuance</b>
<b>Electrical Eng.</b>		

I hereby certify that I have permission of the property owner to submit this application on his/her behalf and that the information is complete and correct.

**APPLICANT** April Mackoff *April Mackoff* Clear Channel Outdoor  
**NAME** **COMPANY**  
**PHONE** (240) 755 - 9203  
**SIGNATURE**

**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 8/28/19  
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-32866-2019 Name: 4671 Robert Crain Highway

Date: 8/29/19

Address: 3706 4Th Street, North Beach, MD 20714

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 PGCCReferrals@ppd.mncppc.org Subject: CaseNo-CaseName and "Posting Affidavit"**

\* \* \* \* \*

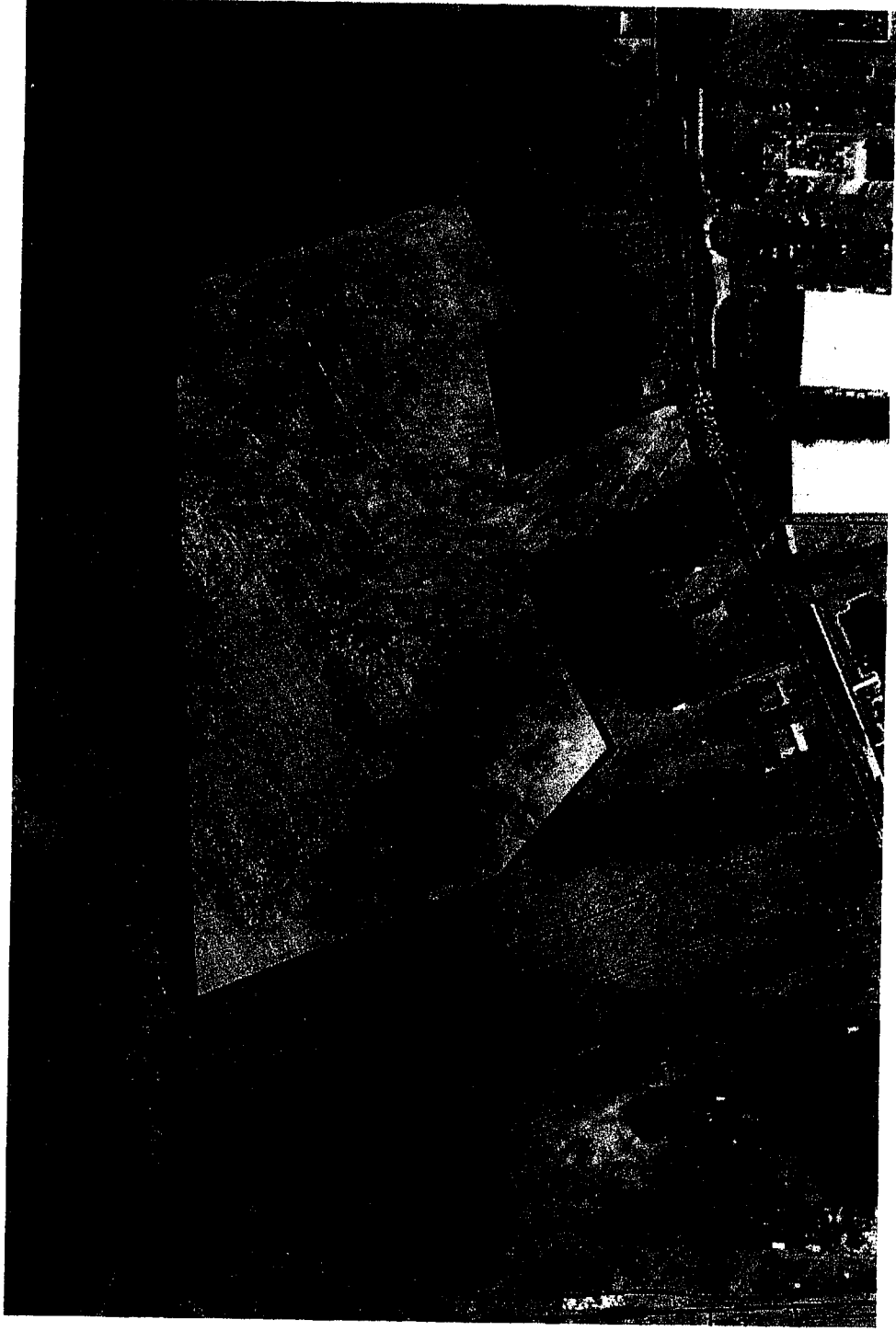
**The affidavit must be received prior to the end of the 20-day (30 days for all CBCA conservation plans) posting period.**



