

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530



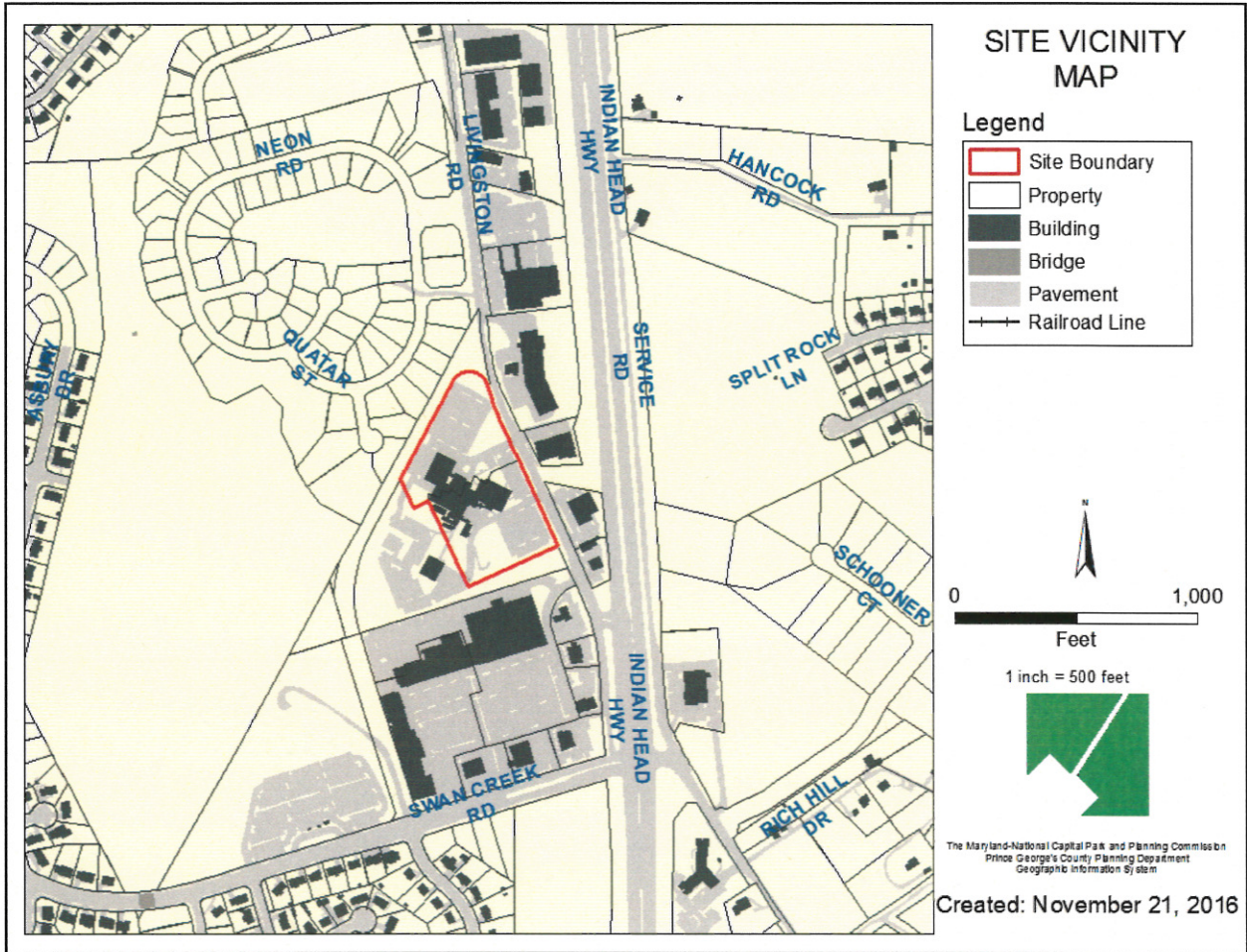
*Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.*

## Departure from Sign Design Standards DSDS-693

Application	General Data	
<b>Project Name:</b> Ft. Washington Medical Center  <b>Location:</b> On the west side of Livingston Road, approximately 900 feet north of Swann Creek Road.  <b>Applicant/Address:</b> Nexus Health 174 Waterfront Street, Suite 225 Oxon Hill, MD 20745  <b>Owner/Address:</b> Fort Washington Hospital Center 11711 Livingston Road Fort Washington, MD 20744	Planning Board Hearing Date:	09/28/17
	Staff Report Date:	09/18/17
	Date Accepted:	07/10/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	7.01
	Zone:	C-M
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	80
	Council District:	08
	Election District:	05
	Municipality:	N/A
200-Scale Base Map:	215SE01	

Purpose of Application	Notice Dates	
<b>DSDS-693:</b> A departure from Part 12 Signs, Division 3 Design Standards, Subdivision 2, Section 27-617 the Zoning Ordinance.	Informational Mailing:	05/18/17
	Acceptance Mailing	06/20/17
	Sign Posting Deadline:	12/16/08

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ivy R. Thompson <b>Phone Number:</b> 301-952-4326 <b>E-mail:</b> Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Sherri Connor, Acting Supervisor, Subdivision and Zoning Review Section  
Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Subdivision and Zoning Review Section  
Development Review Division

SUBJECT: **Departure from Sign Design Standards Application No. DS DS-693**

REQUEST: **A departure for three signs from Part 12 Signs, Division 3, Design Standards,  
Subdivision 1, Section 27-617, Institutional-Other Than Temporary.**

RECOMMENDATION: **APPROVAL with conditions**

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NOTE:

The Planning Board has scheduled this application to be heard on the agenda date of September 28, 2017. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

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FINDINGS

A. **Location and Field Inspection:** The property, 11701 Livingston Road, is known as Parcel A (NLP-105-90) of the Ft. Washington Medical Center, and consists of approximately 7.01 acres in the Commercial Miscellaneous (C-M) Zone. The site is located on the west side of Livingston Road, approximately 900 feet north of Swann Creek Road, with frontage on, and access via, Livingston Road. It is developed with a two-story, 33-bed hospital; a three-story medical office building; and a one-story ambulatory care facility. There are two building mounted signs identifying the Fort Washington Medical Center and the main and emergency entrances. A standard, freestanding, monument electronic sign is located at the northern entrance of the property. There is a non-illuminated directional sign located at the southern entrance of the property.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	C-M	C-M
Use(s)	Hospital	Hospital
Acreage	7.01	7.01
Square Footage/GFA	99,193	99,193

C. **History:** Originally, the subject site was zoned Commercial Office (C-O) with the approval of Zoning Map Amendment Application No. 9398 in 1979. A special exception application for an ambulatory care center, filed concurrently with the rezoning application, was dismissed after it was determined that an ambulatory care center was permitted by special exception in the C-O Zone (See SE-3138). On June 22, 1989, a Special Exception (SE-3980) for a 33-bed hospital was approved for the site. On December 19, 1991, August 4, 1994, and April 24, 1997, revisions to the approved special exception, totaling 8,816 square feet, were approved by the Prince George’s County Planning Board, allowing minor building additions and landscaping changes. Revision of Site Plan ROSP-3890-05 was approved by the Planning Board on March 27, 2003 for the addition of a two-story 24,750-square-foot building addition, an increase to 51 total beds, the relocation of the two temporary trailers approved by SE-3890-03, and the redesign of the parking lot and the landscape plan. Revision of Site Plan ROSP-3890-06 is dormant. Two permits for building-mounted signs as medical office were reviewed and approved in error. A permit was approved August 2012 for one freestanding sign.

D. **Master Plan and General Plan Recommendations:** The application is consistent with the 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area*, which rezoned the subject property to the C-M Zone. The subject property, along with the adjacent Old Fort Village Shopping Center and lands to the west, is identified as part of the Broad Creek Transit Village and Medical Park. The Broad Creek Transit Village is envisioned as containing a mix of uses that capitalize on the proximity and potential redevelopment of the hospital.

E. **Request:** The applicant’s original request was a for a departure from the size of the proposed freestanding signs; however, it was determined through the review process that a departure for the maximum number of signs is required and not the size. Therefore, the applicant requests a departure for three signs from the sign design standards of the Prince George’s County Zoning Ordinance, Part 12 Signs, Division 3 Design Standards, Subdivision 2, Section 27-617-Institutional–Other than Temporary, to allow a total of four signs, two



building-mounted signs and two freestanding signs. The Zoning Ordinance permits only one freestanding sign or building mounted sign, which was permitted in August 2012. The applicant seeks to replace the freestanding signs at the north and south entrances along Livingston Road and add one interior directional /regulatory to bring better visibility to the medical center. The directional interior sign is permitted per Section 27-620 (Directional signs for institutional uses and golf courses) and does not require a departure. A departure is required for the south entrance freestanding sign. Also, because the two building-mounted signs were permitted, the departure will validate the two building-mounted signs.

