



Prince George's County Council

Wayne K. Curry
Administration Building
1301 McCormick Dr
Largo, MD 20774

Zoning Minutes - Final Sitting as the District Council

Jolene Ivey, Chair, District 5
Sydney J. Harrison, Vice Chair, District 9
Wala Blegay, District 6
Edward P. Burroughs, III, District 8
Thomas E. Dernoga, District 1
Wanika Fisher, District 2
Mel Franklin, At-Large
Calvin S. Hawkins, II, At-Large
Eric C. Olson, District 3
Krystal Oriadha, District 7
Ingrid S. Watson, District 4

Jennifer A. Jenkins, Council Administrator

Monday, June 3, 2024

10:00 AM

Council Hearing Room

10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)

Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Chair Ivey at 10:13 a.m. with eight members present at roll call. (Absent: Council Member Hawkins.)(Council Members Dernoga and Fisher arrived at 10:15 a.m.).

Present: 9 - Chair Jolene Ivey
 Vice Chair Sydney Harrison
 Council Member Thomas Dernoga
 Council Member Wala Blegay
 Council Member Edward Burroughs
 Council Member Wanika Fisher
 Council Member Eric Olson
 Council Member Krystal Oriadha
 Council Member Ingrid Watson

Absent: Council Member Calvin S. Hawkins

Remote: 1 - Council Member Mel Franklin

Also Present:

Jennifer A. Jenkins, Council Administrator

Karen T. Zavokas, Associate Council Administrator

Stan Brown, People's Zoning Counsel

Donna J. Brown, Clerk of the Council

James Walker-Bey, Associate Clerk of the Council

Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

Pledge of allegiance led by Council Member Blegay.

APPROVAL OF DISTRICT COUNCIL MINUTES

[MINDC 05132024](#)

District Council Minutes Dated May 13, 2024

A motion was made by Vice Chair Harrison, seconded by Council Member Olson, that these Minutes be approved. The motion carried by the following vote:

Aye: 8 - Ivey, Harrison, Blegay, Burroughs, Franklin, Olson, Oriadha and Watson

Absent: Dernoga, Fisher and Hawkins

Attachment(s): [5-13-2024 District Council Minutes Draft](#)

ORAL ARGUMENTS**SE-22002****Stewart Property**

- Applicant(s):** ESC 8215 Springfield, L.C.
- Location:** Located approximately 390 feet southeast of the intersection of Lake Glen Drive and Springfield Road, at 8215 Springfield Road, Glenn Dale, Maryland (12.01 Acres; RR Zone).
- Request:** Requesting approval of a Special Exception (SE) to develop a Planned Retirement Community with 57 age-restricted single-family attached dwellings on approximately 12.01 acres of RR (Rural Residential) zoned land.
- Council District:** 4
- Appeal by Date:** 4/25/2024
- Review by Date:** 4/25/2024
- Action by Date:** 9/23/2024
- Opposition:** Howard Aldag, Charles Holman, et. al.

History:

Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Special Exception (SE) application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Chris L. Hatcher Esq., attorney for applicant spoke in support. Sean Suhar Esq., Howard Aldag, Tatjana Aldag, Charles Holman and Andrew Fontanella spoke in opposition. Council took this case under advisement.

This Special Exception (Prior Ordinance) was hearing held; case taken under advisement.

Attachment(s): [SE-22002 Zoning Agenda Item Summary](#)
[SE-22002 Hatcher to Brown \(Notice of Death and Estate of Property Owner - Appointment of Personal Representative \) 5-31-2024](#)
[SE-22002 Presentation Slides](#)
[SE-22002 Aldag to Brown \(Testimony\) 5-9-2024](#)
[SE-22002 Suhar to Brown \(Exceptions & Request for Oral Argument hearing\) 4-25-24](#)
[SE-22002 Hatcher to Brown \(Exceptions & Request for Oral Argument hearing\) 4-24-24](#)
[SE-22002 Notice of Oral Argument Hearing](#)
[SE-22002 Notice ZHE of Decision](#)
[SE-22002 ZHE Decision](#)
SE-22002 ZHE POR List
[SE-22002 Technical Staff Report](#)
[SE-22002 ZHE Exhibit List](#)
[SE-22002 ZHE Exhibits #1-109](#)
[SE-22002 Transcripts 12-20-23](#)
[SE-22002 PZC Notice of Intention to Participate District Council 6-3-2024](#)