Planning DIRECTOR case: CNU-32866-2019

Reviewer: Kelsey Shaffer

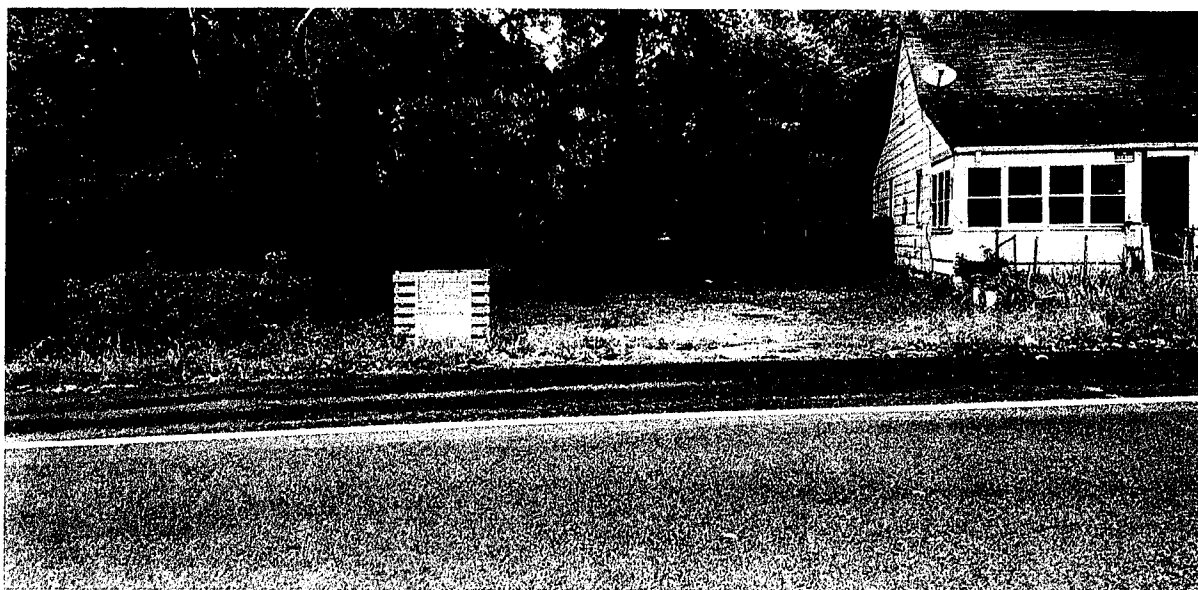
*1 single-sided signs 0 double-sided signs (for a total of 1 physical signs)  
indicate on the map which are double and single via A= single B= double*

