



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

July 18, 2019

**RECEIVED**

JUL 19 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

*JPH*

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

Permit Application Number: **19075-2019-U**

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

Location of Property: **2511 Kenilworth Avenue  
Hyattsville**

Current Zone(s): **I-2**

Sign Posting Date: **June 5, 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 1974.**

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

## APPLICATION FORM

**DO NOT WRITE IN THIS SPACE**

Application No.(s): 19075-2019 Planning Board Review  Planning Director Review   
 Acceptance Date: 5/28/19 70-day limit Limit waived–New limit \_\_\_\_\_  
 Posting Date: 6/5/19 No. of Signs Posted: 2 Agenda Date: \_\_\_\_\_  
 Filing Fee: \_\_\_\_\_ Posting Fee: \$60 Case Reviewer: Kelsay 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 19075-2019

**PROJECT NAME:** 2511 Kenilworth Avenue

**Complete address** (if applicable) and Geographic Location (distance related to or near major intersection)  
 2511 Kenilworth Avenue, Hyattsville, Maryland 20781. The Property is located on the east side of Kenilworth Avenue approximately 172 feet northeast of the intersection with Creston Street.

Total Acreage: 0.4650	Election District: 2	
Tax Map/Grid: 058/D2	Current Zone(s): I-2 (Heavy Industrial)	Council District: 5
WSSC Grid: 203NE04	Existing Lots/Blocks/Parcels: Parcel 036	Dev. Review District: D-D-O
COG TAZ: 1031	PG TAZ: 809	Aviation Policy Area: N/A
Planning Area: 69	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) G.A.P. Realty, LLC (301) 762-5212 15225 Bucks Run Drive Woodbine, Maryland 21797	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)

GAP Realty LLC 5/6/19  
 Owner's Signature typed & signed Date

 5/6/19  
 Applicant's Signature typed & signed Date

please see Easement Agreement, Lease Agreement, Section 5.  
 Contract Purchaser's Signature typed & signed Date

Applicant's Signature typed & signed Date

## 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).



5-3-19

---

April Mackoff  
Applicant, Clear Channel Outdoor

**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 6/5/19  
(specify number) (date)

Signature: Stephenie Clevenger

Application Number: CNU-19075-2019 Name: 2511 Kenilworth Ave.