F. **Surrounding Uses:** The neighborhood in which the property is located is described as Livingston Road to the east and Swan Creek Road to the south. The neighborhood is a mix of single-family residential subdivisions and commercial uses. The properties immediately surrounding the subject site are:

**Northwest—** Proposed Livingston Road relocated Outlot A and undeveloped Rural Residential (R-R) zoned land;

**East—** Across Livingston Road, various commercial service and retail uses in the C-M Zone;

**South—** Undeveloped land zoned C-O, owned by the applicant, and the Old Fort Village Shopping Center in the C-S-C Zone.

G. **Zone Standards:** The proposal is within the applicable development requirements and regulations set forth in Section 27-459 (C-M Zone) and Section 27-462 (Regulations) in commercial zones of the Zoning Ordinance. The subject application meets all the regulations for development in the commercial zone. Section 27-462(b), Uses Permitted in Commercial Zones, indicates that a hospital is a permitted use in the C-M Zone, by special exception.

H. **Sign Requirements:** All signs (proposed and existing) are consistent with the applicable sign regulations, per the Zoning Ordinance, Part 12 Signs, Division 3 Design Standards, Subdivision 1, except for the quantity allowed for institutional uses, as discussed:

1. **Section 27-617. –Institutional–Other than Temporary.**

(a) **In any zone (except Comprehensive Design and Mixed-Use Zones) where a church; library; school; hospital; fire station; community center; day care center for children; service, fraternal, or civic organizations; or other similar institution is allowed, a sign may be erected. Institutional signs shall meet the following design standards:**

- (1) **Maximum area for each sign - 48 square feet.**
- (2) **Maximum height - 8 feet above finished grade at base of sign.**
- (3) **Minimum setback - 15 feet from adjoining land in any Residential Zone (or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone).**
- (4) **Type allowed - freestanding or attached to a building.**

**(5) Maximum number - 1 per street the property fronts on (must face street frontage).**

Only one sign is permitted. A departure for three signs is required. As noted earlier, the validation of two building mounted signs, and the south entrance freestanding sign is necessary for compliance. There are five existing signs (described as A–E in the chart below) that identify and provide direction at the Ft. Washington Medical Center. There are no alternations to the building mounted signage (signs D and E). The applicant proposes to replace two signs, Signs A and B, with illuminated freestanding signs along Livingston Road. The applicant previously obtained a permit for Sign B, located at the north entrance, in August 2012. Proposed Sign A, located at the south entrance, is replacing a sign that was considered directional/regulatory. Therefore, a departure for three signs is necessary.

<b>SIGNAGE</b>	
Sign	Type
A	FREE-STANDING Advertising (Southern Entrance) <b>(Proposed)</b>
B	FREE-STANDING Advertising (Northern Entrance) <b>(Replacement)</b>
C	Directional <b>(existing to be relocated)</b>
D	Building Mounted <b>(existing)</b>
E	Building Mounted <b>(existing)</b>

The proposed replacement signage along Livingston Road serves a dual purpose, as main identification and directional signage. Sign B, located at the north entrance of the property adjacent to Livingston Road, will be a 40-square-foot, internally-illuminated, blue, black, white, and red ground-mounted sign. Sign B, located at the south entrance on Livingston Road, will be 32-square-foot, internally-illuminated, blue, black, white, and red ground-mounted sign. Sign C will be a double-sided, non-illuminated directional/regulatory interior sign centrally placed. Any future signage proposed on this property will require approval of a change to the special exception site plan prior to approval of a sign permit. The proposed site plan identifies the location of the directional/regulatory sign (1), the building mounted signs (2) and the freestanding signs (2), in conformance with the required setbacks, height, and size for such signs.

2. **Section 27-589(a)** of the Zoning Ordinance contains the following purposes for regulating signs:

- (1) To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**
- (2) To encourage and protect the appropriate use of land, buildings, and structures;**
- (3) To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;**
- (4) To regulate signs that are a hazard to safe motor vehicle operation;**



- (5) **To eliminate structurally unsafe signs that endanger a building, structure, or the public;**
- (6) **To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and**
- (7) **To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.**

The existing building mounted signs will remain the same. The proposed freestanding signs are designed specifically to increase and enhance both sign visibility and readability, so that motorists can identify the site and view information from a distance to adequately allow for a safe driver response. The existing signs are ineffective in aiding motorists to identify the appropriate location for the services at the medical center. The applicant is proposing to replace existing entrance signs, Sign A and Sign B, with illuminated freestanding signs, and add a directional sign (Sign C) to better direct patrons visiting the Fort Washington Medical Center. The signs, as proposed, are consistent with the current trends in hospital signage. The dual purpose of the signs reduces the proliferation of signage visible along Livingston Road and throughout the medical center campus. The two freestanding signs better serve the purpose for adequate identification and direction to the medical center uses as viewed from Livingston Road. The proposed signs would be retained in the same locations as their predecessors, which has not interfered with adequate sight lines or otherwise pose a hazard to motorists. The freestanding signs will be illuminated for nighttime identification purposes and will not negatively impact residential communities located north of the medical center.

In regard to the existing building-mounted signs, the Zoning Ordinance requires a minimum set back of five feet from the adjoining land in any residential zone. The building-mounted signs are approximately 300 feet from the right-of-way on Livingston Road. The visibility of the building-mounted signs are not as clear from the road as the proposed freestanding signs, especially in emergency situations.

I. **Required Findings:** Section 27-239.01(b)(8)(A) of the Zoning Ordinance provides that, in order for the Planning Board to grant the departure, it shall make the following findings:

- (i) **The purposes of this Subtitle will be equally well or better served by the applicant’s proposal.**

**Comment:** In general, the purposes of the Sign Ordinance are to regulate unsightly and hazardous signs, to provide adequate identification and advertisement, to promote the general welfare of the residents of the county, and to foster the appropriate use of land, buildings, and structures. The goal is to validate existing building mounted signs and replace the existing signs at the north and south entrance locations with new illuminated signs. The signs should be located to meet the 10-foot setback on Livingston Road.

- (ii) **The departure is the minimum necessary, given the specific circumstances of the request.**

**Comment:** As proposed, the departure for three signs is the minimum necessary, given the specific circumstances of the request. The two building-mounted signs (Signs D and E), identify



the medical center and emergency area entrances and are not easily seen from Livingston Road. The main entrance is approximately 300 feet from the north entrance on Livingston Road. The freestanding signs located at the north and south property entrances provide identification and direct patrons to the correct area. Permitting all signs aids patrons seeking emergency services, so as not to miss the medical campus. Updated signage ensures visitors are aware of services, and the signs permit the hospital to maintain an appropriate and professional atmosphere throughout the campus.

**(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.**

**Comment:** Livingston Road is identified in PGAtlas as a scenic road. There are no street lights at this section of Livingston Road. The building-mounted signs are not as effective as they could be, given the medical center's location being set back 300 feet from Livingston Road. The current freestanding sign located at the north entrance serves as a main identification sign. It is still functional, but not directional. The purpose of the proposed freestanding signs located at the two entrances is to provide needed direction for those patrons seeking emergency services, especially at night. The signs both identify and provide direction as to where to enter the medical center for emergency services. There is also potential for efficient vehicular movement during business hours, for delivery services to the medical center campus.

**(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.**

**Comment:** The medical building is set back 300 feet from Livingston Road. Additional signs are necessary to further provide adequate site identification and campus direction for patron service use. There are existing commercial uses along Livingston Road, many of which have building-mounted signage. An electronic freestanding sign has operated on the since August 2012. The changes proposed by the applicant will not only improve the visual quality of the signs, but provide better direction to the medical campus. The overall design of the signs is compatible with the medical use of the property and meets the regulatory requirements for height, size, and location. The signs will not attract undue attention, but will provide for adequate identification and direction, and will be compatible with the overall streetscape. The site abuts other commercial uses at the southern boundary of the property. The closest residential subdivision, just north of the medical center, will not be negatively impacted visually by the signs. For the reasons stated above, the departure for three signs will not impair the visual, functional, environmental quality, or integrity of the site or of the surrounding neighborhood.

**J. Referrals:**

1. **Permit Review**—The dimensions of the building frontage and the architectural elevation of the building must be provided where the sign is located on the building for Signs D and E. Both the site and landscape plans must comply with all prior approved Prince George's County Landscape Manual requirements. Per Section 27-624(a) of the Zoning Ordinance, a maintenance agreement approved by the Prince George's County Department of Environmental Resources will be required to demonstrate maintenance of the gateway signage. Contact Bill Edelen at the Department of Environmental Resources at 301-883-6039 for a signed maintenance agreement.