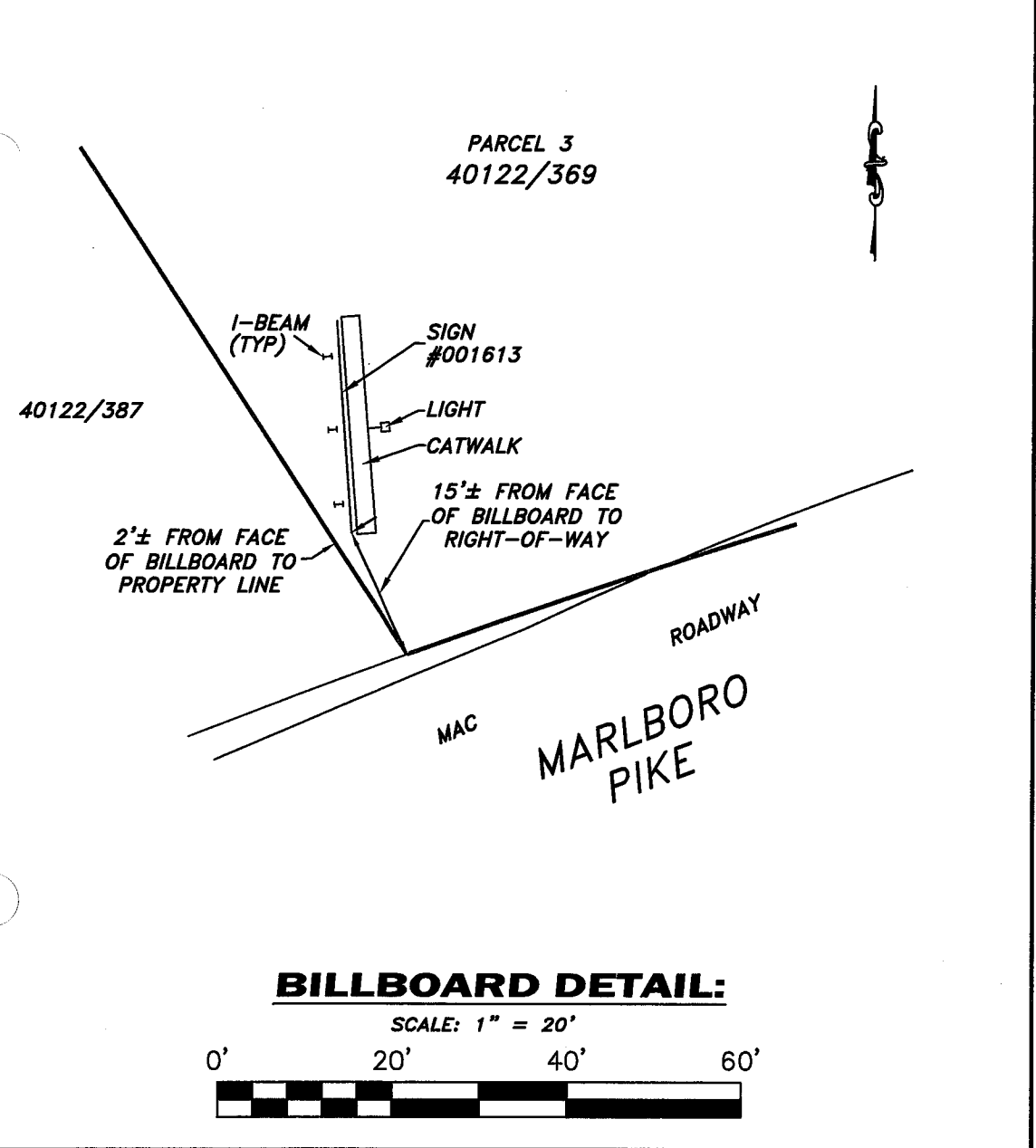


**CNU-32866-2019, 4671 Robert Crain Hwy, Upper Marlboro**

**Sign posted by: Stephenie Clevenger**

**Posted on: 8/28/19**





**JOB NOTES:**

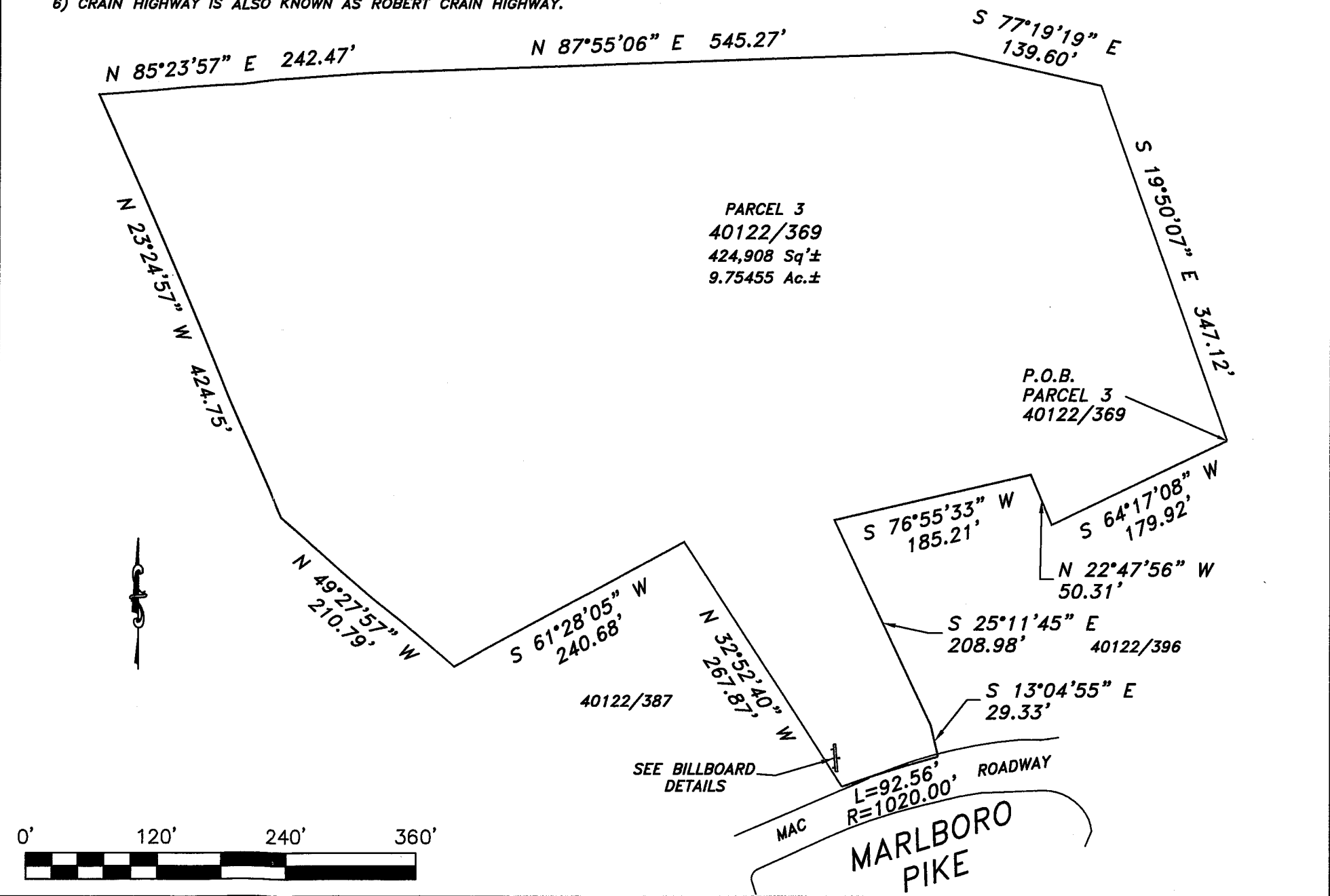
- 1) PROPERTY ZONED: M-X-T (MIXED USE TRANSPORTATION ORIENTED)
- 2) TAX ID# 03-0228916
- 3) ROAD FRONTAGE OF MARLBORO PIKE: 92.56'
- 4) NEAREST BILLBOARD WAS OBSERVED APPROXIMATELY 93' FROM THE EXISTING BILLBOARD.
- 5) SIGN NUMBER PROVIDED BY CLIENT, NO NUMBER WAS OBSERVED AT TIME OF SURVEY.
- 6) CRAIN HIGHWAY IS ALSO KNOWN AS ROBERT CRAIN HIGHWAY.

**SIGN HEIGHTS:**

SIGN #001613 TOP: 17.9'  
BOTTOM: 5.6'  
(HEIGHT AT MARLBORO PIKE)

**SIGN LENGTHS:**

SIGN #001613: 24.5'



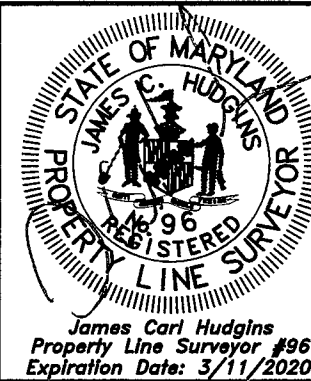
**GENERAL NOTES:**

- 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 property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat 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 plat 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 plat 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.

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: #4671 CRAIN HIGHWAY as described in the 3rd Parcel of land conveyed in a deed dated August 28, 2017 from L. Thomas Wellons, III et al. to Green Century Partners, LLC recorded among the Land Records of Prince George's County, Maryland in Liber 40122, folio 369.

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 09.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone X & AE on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0280 E, effective 9/16/2016



**SPECIAL PURPOSE SURVEY**  
4671 CRAIN HIGHWAY  
3rd ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

**NTT Associates, Inc.**  
16205 Old Frederick Rd.  
Mt. Airy, Maryland 21771  
Phone: (410) 442-2031  
Fax: (410) 442-1315  
www.nttsurveyors.com

Scale: 1" = 120'  
Date: 6/28/2019  
Field By: TOM  
Drawn By: SCK  
File No.: MISC 13463  
Page No.: 1 of 1