Date: 6/5/19

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

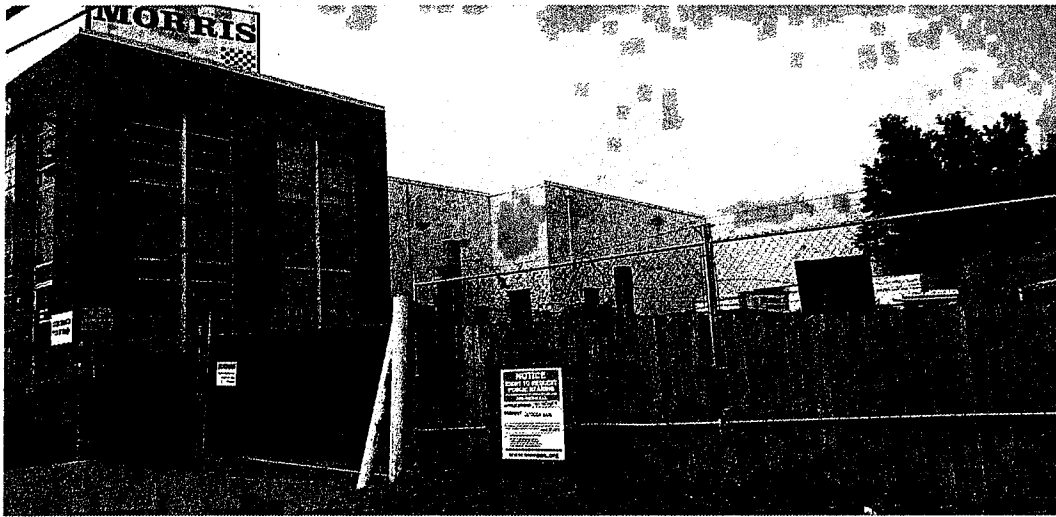
Telephone: 240-338-0131

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

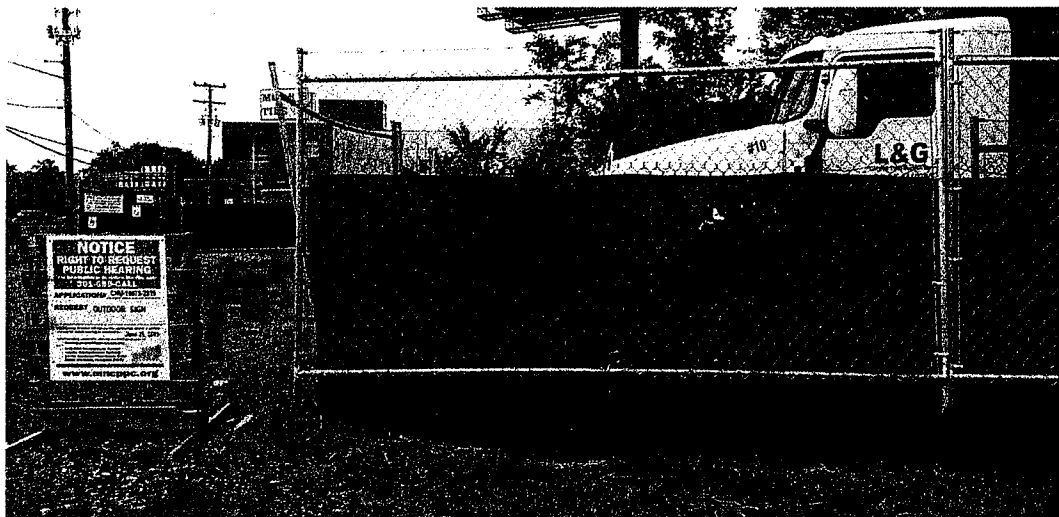
**NOTE: Take legible photograph(s) showing sign(s) in place, (see attached map for posting locations) and return (email) this affidavit and photographs, saved as one PDF to [PGCReferrals@ppd.mncppc.org](mailto:PGCReferrals@ppd.mncppc.org) Subject: CaseNo-CaseName and “Posting Affidavit”**