**K. Determinations:** The requested departure of three signs is necessary for the identification of the medical campus on Livingston Road, is in conformance with the requirements of the Zoning

Ordinance. The building was constructed on the subject property in 1989 and has since operated with a medical service use. The medical campus is permitted by special exception and will not alter the relationship between the subject property and the surrounding neighborhood.

## CONCLUSION

Based on the preceding analysis and findings, staff recommends APPROVAL of Departure from Sign Design Standards Application No. DSDS-693, subject to the following conditions:

1. Prior to certification, a legible site plan shall be revised to provide the following:
  - a. Conformance to the 10-foot setback requirements for the two freestanding signs.
  - b. The dimensions of the building frontage and architectural elevation of the building where Signs D and E are located on the building.
  - c. Provide a separate landscape plan demonstrating compliance with all prior approved Prince George's County Landscape Manual requirements.
  - d. Add the height of the signs to the site plan.
2. Prior to issuance of permits, the applicant shall, per Section 27-624(a) of the Prince George's County Zoning Ordinance, obtain a maintenance agreement approved by the Prince George's County Department of Environmental Resources demonstrating that maintenance of the gateway sign will be the responsibility of a designated person or entity in the agreement.

**ITEM:**

**CASE: DSDDS-693**

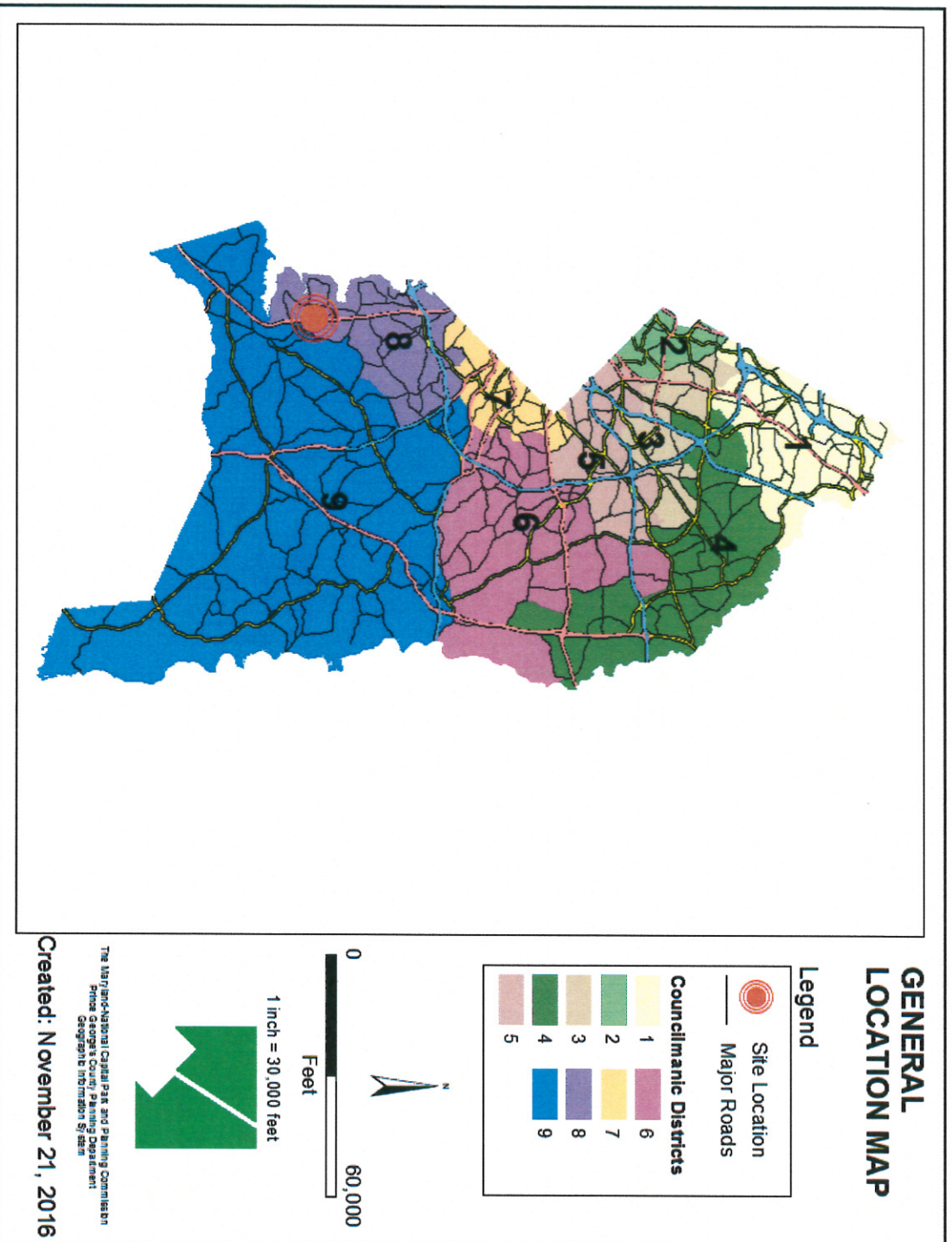