REFERRED FOR DOCUMENT[SE-2022-002](#)**Glenn Dale Self Storage (Arcland Duvall Street)**

- Applicant(s):** Arcland Property Company, LLC
- Location:** Located in the southwest quadrant of the intersection of Glenn Dale Boulevard and MD 564 (Lanham-Severn Road) (3.34 Acres; CS Zone (Prior C-M Zone).
- Request:** Requesting approval of a Special Exception (SE) to use approximately 3.34 acres of land in the CS (Commercial Service) Zone located at 10810 and 10812 Duvall Street, Glenn Dale, Maryland for a Consolidated Storage facility.
- Council District:** 4
- Appeal by Date:** 2/20/2024
- Review by Date:** 2/20/2024
- Action by Date:** 6/7/2024
- Opposition:** Sean Suhar
- History:**

Council adopted prepared order of approval with conditions (Vote:8-0; Absent: Council Members Burroughs, Hawkins and Oriadha).

A motion was made by Council Member Watson, seconded by Vice Chair Harrison, that this Special Exception be approved with conditions. The motion carried by the following vote:

- Aye:** 8 - Ivey, Harrison, Dernoga, Blegay, Fisher, Franklin, Olson and Watson
- Absent:** Burroughs, Hawkins and Oriadha

Attachment(s): [SE-2022-002 Zoning Agenda Item Summary](#)
[SE-2022-002 Presentation Slides](#)
[SE-2022-002 Rescheduled Notice of Oral
Argument Hearing](#)
[SE 2022-002 Tedesco to Brown \(Request for
extension & reschedule Oral Argument Hearing\)
2-22-2024](#)
[SE-2022-002 Notice of Oral Argument Hearing](#)
[SE 2022-002 Notice of ZHE Decision](#)
[SE 2022-002 ZHE Decision](#)
SE-2022-002 PORL
[SE-2022-002 Technical Staff Report](#)
[SE-2022-002 Exhibit List](#)
[SE-2022-002 Transcripts](#)
[PZC Notice of Intention to Participate District
Council 4-8-2024](#)

ITEM(S) FOR DISCUSSION[DPLS-22007](#)**University Place Shopping Center****Companion Case(s):** DDS-22005**Applicant(s):** University Place Center LLC.**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Parking and Loading Standards (DPLS) to reconfigure the front parking lot, due to the acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for construction of the Purple Line light rail. The applicant requests a departure from parking and loading standards (DPLS) per Section 27-568 of the prior Zoning Ordinance. Section 27-568 dictates the minimum number of parking spaces required. Accordingly, the site requires 124 parking spaces. The applicant proposes a reduction of 17 spaces, for a proposed total of 107 spaces.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Members Hawkins and Oriadha).

A motion was made by Council Member Fisher, seconded by Council Member Olson, that this Departure from Parking and Loading Standards be referred for document.

The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

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- Attachment(s):** [DPLS-22007 Zoning Agenda Item Summary](#)
[DPLS-22007 Presentation Slides](#)
[DPLS-22007 Notice of Oral Argument](#)
[DPLS-22007 Planning Board Resolution](#)
DPLS-22007 PORL
[DPLS-22007 Technical Staff Report](#)
[DDS-22005 & DPLS-22007 Planning Board
Record](#)
[DPLS-22007 Transcripts](#)
[DPLS-22007 PZC Notice of Intention to
Participate District Council 5-13-2024](#)

ITEM(S) FOR DISCUSSION (continued)[DDS-22005](#)**University Place Shopping Center****Companion Case(s):** DPLS-22007**Applicant(s):** University Place Center LLC**Location:** Located on the northeast corner of the intersection of University Boulevard and 15th Avenue (2.05 Acres; LTO-C Zone (Prior; C-S-C Zone).**Request:** Requesting approval of a Departure from Design Standards (DDS) to reconfigure the front parking lot, due to acquisition of 10,335 square feet of property by the Maryland Department of Transportation (MDOT), for the construction of the Purple Line light rail. The applicant requested a departure from design standards (DDS), per Section 27-558(a) of the prior Prince George's County Zoning Ordinance. Section 27-558(a) provides design standards for parking space sizes. Standard nonparallel parking spaces are required to measure 19 feet by 9.5 feet. Compact nonparallel parking spaces are required to measure 16.5 feet by 8 feet. The applicant requested that the proposed standard nonparallel spaces be reduced to 18 feet by 9 feet, to maximize the number of standard spaces within the remaining parking lot.**Council District:** 2**Appeal by Date:** 4/25/2024**Review by Date:** 4/25/2024**Action by Date:** 6/7/2024**History:**

Council referred item to staff for preparation of an approving document, with conditions (Vote:9-0; Absent: Council Members Hawkins and Oriadha).

