

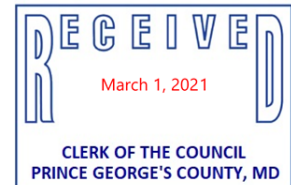


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

February 17, 2021

MEMORANDUM



TO: Donna J. Brown
Clerk of the Council

FROM: James Hunt, Division Chief
Development Review Division

SUBJECT: Notification of Recommendation for Certification of Nonconforming Use

Permit Application Number: **51074-2020-U**

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

Location of Property: **6313 Rhode Island Avenue
Riverdale**

Current Zone(s): **MU-TC**

Sign Posting Date: **January 9, 2021**

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 1976.**

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): _____ Planning Board Review Planning Director Review
 Acceptance Date: _____ 70-day limit _____ Limit waived–New limit _____
 Posting Date: _____ No. of Signs Posted: _____ Agenda Date: _____
 Filing Fee: _____ Posting Fee: _____ Case Reviewer: _____
 Date: _____
 Referral Mail-Out Date: _____ Referral Due Date: _____
 Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: NCU Revision of Case # _____
 Case(s): NCU 51074-2020-00

PROJECT NAME: Rhode Island Avenue
Complete address (if applicable) and Geographic Location (distance related to or near major intersection)
 Rhode Island Ave, Riverdale, MD 20737. The Property is located at the intersection of East-West Highway and Rhode Island Avenue.

Total Acreage: 0.14	Election District: 19	Council District: 3
Tax Map/Grid: 042/D3	Current Zone(s): MU-TC (MU Town Ctr.)	Dev. Review District: N/A
WSSC Grid: 207NE04	Existing Lots/Blocks/Parcels: B. 69	Aviation Policy Area: N/A
COG TAZ: 984	PG TAZ: 709	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N
Planning Area: 68	In Municipal Boundary: Riverdale Park	

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

Proposed Use of Property and Request of Proposal: Certification of outdoor advertising sign as a non-conforming use	Please list and provide copies of resolutions of previously approved applications affecting the subject property:
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Applicant Name, Address & Phone: April Mackoff, Clear Channel Outdoor LLC 9590 Lynn Buff Court , Suite #5 Laurel, Maryland 20723 (240) 755-9203, aprilmackoff@clearchannel.com Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) Gregory S. Prendable Living Trust dated November 5, 2008 6313 Rhode Island Avenue Riverdale, Maryland 20737 (301) 927-8848	Consultant Name, Address & Phone: Contact Name, Phone & E-mail: same as applicant (240) 755-9203, aprilmackoff@clearchannel.com
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SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Gregory S. Prendable Living Trust 11/19/20		11/19/20
Owner's Signature typed & signed	Date	Applicant's Signature typed & signed
Date		Date

Please see section 5, Clear Channel Outdoor Lease Agreement	Applicant's Signature typed & signed
Contract Purchaser's Signature typed & signed	Date
Date	Date

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:

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

SUBDIVISION CASES – FINAL PLAT:

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

URBAN DESIGN AND ZONING CASES:

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

APPLICATION FORM DISCLOSURE

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

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

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

Officers	Date Assumed Duties	Residence Address	Business Address

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

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

Statement of Justification

1. Case Name

NCU 51074-2020-00

Rhode Island Avenue

2. Description of proposed use/request

Certification of an outdoor advertising sign located at Rhode Island Avenue, Riverdale, Maryland 20737 (the "Property"), as a nonconforming use.

3. Description and location of the subject property

The outdoor advertising sign on the Property is located at the intersection of East-West-Highway and Rhode Island Avenue. Specifically, the Property is located on Map 042, Grid D3, and is approximately 0.14 acres in size. The Property is zoned MU-TC (Mixed Use Town Center).

An outdoor advertising structure constructed on a single metal pole and containing two bulletin faces is located on the Property. Our documentary evidence demonstrates that the structure has existed on the Property since at least 1976.

4. Description of each required finding

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

5. Variance requests and required findings for each request

The applicant is not requesting a variance for the Property.