# **FT. WASHINGTON MEDICAL CENTER**

**THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT**

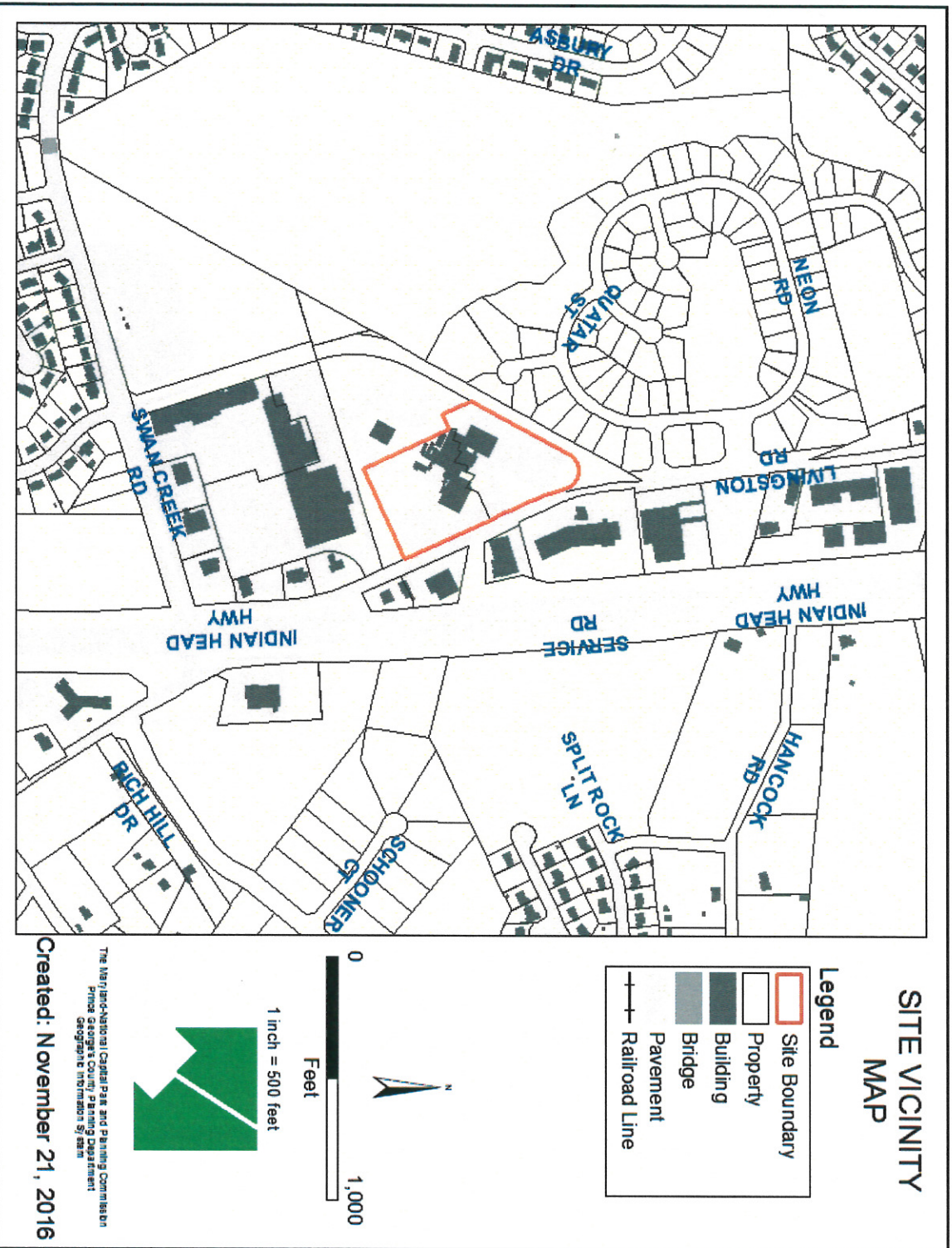




# GENERAL LOCATION MAP



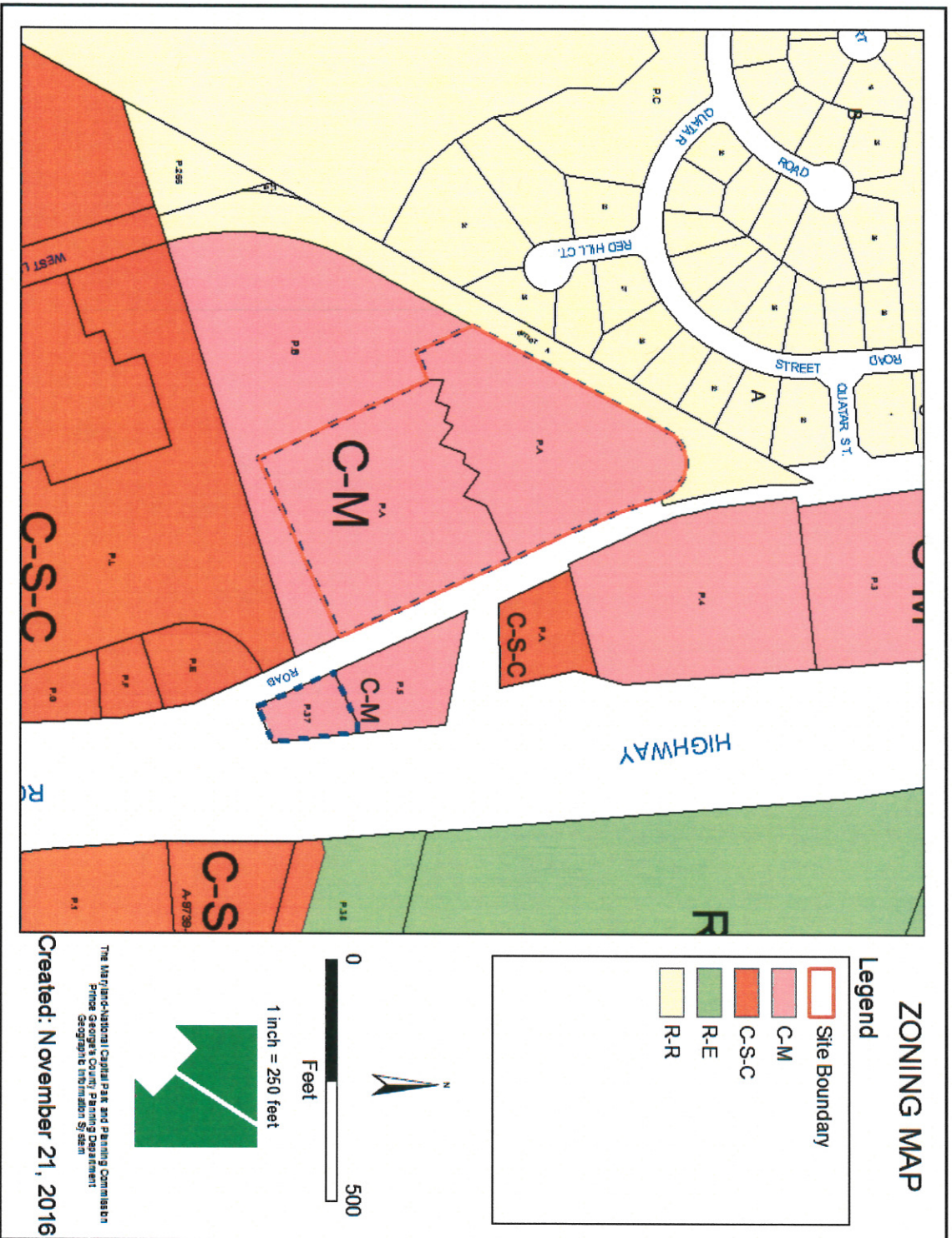
# SITE VICINITY





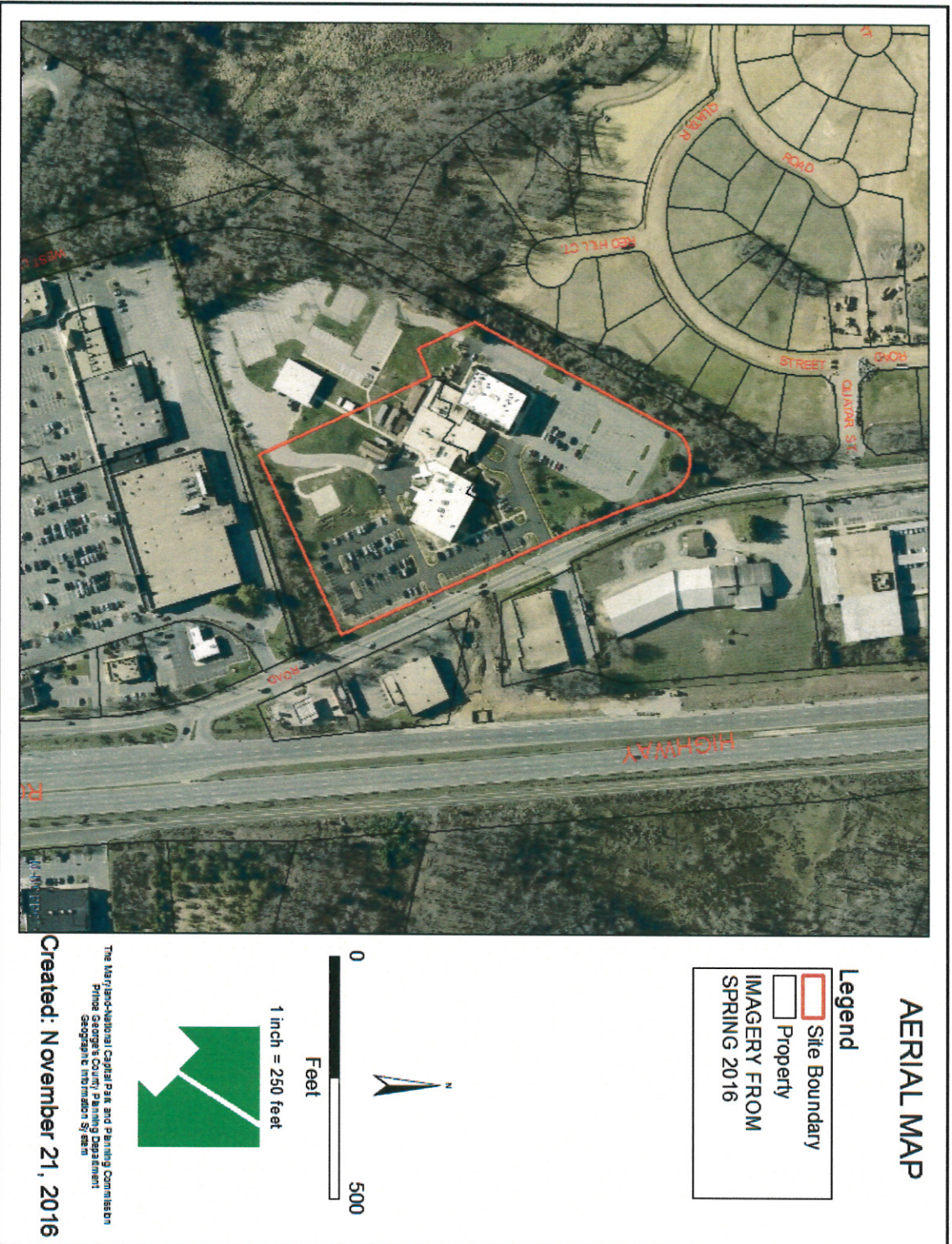
# ZONING MAP

Case # DSDS-693





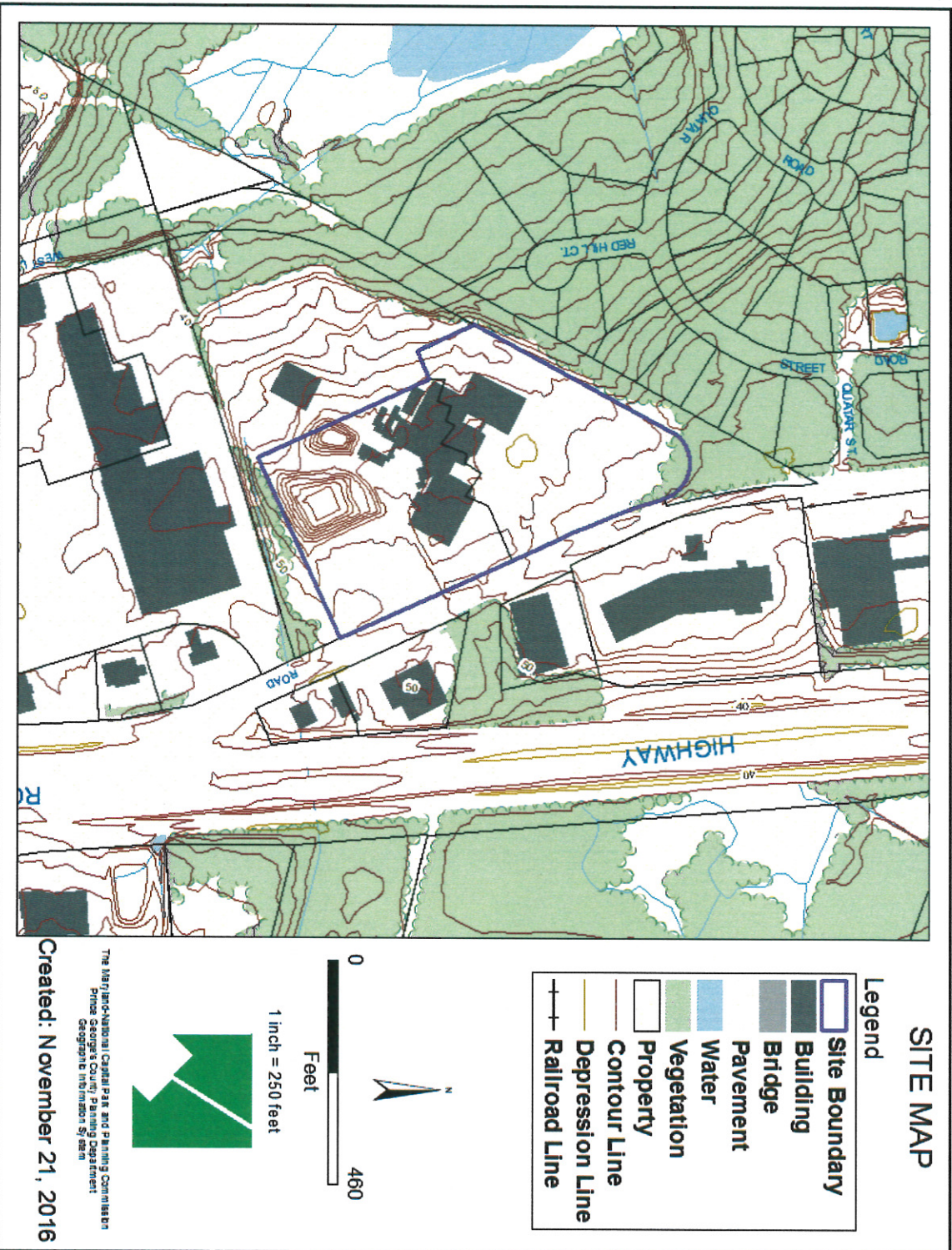
# AERIAL MAP





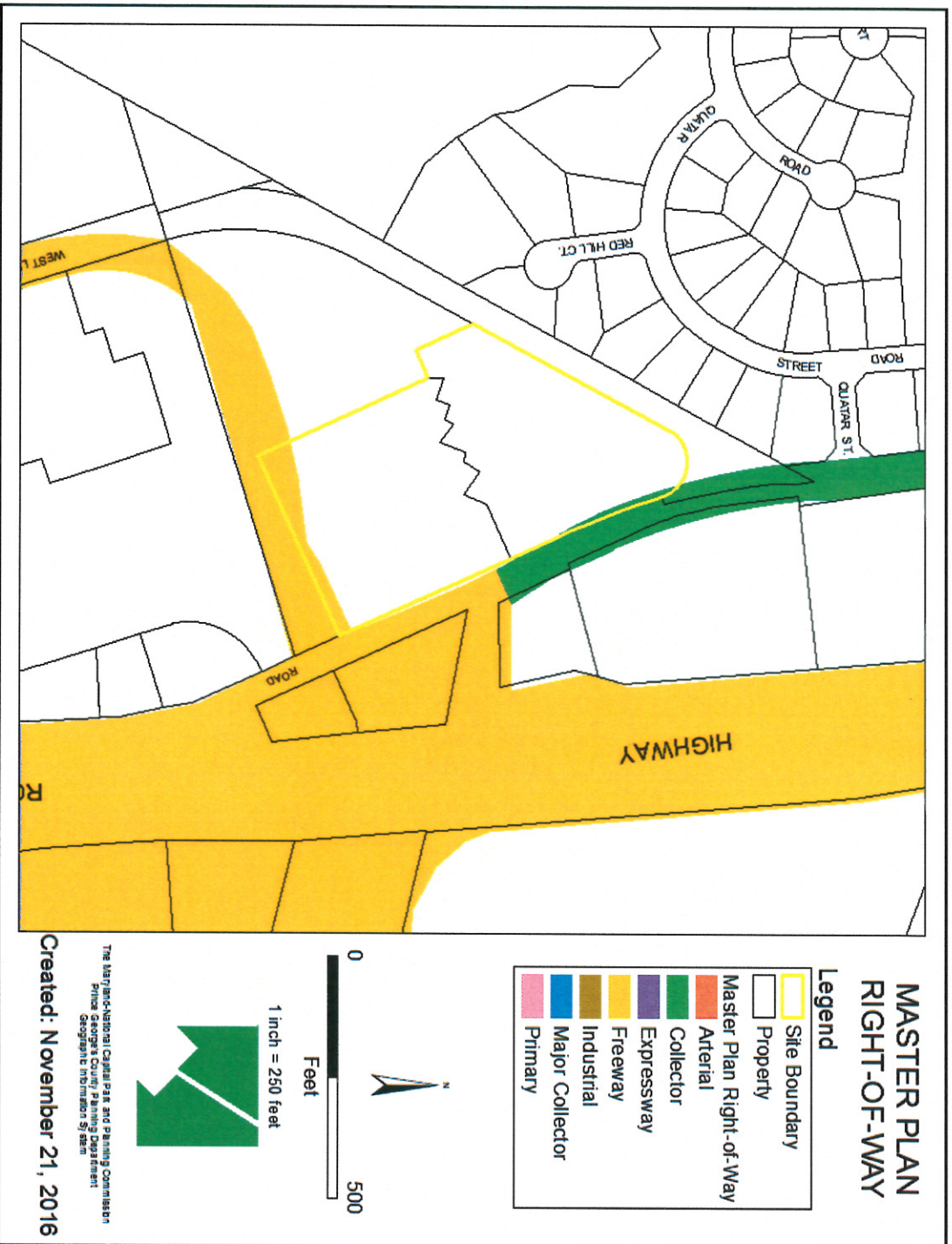
# SITE MAP

Case # DSDS-693





# MASTER PLAN RIGHT-OF-WAY MAP





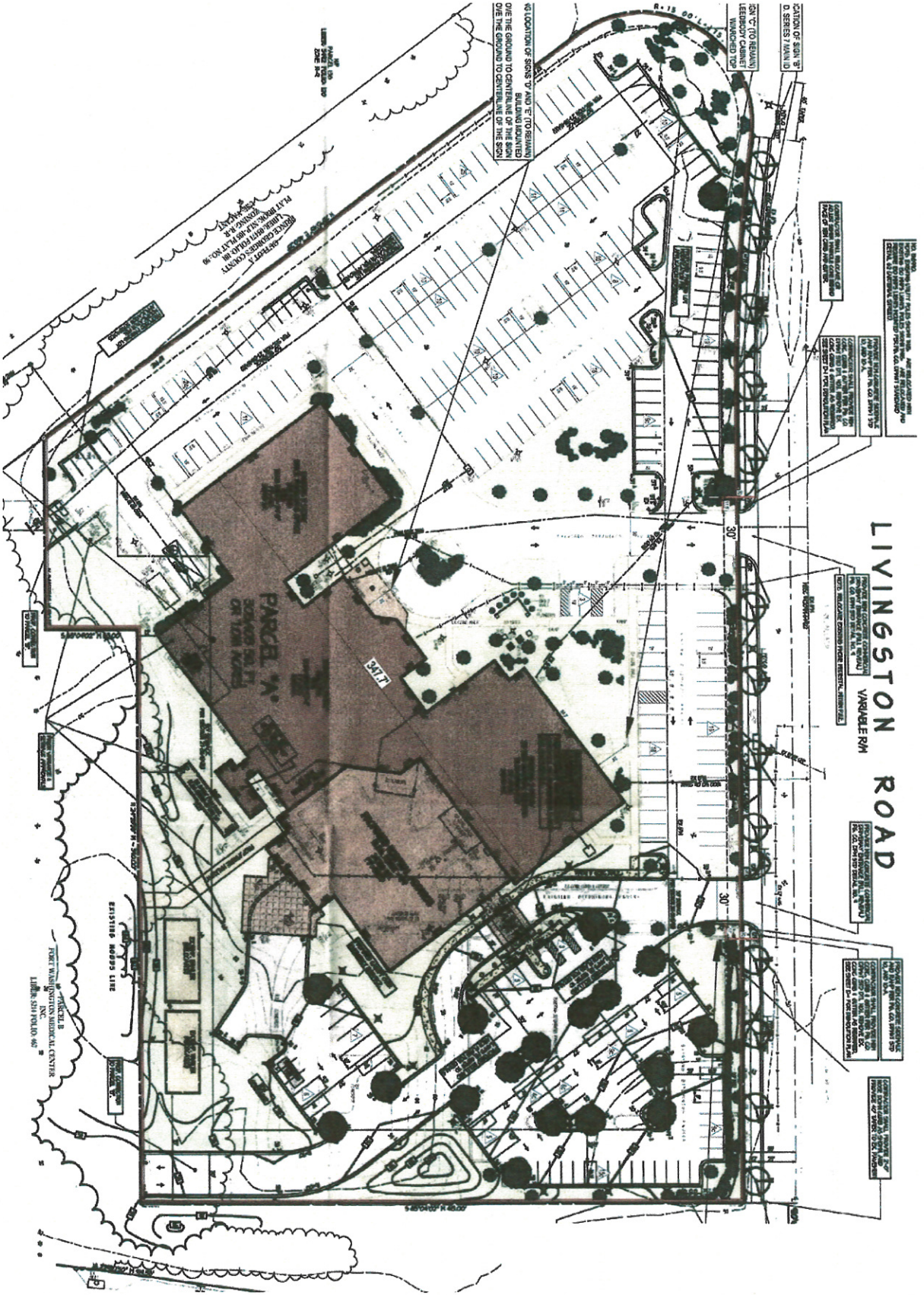
# BIRD'S-EYE VIEW

Case # DSDS-693



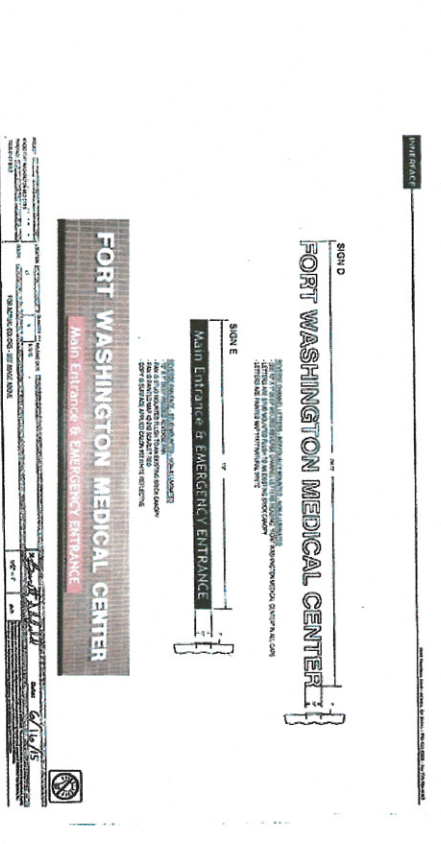
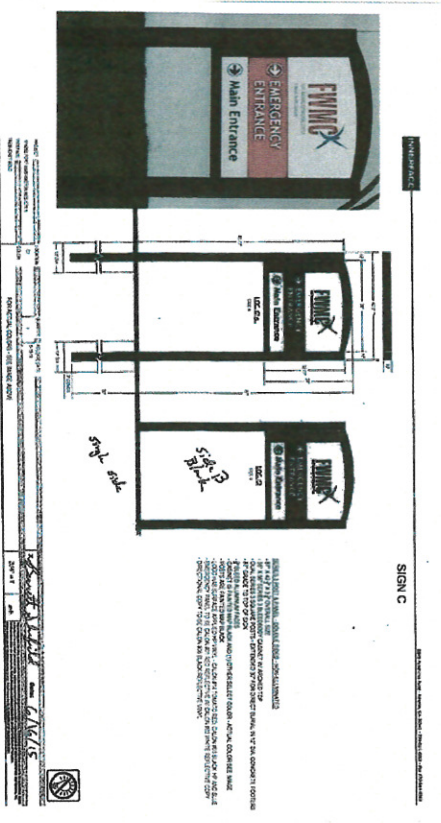
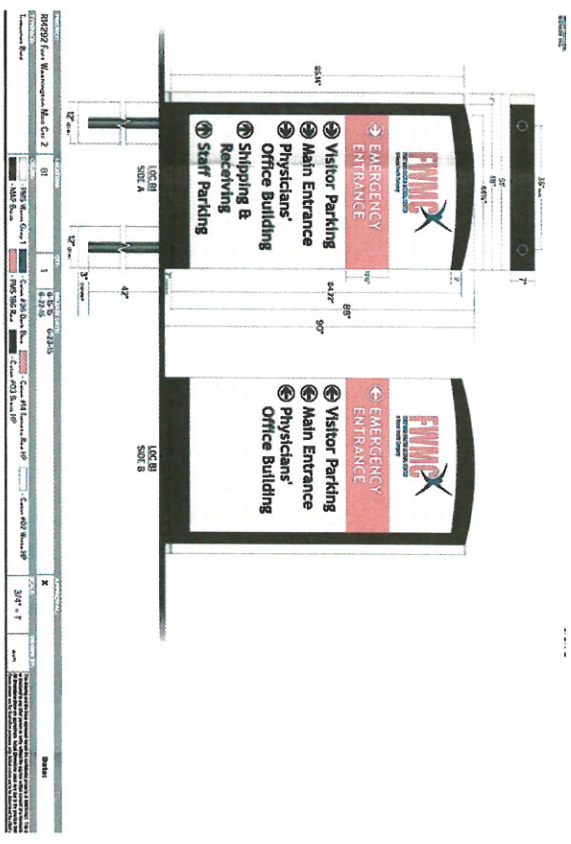
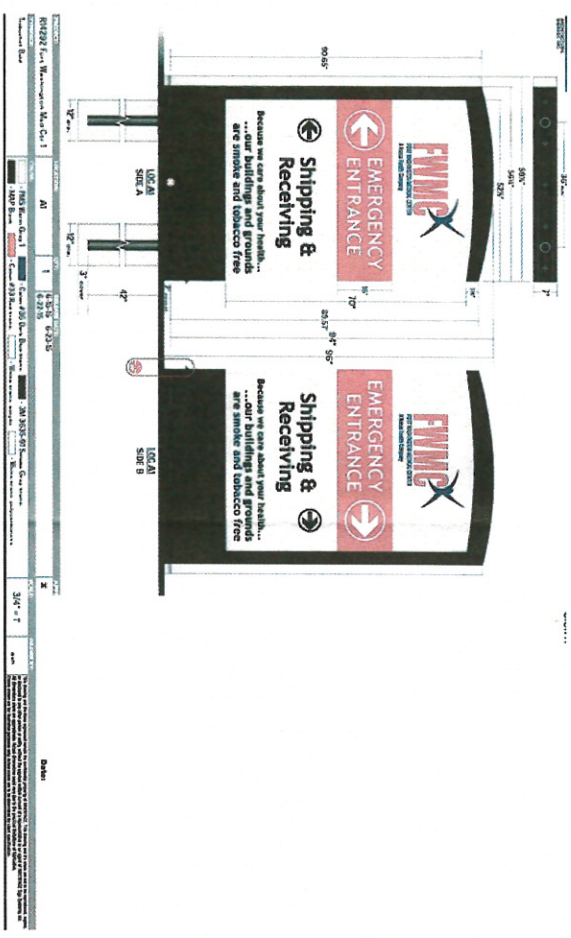


# SITE PLAN



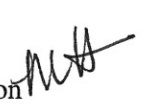


# SIGN DETAIL



July 25, 2017

**MEMORANDUM**

TO: Ivy Thompson, Zoning Section, Development Review Division  
FROM: Michelle Hughes, Permit Review Section, Development Review Division   
SUBJECT: Referral Comments for Ft. Washington Medical Center ROSP-3890-07 & DSDS-693

1. A legible site plan shall be submitted for review.
2. Does the site landscape plan comply with all prior approved landscape manual requirements?
3. Per section 27-624 (a), a maintenance agreement approved by The Department of Environmental Resources will be required to demonstrate the maintenance of the gateway sign will be the responsibility of a Homeowners' Association, or other entity or person designated in the agreement. Contact Bill Edelen at DER at 301-883-6039 for a signed Maintenance Agreement.
4. The dimensions of the building frontage and architectural elevation of the building must be provided where the sign is located on the building for signs D & E.