\* \* \* \* \*

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



**Sign A**



**Sign B**

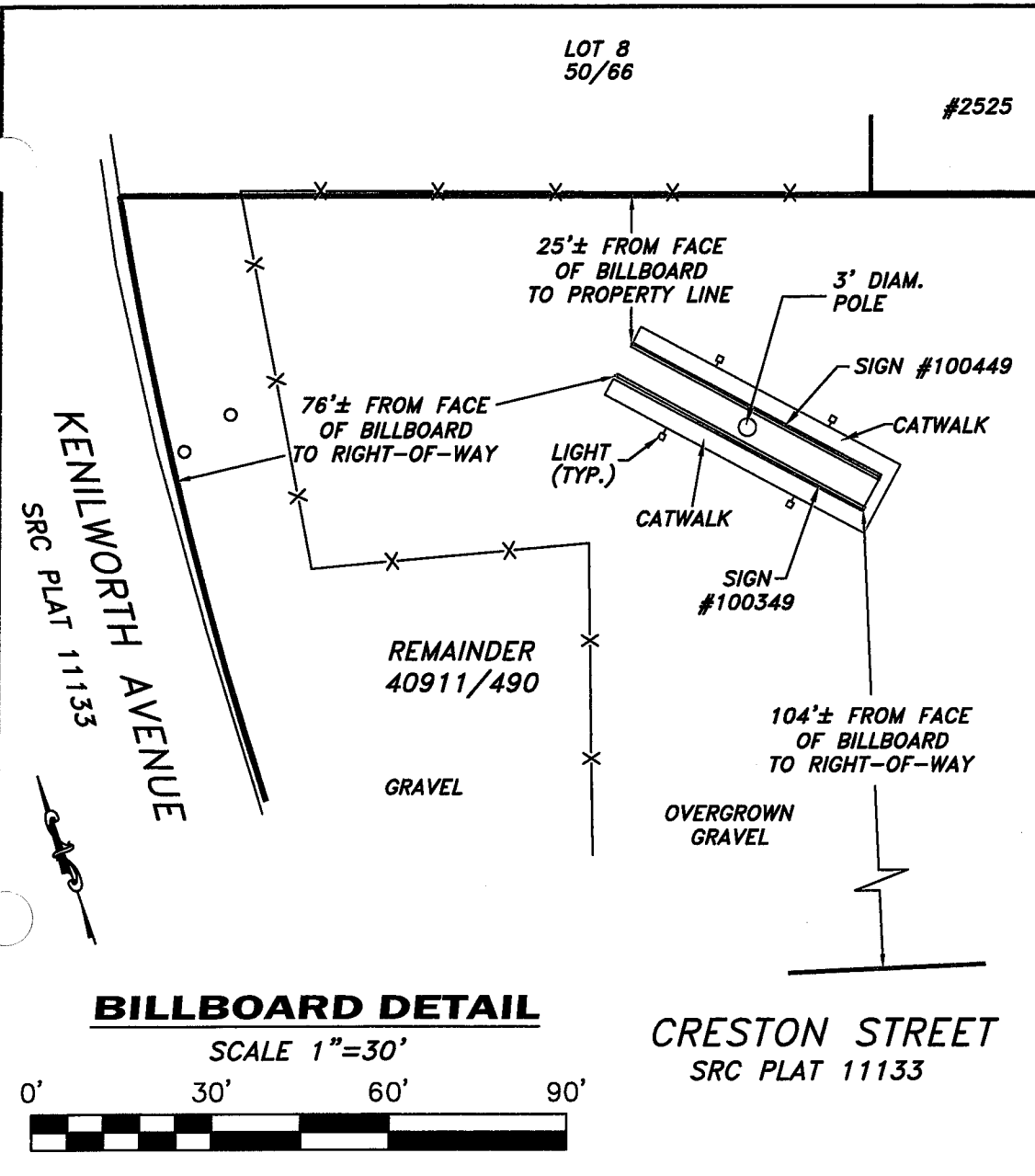
**CNU-19075-2019, 2511 Kenilworth Ave., Hyattsville**