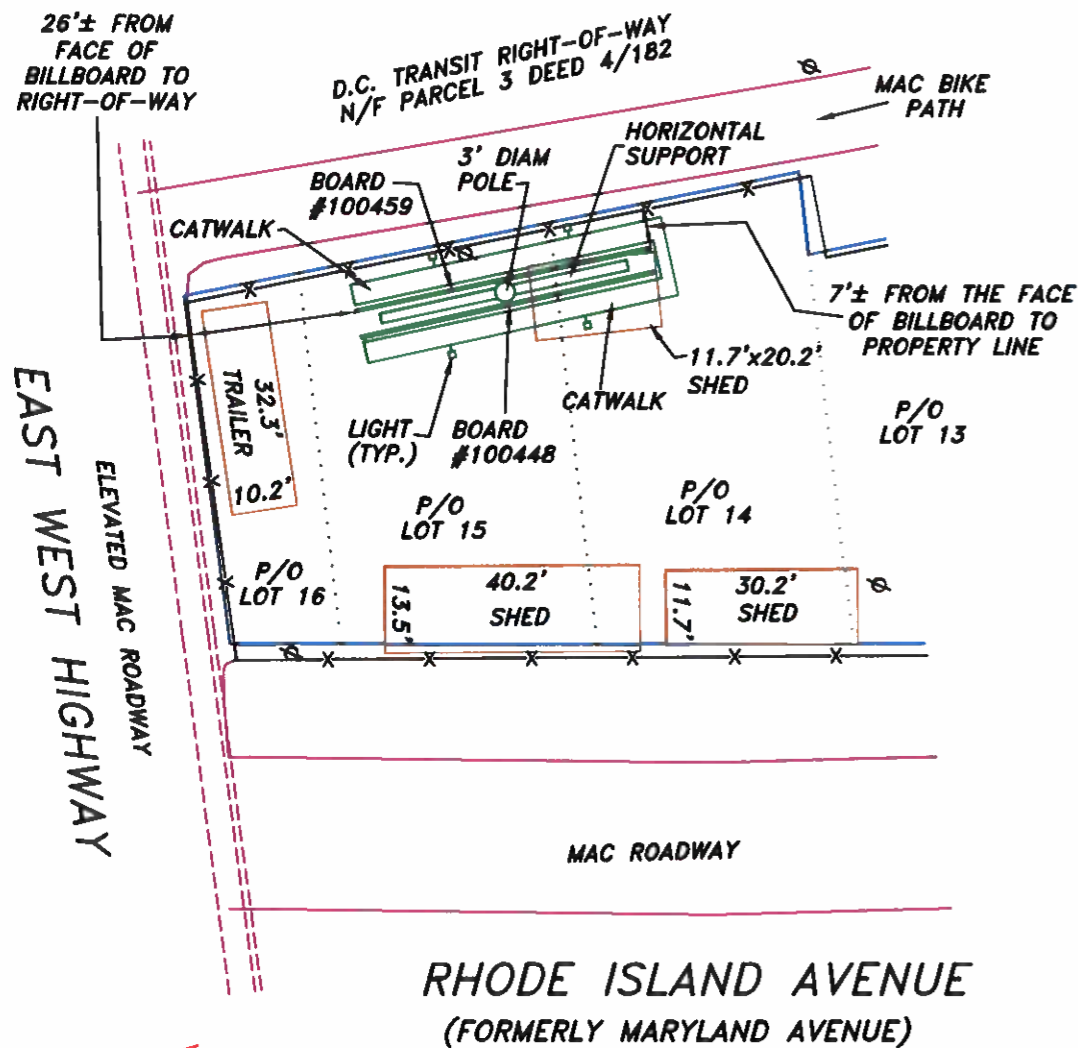
6. Summary/conclusion of request

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



11-19-20

April Mackoff
Applicant, Clear Channel Outdoor LLC



BILLBOARD DETAIL

Scale: 1" = 20'



GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 3'±.
- 2) This drawing does not represent a Boundary Survey. Any 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.