A motion was made by Council Member Fisher, seconded by Council Member Olson, that this Departure from Design Standards be referred for document. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

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- Attachment(s):** [DDS-22005 Zoning Agenda Item Summary](#)
[DDS-22005 Presentation Slides](#)
[DDS-22005 Notice of Oral Argument](#)
[DDS-22005 Planning Board Resolution](#)
DDS-22005 PORL
[DDS-22005 Technical Staff Report](#)
[DDS-22005 & DPLS-22007 Planning Board Record](#)
[DDS-22005 Transcripts](#)
[DDS-22005 PZC Notice of Intention to Participate District Council 5-13-2024](#)

PENDING FINALITY

In the event the District Council elects to make the final decision in this case, an oral argument will be scheduled pursuant to Sec. 27-131 of the Zoning Ordinance.

(a) PLANNING BOARD**CSP-11006-01****Salubria Center**

Applicant(s): Pinnacle Harbor L.L.C.

Location: Located on the east side of Oxon Hill Road, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210 (50.04 Acres; I E Zone (Prior; M-X-T).

Request: Requesting approval of a Conceptual Site Plan (CSP) to amend CSP-11006 to add a ±7.4-acre lot with an existing office building, and develop a new eating or drinking establishment, with drive-through service, and a new day care center for children.

Council District: 8

Appeal by Date: 6/6/2024

Review by Date: 6/6/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins and Oriadha).

A motion was made by Council Member Burroughs, seconded by Council Member Watson, that Council waive election to review for this Conceptual Site Plan. The motion carried by the following vote:

Aye: 10 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson, Oriadha and Watson

Absent: Hawkins

Attachment(s): [CSP-11006-01 Zoning Agenda Item Summary](#)

[CSP-11006-01 Planning Board Resolution](#)

CSP-11006-01 PORL

[CSP-11006-01 Technical Staff Report](#)

PENDING FINALITY (continued)[DSP-19031-02](#)**Popeves****Applicant(s):**

Three Roads Corner, LLC

Location:

Located on the west side of MD 631 (Old Brandywine Road), in the southeast quadrant of its intersection with the confluence of MD 381 (Brandywine Road) and MD 373 (Accokeek Road) (4.427 Acres; CS/CGO Zones (Prior; C-M/C-S-C Zones).

Request:

Requesting approval of a Detailed Site Plan (DSP) for the addition of Parcels 2 and 3 to DSP-19031 and amends that the DSP is for development of a 2,923-square-foot building to serve as an eating and drinking establishment with drive-through service on Parcel 3. This resolution does not approve any changes to the development approved for Parcels 1 and 4, pursuant to DSP-19031.

Council District: 9**Appeal by Date:** 6/20/2024**Review by Date:** 6/20/2024**This Detailed Site Plan (Prior Ordinance) was deferred.****Attachment(s):**[DSP-19031-02 Zoning Agenda Item Summary](#)[DSP-19031-02 Planning Board Resolution](#)

DSP-19031-02 PORL

[DSP-19031-02 Technical Staff Report](#)

PENDING FINALITY (continued)**DSP-23029****Cube Smart**

Applicant(s): CUBESMART, L.P.

Location: Located 1,000 feet southwest from the intersection of US 1 (Baltimore Avenue) and Cherry Lane and is within the Avondale Industrial Park (11.88 Acres; I-1 Zone).

Request: Requesting approval of a Detailed Site Plan (DSP) to convert approximately 55,936 square feet of an existing warehouse use into a consolidated storage use, creating 409 consolidated storage units. No new gross floor area, lighting, or signage was proposed with this application.

Council District: 1

Appeal by Date: 6/20/2024

Review by Date: 6/20/2024

This Detailed Site Plan (Prior Ordinance) was deferred.