**Sign A located on Kenilworth Ave.**

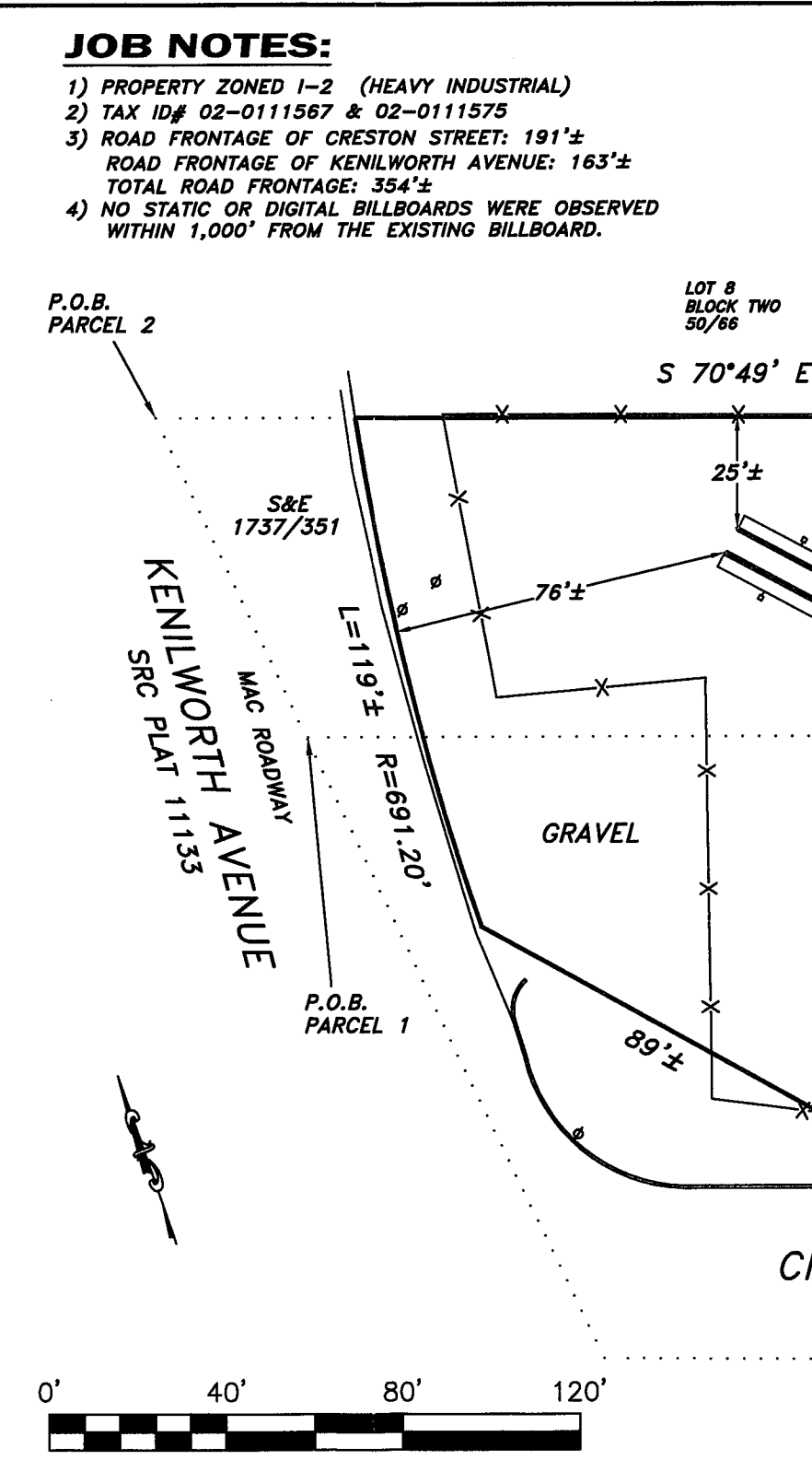
**Sign B located on corner of Kenilworth Ave. & Creston Street**

**Sign posted by: Stephenie Clevenger**

**Posted on: 6/5/19**



- 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: #2511 KENILWORTH AVENUE & #4900 CRESTON STREET being the remainder of the land described in a deed dated April 4, 2018 from Generic Auto Parts, Inc. to G.A.P. Realty, LLC recorded among the Land Records of Prince George's County, Maryland in Liber 40911, folio 490.

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 24033C0141 E, effective 9/16/2016

**JOB NOTES:**

- 1) PROPERTY ZONED I-2 (HEAVY INDUSTRIAL)
- 2) TAX ID# 02-0111567 & 02-0111575
- 3) ROAD FRONTAGE OF CRESTON STREET: 191'±  
ROAD FRONTAGE OF KENILWORTH AVENUE: 163'±  
TOTAL ROAD FRONTAGE: 354'±
- 4) NO STATIC OR DIGITAL BILLBOARDS WERE OBSERVED WITHIN 1,000' FROM THE EXISTING BILLBOARD.

**SIGN HEIGHTS:**

SIGN #100349 TOP: 54.7'  
BOTTOM: 40.8'

SIGN #100449 TOP: 54.7'  
BOTTOM: 40.8'  
(HEIGHT AT POLE)

**SIGN LENGTHS:**

SIGN #100349: 48.0'  
SIGN #100449: 48.0'

**NOTE:** THE FENCE APPEARS TO LIE OFF THE SUBJECT PROPERTY.  
**NOTE:** THE 12'x20' BUILDING APPEARS TO LIE AT, NEAR, OR OVER THE PROPERTY LINE.

**SPECIAL PURPOSE SURVEY**  
2511 KENILWORTH AVENUE &  
4900 CRESTON STREET  
2nd 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"= 40'  
Date: 10/4/2018  
Field By: TOM  
Drawn By: SCK  
File No.: MISC 12901  
Page No.: 1 of 1