Earl Adams Jr.  
 Phone: (202) 295-6650  
 Fax: (202) 295-6735  
 EAdamsJr@saul.com  
 www.saul.com

February 16, 2017

**VIA HAND DELIVERY**

Ms. Lillian Fairley  
 Development Review Division  
 Prince George’s County Planning Department  
 County Administration Building  
 14741 Governor Oden Bowie Drive  
 Upper Marlboro, MD 20772

**RE: Departure from Sign Design Standards (DSDS-<sup>690</sup>~~685~~)**  
**Applicant: Fort Washington Medical Center**  
**Property: 11711 Livingston Road, Fort Washington, MD 20744**

Dear Ms. Fairley,

On behalf of our client, Fort Washington Medical Center (“Medical Center” or the “Applicant”), I hereby submit this application for a Departure from Sign Design Standards (DSDS-685) for the above captioned property. The application is submitted pursuant to Section 27-612 of the Zoning Ordinance of Prince George’s County (the “Code”) requesting a departure from Section 27-629 of the Code relating to sign design standards governing the maximum area and lighting for two new signs located on private property.

**A. Description of Subject Property:**

The Property is zoned C-O with the approval of Zoning Map Amendment Application No. 9398 in 1979, and contains 4.152 acres, described as Parcel on Tax Map 132, Grid B2. A special exception for a 33-bed hospital was approved for the site (SE 3980) on June 22, 1989, subject to several conditions. On December 19, 1991, August 4, 1994, and April 24, 1997 revisions to the approved special exception totaling 8,816 square feet were approved by the Planning Board, allowing minor building additions and landscaping changes. Furthermore, on March 27, 2003, the Planning Board approved ROSP-3980/05 permitting the addition of a two-story building, redesign of the landscape plan and other revisions, subject to conditions. Access is provided to the site from Livingston Road. There are two entrances (north and south) to the Medical Center.

**B. Neighborhood and Surrounding Uses:**

The subject property is bounded by the following uses and zones:

- North: R-R Zone
- East: C-O and C-S-C Zones
- South: C-S-C Zone
- West: R-R Zone

**C. History:**

As shown upon the site plan submitted with this Request, there are currently five (5) signs directing the public to the Medical Center distributed or sited within the campus as follows:

SIGNAGE AREA		
SIGN	AREA (SF)	TYPE
A	40	FREE-STANDING (South Entrance)
B	32	FREE-STANDING (North Entrance)
C	11	FREE-STANDING (Ped. Directional)
D	19	BUILDING MOUNTED
E	12	BUILDING MOUNTED

The signs provide clear directions for visitors and patients to the Medical Center to important areas on the Medical Center Campus, including the Emergency Room, Visitor Parking, Main Entrance and a Physician’s Office Building. In addition the two building mounted signs serve as an obvious indicator of the Medical Center’s name.

**E. Nature of the Request:**

The Applicant is requesting a departure from the DSDS-685 to replace two (2) of the five (5) existing signs located on the Medical Center. The two (2) new signs will replace individual free standing signs (A &B), each located adjacent to the north and south entrances to the Medical Center. Pursuant to comments received from the ROSP-3980/07, the signs exceed the maximum area for Commercial Zones, which is 16 square feet. Development Review division noted that the Medical Center would need a departure from the standard, as Signs A & B are 40 square feet and 32 square feet, respectively. The signs will also be internally illuminated in order to be clearly visible to those visitors to the hospital campus. The three other signs will remain unaltered.

**F. Law Applicable**

Section 27-620(b)(2) of the Zoning Ordinance allows directional signs on commercial property for institutional uses in Commercial zones to be a maximum area of 16 square feet; and, Section 27-620(c)(1) allows only nonilluminated signs.

**Response:** The primary purpose of replacement signs ‘A’ and ‘B’ is to provide clear directions to the Emergency Room in all lighting and weather conditions. Second in level of importance, these signs will provide directions to: Visitor Parking, Main Entrance, Physician’s Office Building,



Shipping and Receiving, and Staff Parking. Given the nature of the visitors to the Property particularly in an emergency situation, it is imperative that individuals can clearly determine the appropriate location for their needs on the Medical Center Campus.

**Section 27-612 - Authorization and procedures:**

*(a) Except for signs exempt from permit requirements, as provided in Section 27-602, departures from sign design standards may be permitted by the Planning Board or Planning Director, or by a municipality if this authority has been delegated by the District Council to a Municipal Corporation or through the establishment of a Revitalization Overlay District.*

**Response:** The subject property is not within a municipality and the requested departure must be approved by the Planning Board.

*(b) No departures from design standards shall be permitted for any sign erected in violation of this Subtitle, and for which a sign permit was not obtained at the time the sign was erected.*

**Response:** Not applicable. The two new signs have not been erected.

*(c) No departures from design standards shall be permitted for any sign in the U-L-I Zone.*

**Response:** Not applicable. The Property is in the C-O zone.

*(d) The Planning Board is authorized to approve departures from sign design standards, under procedures and requirements in Part 3, Division 5.*

*(e) The Planning Director is authorized to approve administratively, without public hearing, limited departures from sign design standards, for a maximum of ten percent (10%) of standard requirements. The Director shall follow procedures and make the findings required in Part 3, Division 5.*

**RESPONSE:** Item (d) or (e) is not applicable because the application must be approved by the Planning Board.

**Section 27-589 – Purposes:**

*(a) The purposes of regulating signs are:*

*(1) To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;*

**RESPONSE:** The proposal is designed to specifically promote the public health, safety and welfare of residents, workers, and motorists by increasing and enhancing sign visibility and readability that is in a scale consistent with the intended advertising purposes and the size of the subject property and its location. The new sign design is sufficiently sized and located so motorists can identify the site and view information from a distance adequate enough to allow safe driver response.

***(2) To encourage and protect the appropriate use of land, buildings, and structures;***

**RESPONSE:** The existing signs are ineffective in helping motorists identify the appropriate location for the services at the Medical Center and are not consistent with the current trends in signage for hospitals. Therefore, new and improved signs are required to both ensure visitors are aware and to permit the hospital to maintain an appropriate and professional atmosphere throughout the campus. Furthermore, the proposed revision will promote beneficial relationships between the use of the land and buildings and will protect adjacent landowners from any negative impacts. The hospital is surrounded by commercial uses and commercially zoned land.

***(3) To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;***

**RESPONSE:** The existing signs are not unsightly. In fact, the new signs will help improve the overall look and appeal of the Medical Center campus.

***(4) To regulate signs that are a hazard to safe motor vehicle operation;***

**RESPONSE:** The replacement of two (2) signs will not be hazardous to motor vehicle operation; in fact, it will aide drivers by more properly identifying the medical campus and its services as motorists approach the hospital.

***(5) To eliminate structurally unsafe signs that endanger a building, structure, or the public;***

**RESPONSE:** The existing signs are considerably smaller and do not provide for proper identification of the Medical Center as visitors approach from the north or south on Livingston Road.

***(6) To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and***

**RESPONSE:** The new signs are designed with a uniform theme and marque that will enhance site visibility from Livingston Road while conveying a high quality image for the Medical Center.

***(7) To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.***

**RESPONSE:** For the instant application, the Application is proposing for: sign 'A' = 40 square feet, and sign 'B' = 32 square feet, for a total of 72 square feet of replacement signage. Moreover, the existing freestanding sign does not effectively indicate the location of the Medical Center's services. The new signs will be able to inform visitors of the location of the hospital's services.



The new sign design is intended to create safer motor vehicle operation on Livingston Road and will be more consistent with the signage found at modern hospitals.