Attachment(s): [DSP-23029 Zoning Agenda Item Summary](#)
[DSP-23029 Planning Board Resolution](#)
DSP-23029 PORL
[DSP-23029 Technical Staff Report](#)

PENDING FINALITY (continued)[DSP-89016-06](#)**Auto Spa Express****Applicant(s):** WLR Automotive Group, Inc.**Location:** Located in the southeast quadrant of the intersection of Contee Road and Mid Atlantic Boulevard. The subject site address is 13401 Mid Atlantic Boulevard, in Laurel, Maryland. The subject property is not located within the City of Laurel (3.32 Acres; I E Zone (Prior; I-1 Zone)).**Request:** Requesting approval of a Detailed Site Plan (DSP) for the demolition of an existing car wash and associated site features and construction of the approved car wash and associated site features.**Council District:** 1**Appeal by Date:** 6/27/2024**Review by Date:** 6/27/2024**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins and Oriadha).

A motion was made by Council Member Dernoga, seconded by Council Member Burroughs, that Council waive election to review for this Detailed Site Plan (Prior Ordinance). The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [DSP-89016-06 Zoning Agenda Item Summary](#)
[DSP-89016-06 Planning Board Resolution](#)
DSP-89016-06 POR List
[DSP-89016-06 Technical Staff Report](#)

PENDING FINALITY (continued)**(b) PLANNING BOARD'S REPRESENTATIVE****[CNU-35175-2023-U](#)****18281 Indian Head Highway Accokeek****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located to the right of Indian Head Highway running southwest, about 342 feet northeast of the intersection with Livingston Road (.4940 Acres; C-S-C Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This outdoor advertising sign was erected in 1957.**Council District:** 9**Review by Date:** 6/14/2024**History:**

Council waived election to review for this item (Vote:8-0; Absent: Council Members Franklin, Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Watson, that Council waive election to review for this Certification of a Nonconforming Use.

The motion carried by the following vote:

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Olson and Watson

Absent: Franklin, Hawkins and Oriadha

Attachment(s): [CNU-35175-2023-U Zoning Agenda Item Summary](#)
[CNU-35175-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35176-2023-U](#)**12221 Branch Avenue Brandywine**

Applicant(s): April Mackoff, Clear Channel Outdoor

Location: Located to the right of Branch Avenue running southeast, approximately 2,685 feet southeast of the intersection with Burch Hill Road (74.93 Acres; M-X-T Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1962.

Council District: 9

Review by Date: 6/14/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-35176-2023-U Zoning Agenda Item Summary](#)
[CNU-35176-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35178-2023-U](#)**11000 Robert Crain Highway Upper Marlboro**

Applicant(s): April Mackoff, Clear Channel Outdoor

Location: Located on Robert Crain Highway running northeast, approximately 315 feet southeast of the intersection with Old Indian Head Road (.59 Acres; O-S Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 2000.

Council District: 9

Review by Date: 6/14/2024

History:

Council waived election to review for this item (Vote:8-0; Absent: Council Members Franklin, Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 8 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Olson and Watson

Absent: Franklin, Hawkins and Oriadha

Attachment(s): [CNU-35178-2023-U Zoning Agenda Item Summary](#)
[CNU-35178-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35052-2023-U](#)**15811 Robert Crain Highway Brandywine****Applicant(s):** Clear Channel Outdoor**Location:** Located on the intersection of US Route 301 & Chadd Fords Drive (9.08 Acres; L-A-C Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1962.**Council District:** 9**Review by Date:** 6/14/2024**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Burroughs, that Council waive election to review for this Certification of a Nonconforming Use.

The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-35052-2023-U Zoning Agenda Item Summary](#)
[CNU-35052-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35168-2023-U](#)**15701 Robert Crain Highway Brandywine**

Applicant(s): April Mackoff, Clear Channel Outdoor

Location: Located on SW Robert Crain Highway running south, approximately 390 feet northwest of the intersection with Clymer Drive (15.68 Acres; C-S-C Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1974.

Council District: 9

Review by Date: 6/14/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-35168-2023-U Zoning Agenda Item Summary](#)
[CNU-35168-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35171-2023-U](#)**9116 Livingston Road Fort Washington**

Applicant(s): April Mackoff, Clear Channel Outdoor

Location: Located on Indian Head Highway running south, approximately 732 feet southwest of the intersection with Livingston Road (1.0640 Acres; C-M Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1990.