JOB NOTES:

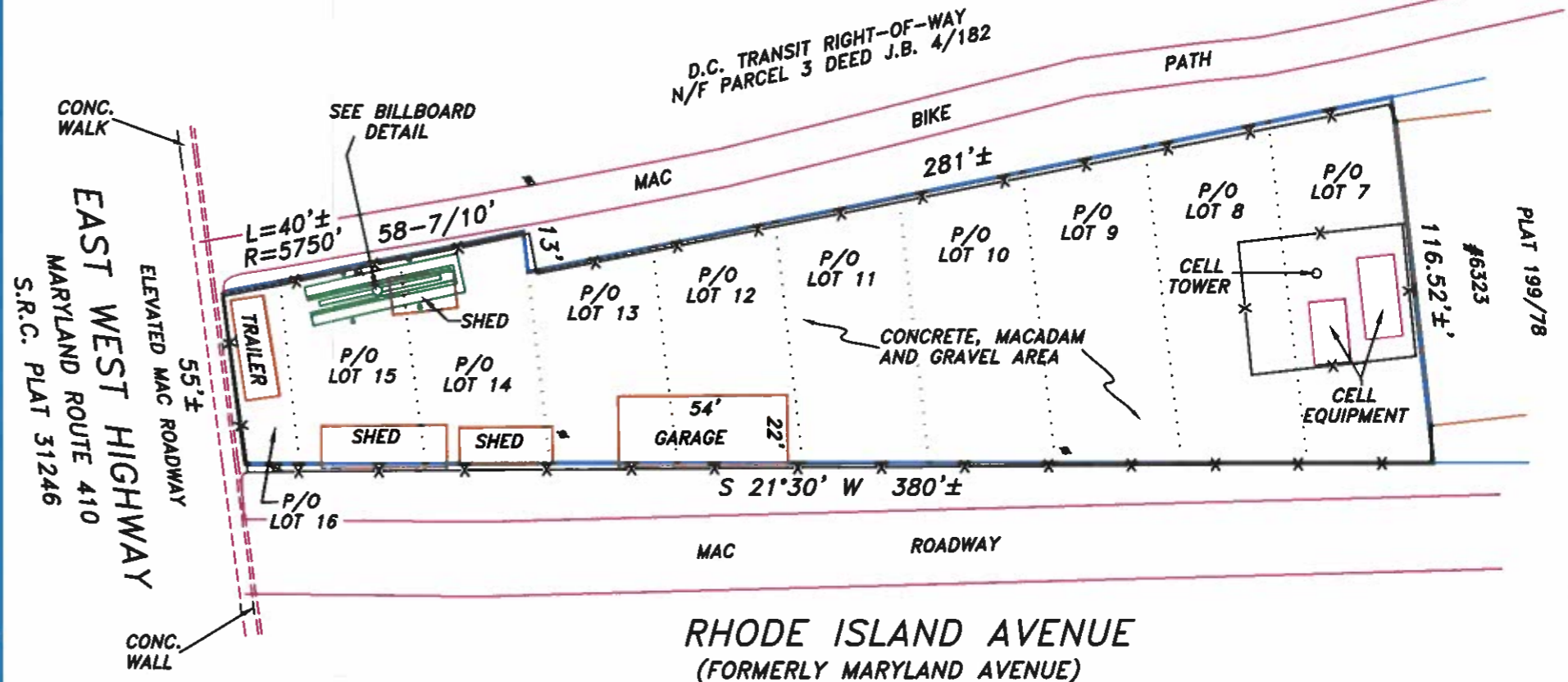
- 1) THE SUBJECT PROPERTY IS ZONED MU-TC (MIXED USE TOWN CENTER)
- 2) TAX ID#: 19-2160695 (REMAINDER LOTS 14, 15, & 16)
TAX ID#: 19-2160703 (REMAINDER LOTS 11, 12, & 13)
TAX ID#: 19-2160687 (REMAINDER LOTS 7, 8, 9, & 10)
- 3) ROAD FRONTAGE OF RHODE ISLAND AVENUE: 380'±
ROAD FRONTAGE OF EAST WEST HIGHWAY: 55'±
TOTAL ROAD FRONTAGE: 435'±
- 4) NO STATIC OR DIGITAL BILLBOARDS WERE OBSERVED WITHIN 1,000 FEET OF THE EXISTING BILLBOARD.
- 5) ONLY IMPROVEMENTS WITHIN CLOSE PROXIMITY TO THE EXISTING BILLBOARD ARE SHOWN HEREON.
- 6) BOARD #100459 WAS NOT LABELED ON THE SIGN, THE NUMBER WAS PROVIDED BY CLIENT.
- 7) THE DESCRIPTION IN DEED 39170/69 IS VAGUE. THE PROPERTY OUTLINE SHOWN HEREON IS APPROXIMATE.