**Section 27-592 – Illumination:**

(a) *The light from any illuminated sign shall be shaded, shielded, or directed so that the light intensity does not adversely affect surrounding areas.*

(b) *Signs which flash or blink, or which have varying intensity of illumination on less than a five (5) second cycle, are prohibited.*

(c) *The illumination or glare from a sign shall not shine directly onto a street so as to constitute a hazard to motorists.*

(d) *In the I-3 Zone, the exterior spotlighting of signs is allowed, provided the lighting is directed only to the sign.*

**RESPONSE:** With the requested departure, the method of illumination for the sign will comply with Section 27-592.

**Section 27-239.01 (b)(7)(A) - Findings for Approval:**

This section requires that *“In order for the Planning Board to grant the departure, it shall make the following findings:*

(i) *The purposes of this Subtitle will be equally well or better served by the applicant feet s proposal;*

**RESPONSE:** Section 27-102 (a) of the Zoning Ordinance, the “purposes” clause in the Zoning Ordinance, sets forth a myriad of purposes, clearly designed as a comprehensive set of purposes guiding the implementation of the Zoning Ordinance throughout the wide landscape of the County’s geography and a variety of planning policies and zoning categories with substantially different purposes, use restrictions, regulations, and design standards that can be modified upon specific findings. The valid legal interpretation of *Section 27-239.01 (b)(7)(A)(i)* is that the Planning Board is required to find that those purposes enumerated in Section 27-102 (a) of the Zoning Ordinance that reasonably relate to the subject application, given the planning and zoning categories which apply to the subject property will be “...equally well or better served.” That menu of purposes includes the lessening the danger and congestion of traffic and to insure the social and economic stability of the County, among others. The new signs will not increase danger of traffic and the illuminated signs will allow the Medical Center to effectively inform visitors as to the location of the important services throughout the campus.

*Section 27-239.01(b)(7)(A)(ii)* requires a finding by the Planning Board that *“the departure is the minimum necessary, given the specific circumstances of the request.”*

**RESPONSE:** The Departure request is the minimum necessary given the nature and intent of the signs to provide clear direction to the emergency room and other hospital services.

**Section 27-239.01 (b)(7)(A)(iv)** requires a finding that *“The departure will not impair the visual, functional or environmental quality or integrity of the site or the surrounding neighborhood.”*

**RESPONSE:** The hospital is surrounded by commercial uses and commercially zoned land. With the new signs, the Property remains compatible with its surroundings.

**Section 27-239.01(7)(B)** requires a finding that *“For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (7) (A), above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.”*

**RESPONSE:** Not applicable. All landscaping associated with the proposed signs will be in accordance with the Landscape Manual.

**Conclusion:**

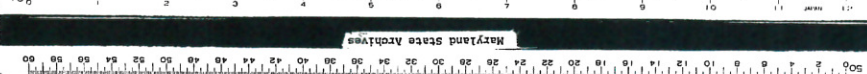
The foregoing statements demonstrate that the requests are justified, given the situation peculiar to the proposal at this location. The required findings can therefore be made by the Planning Board. For the foregoing reasons, the Applicant respectfully requests that Departure is granted.

Respectfully,



Earl Adams, Jr.





MATCH LINE  
LIVINGSTON ROAD  
OUTLOT A  
N 28° 11' 52" E  
1189.00  
A 109.46 @ 1189.00

**OWNERS DEDICATION**

We, Fort Washington Community Hospital, Inc., a non-profit Maryland corporation, by Ann Shock, President, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopt this plan of subdivision to dedicate the minimum building restriction lines, dedicate the street widening, and dedicate the easements shown hereon. There are no suits or actions, leases, liens or trusts on the property included in this plan of subdivision except certain deeds of trust and the parties in interest thereto have below indicated March 19, 1980

*Debra Staveland*  
Surveyor  
Maryland State Architects

I hereby consent to this plan of subdivision.

*Kathleen P. Jensen*  
Witness  
*William P. Jensen*  
Witness  
*John M. Jensen*  
Witness  
*John M. Jensen*  
Witness

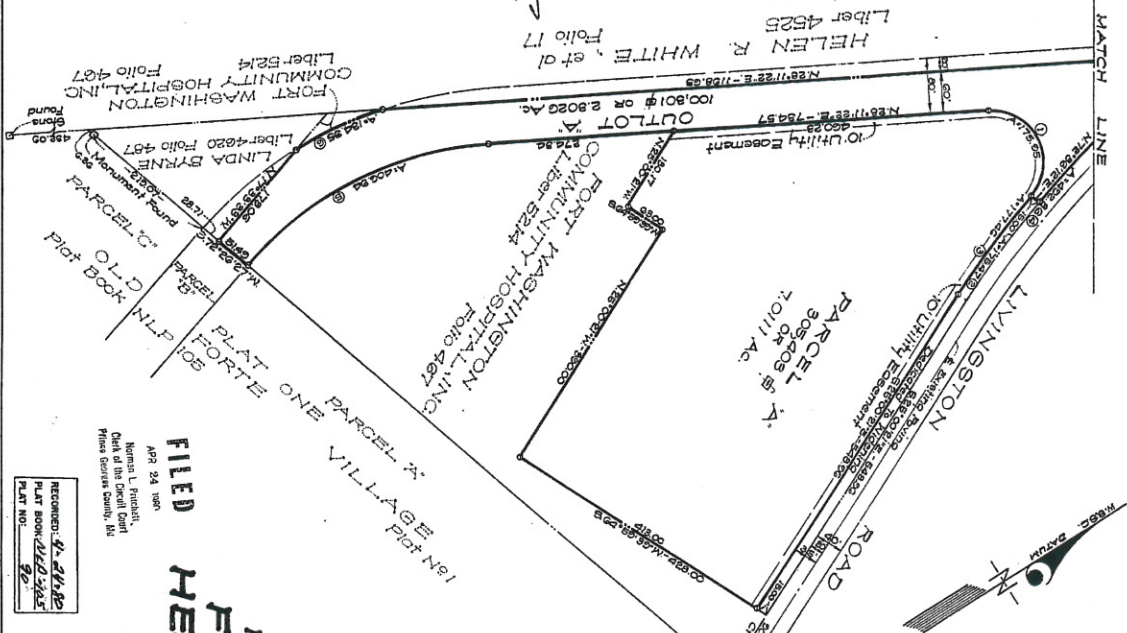
\* subject to Declaration of Terms and Provisions of Public Utility Easements recorded in Liber 5703 of Folio 748.

**CURVE DATA**

STATION	ARC	TAN CHORD	BEARING
1	100.00	100.00	0° 00' 00"
2	100.00	100.00	0° 00' 00"
3	100.00	100.00	0° 00' 00"
4	100.00	100.00	0° 00' 00"
5	100.00	100.00	0° 00' 00"
6	100.00	100.00	0° 00' 00"
7	100.00	100.00	0° 00' 00"
8	100.00	100.00	0° 00' 00"
9	100.00	100.00	0° 00' 00"
10	100.00	100.00	0° 00' 00"
11	100.00	100.00	0° 00' 00"
12	100.00	100.00	0° 00' 00"
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27	100.00	100.00	0° 00' 00"
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29	100.00	100.00	0° 00' 00"
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42	100.00	100.00	0° 00' 00"
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78	100.00	100.00	0° 00' 00"
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86	100.00	100.00	0° 00' 00"
87	100.00	100.00	0° 00' 00"
88	100.00	100.00	0° 00' 00"
89	100.00	100.00	0° 00' 00"
90	100.00	100.00	0° 00' 00"

"FOR PUBLIC SEWER AND WATER SYSTEMS ONLY"  
PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS & PLANNING COMMISSION  
APPROVED: APR 10, 1980  
DATE: 11/19/80  
ASSISTANT SECRETARY  
WING #1 PC RECORD FILE NO. 5000057

250151 24164



**SURVEYOR'S CERTIFICATE**  
I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land conveyed by Eleanor Fairfax Moses and Lily M. Luskburg to Fort Washington Community Hospital, Inc. by deed dated December 21, 1979, and recorded in Liber 4528 of Folio 1190 and in Liber 5214 of Folio 487; that the total area included in this plan of subdivision is 9,565 acres of land; and that property line markers will be placed in accordance with section 84-105 (b)(7) of the Prince Georges County Code March 21, 1980

*Robert C. Miller*  
Professional Land Surveyor  
Maryland No. 0825

**NOTES**  
(1) Outlot A, shown hereon will be deeded to Prince Georges County, Maryland within one year of recordation of this plat.  
(2) Subject to Provisions of Preliminary Plan No 4-79175 as approved November 8, 1979.

APPROVED: *Mary S. Johnson*  
ASSESSMENT CLERK

**PARCEL A & OUTLOT A  
FORT WASHINGTON  
HEALTH CARE CENTER  
PISCATAWAY DISTRICT  
PRINCE GEORGES COUNTY, MARYLAND  
SCALE: 1"=100'  
MARCH, 1980**

BEN DYER ASSOCIATES, INC.  
12515 BELMONT AVE., SUITE 200  
SEABROOK, MARYLAND  
PHONE: (301) 754-0000

RECORDED: 4-24-80  
PLAT BOOK: 105-90  
PLAT NO: 90

**FILED**  
APR 24 1980  
Notary Public  
Prince Georges County, Md

105-90