Council District: 8

Review by Date: 6/14/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Council Member Burroughs, seconded by Council Member Watson, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-35171-2023-U Zoning Agenda Item Summary](#)
[CNU-35171-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35182-2023-U](#)**1100 Robert Crain Highway Upper Marlboro**

Applicant(s): April Mackoff, Clear Channel Outdoor

Location: Located on Robert Crain Highway northeast, approximately 1,170 feet southeast of the intersection with Claggett Landing Road (2.13 Acres; R-A Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1961.

Council District: 9

Review by Date: 6/14/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Burroughs, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-35182-2023-U Zoning Agenda Item Summary](#)
[CNU-35182-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35185-2023-U](#)**5337 Sheriff Road Capitol Heights**

Applicant(s): April Mackoff, Clear Channel Outdoor

Location: Located on Sheriff Road, heading NE and Martin Luther King Jr. Hwy heading south, approximately 2,005 feet NE of the Sheriff Road intersection with Cabin Branch Drive heading NW (.0890 Acres; M-U-I Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1966.

Council District: 5

Review by Date: 6/14/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Chair Ivey, seconded by Council Member Olson, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-35185-2023-U Zoning Agenda Item Summary](#)
[CNU-35185-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35187-2023-U](#)**13800 Brandywine Road Brandywine****Applicant(s):** Clear Channel Outdoor**Location:** Located on the intersection of Mattawoman Drive & US Route 301 (7.60 Acres; R-R Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1977.**Council District:** 9**Review by Date:** 6/14/2024**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-35187-2023-U Zoning Agenda Item Summary](#)
[CNU-35187-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-35188-2023-U](#)**13601 Robert Crain Highway Brandywine****Applicant(s):**

Clear Channel Outdoor

Location:

Located on the intersection of Mattawoman Drive & US Route 301 (7.60 Acres; R-S Zone)

Request:

Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1977.

Council District: 9**Review by Date:** 6/14/2024**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Olson, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s):[CNU-35188-2023-U Zoning Agenda Item](#)[Summary](#)[CNU-35188-2023-U Casefile](#)

PENDING FINALITY (continued)[CNU-37091-2023-U](#)**15651 Robert Crain Highway Brandywine**

Applicant(s): Susan Vogel, VS Brandywine LLC.

Location: Located on the intersection of US Route 301 & Retreat Blvd (11.2690 Acres; L-A-C Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 1985.

Council District: 9

Review by Date: 6/14/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Vice Chair Harrison, seconded by Council Member Olson, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-37091-2023-U Zoning Agenda Item Summary](#)
[CNU-37091-2023-U Casefile](#)

PENDING FINALITY (continued)**CNU-34210-2023-U** **7101 Robert Crain Highway Bowie**

Applicant(s): Eastern Outdoor

Location: Located on the intersection of Robert Crain Highway, approximately 500 feet from the intersection of Robert Crain Highway and US Route 450 (166.39 Acres; O-S Zone).

Request: Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 2000.

Council District: 4

Review by Date: 6/14/2024

History:

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Council Member Watson, seconded by Council Member Olson, that Council waive election to review for this Certification of a Nonconforming Use.

The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-34210-2023-U Zoning Agenda Item Summary](#)
[CNU-34210-2023-U Casefile](#)

PENDING FINALITY (continued)**CNU-34213-2023-U** **7108 Robert Crain Highway Bowie****Applicant(s):** Eastern Outdoor**Location:** Located on the intersection of Robert Crain Highway, approximately 500 feet from the intersection of Robert Crain Highway and US Route 450 (77.19 Acres; R-A Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2023. This door advertising sign was erected in 2000.**Council District:** 4**Review by Date:** 6/14/2024**History:**

Council waived election to review for this item (Vote:9-0; Absent: Council Members Hawkins, and Oriadha).

A motion was made by Council Member Watson, seconded by Council Member Olson, that Council waive election to review for this Certification of a Nonconforming Use.

The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha

Attachment(s): [CNU-34213-2023-U Zoning Agenda Item Summary](#)
[CNU-34213-2023-U Casefile](#)

ADJOURN**ADJ49-24****ADJOURN****History:**

This meeting adjourned at 12:05 p.m.

A motion was made by Council Member Watson, seconded by Council Member Olson, that this meeting be adjourned. The motion carried by the following vote:

Aye: 9 - Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Franklin, Olson and Watson

Absent: Hawkins and Oriadha