SIGN HEIGHTS:

BOARD # 100448 TOP: 37.6'
BOTTOM: 23.6'
BOARD # 100459 TOP: 37.6'
BOTTOM: 23.6'
(HEIGHTS AT EAST WEST HIGHWAY)

SIGN LENGTHS:

BOARD # 100448: 47.7'
BOARD # 100459: 47.7'



APPARENT ENCROACHMENT NOTES:

- 1) THE SHEDS AND FENCE LINES APPEAR TO LIE AT, NEAR OR OVER THE PROPERTY LINES.



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: #6313 & #6315 RHODE ISLAND AVENUE as described in a deed from Gregory S. Prendable to Gregory S. Prendable among the Land Records of Prince George's County, Maryland in Liber 39170, folio 69.

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 on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0133 E, effective 9/16/2016



James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/2022

SPECIAL PURPOSE SURVEY
6313 & 6315 RHODE ISLAND AVENUE
19th 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" = 50'
Date: 2/12/2020
Field By: TOM
Drawn By: SCK
File No.: MISC 13771
Page No.: 1 of 1

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 : 12/09/2020

PERMIT APPLICATION

Case Number: 51074-2020-00

ACTIVITY: Building Permit Application
WORK DESCRIPTION: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).
USE TYPE:
EXISTING USE: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).
PROPOSED USE: This is for a Non-Conforming Use of an existing Billboard (MNCPPC review only needed).

LOT :
BLOCK : 69
PARCEL :

SITE INFORMATION

SITE ADDRESS: 00000 RHODE ISLAND AVE RIVERDALE 20737	PROJECT NAME: SUBDIVISION: RIVERDALE PARK	EST. CONSTRUCTION COST: ELECTION DISTRICT: 19 PROPERTY TAX ACCOUNT #: 2160695
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<u>OWNER</u>	<u>OCCUPANT</u>	<u>CONTRACTOR</u>	<u>ARCHITECT</u>
Gregory S Preadable Living Trust 6310 Rhode Island AVE Riverdale MD 20737	Clear Channel Outdoor LLC. 9590 Lynn Buff CT #5 Laurel MD 20723		

FOR OFFICE USE ONLY

	Reviewer	Date		Reviewer	Date
M-NCPPC			Fire Eng.		
Site / Road Eng.			Mechanical Eng.		
Structural Eng.			Health		
Electrical Eng.			Issuance		

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 Stephanie Clevenger No Limit Land (240) 338 - 0131
NAME **COMPANY** **PHONE** **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)

2 sign(s) on 1/9/2021
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-51074-2020 Name: Clear Channel Billboard

Date: 1/9/2021

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

Telephone: 240-338-0131

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

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

* * * * *

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

Planning DIRECTOR case: CNU-51074-2020

Reviewer: Kelsey Shaffer

2 SINGLE-sided signs (for a total of 2 physical signs)





Sign 1A (1 Double Sided Sign)

CNU-51074-2020, 0000 Rhode Island Ave

Sign posted by: Stephenie Clevenger

Posted on: 1/9/2021



Sign 1B (1 Double Sided Sign)

CNU-51074-2020, 0000 Rhode Island Ave

Sign posted by: Stephenie Clevenger

Posted on: 1/9/2021