

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



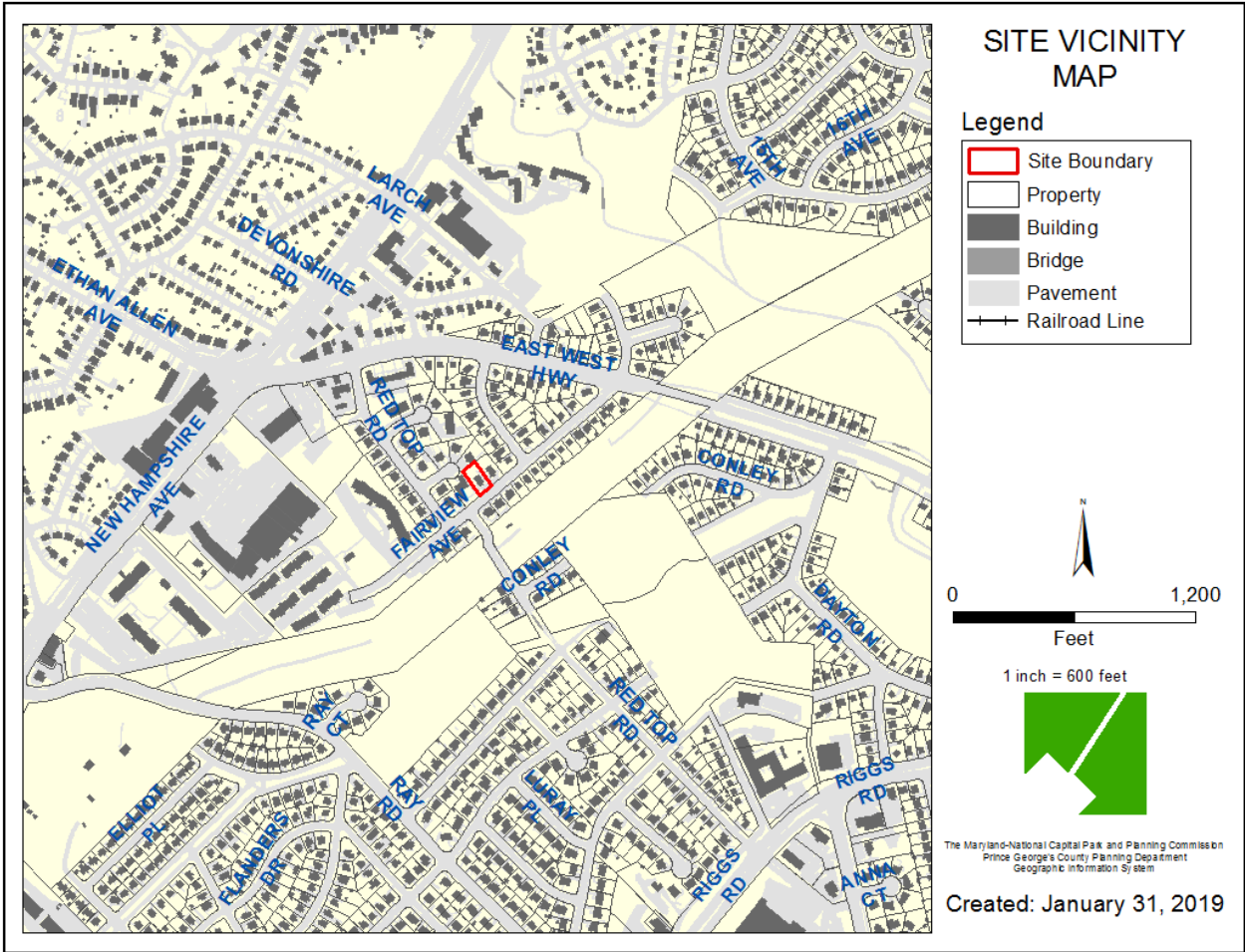
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

Certification of Nonconforming Use CNU-27104-2017

Application	General Data	
<p>Project Name: Brandon Investments</p> <p>Location: On the north side of Fairview Avenue, approximately 0.25 mile west of the intersection of Fairview Avenue and MD 410 (East West Highway)</p> <p>Applicant/Address: Moises Arias Brandon Investments, LLC 12813 Hammonton Road Silver Spring, MD 20904</p> <p>Property Owner: Same as applicant</p>	Planning Board Hearing Date:	02/28/19
	Staff Report Date:	02/12/19
	Date Accepted:	11/19/18
	Planning Board Action Limit:	N/A
	Plan Acreage:	10,804 sq. ft.
	Zone:	R-18
	Gross Floor Area (sq. ft.)/DUs:	3,963/6
	Lots:	1
	Parcels:	0
	Planning Area:	65
	Council District:	02
	Election District	17
	Municipality:	N/A
200-Scale Base Map:	208NE01	

Purpose of Application	Notice Dates	
Certification of a nonconforming use for a six-unit multifamily dwelling in the R-18 Zone.	Informational Mailing	09/27/17
	Acceptance Mailing:	11/15/18
	Sign Posting Deadline:	01/28/19

Staff Recommendation		Staff Reviewer: Ras Tafari Cannady II Phone Number: 301-952-3411 Email: Ras.Cannady@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

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

FROM: Ras Tafari Cannady II, Senior Planner, Subdivision and Zoning Section
Development Review Division

SUBJECT: **Certification of Nonconforming Use CNU-27104-2017
Brandon Investments**

REQUEST: **Certification of a nonconforming use for a six-unit multifamily dwelling in the
R-18 Zone.**

RECOMMENDATION: **APPROVAL**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of February 28, 2019. 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.

FINDINGS

1. **Location and Field Inspection:** The subject property, which consists of Lot 9A, Block 2, within the Hampshire View subdivision, is located on the north side of Fairview Avenue, approximately 0.25 mile, west of the intersection of Fairview Avenue and MD 410 (East West Highway). The property, addressed as 904 Fairview Avenue, Takoma Park, Maryland 20912, is zoned Multifamily Medium Density Residential (R-18). The site is developed with a 3,963-square-foot, two-story, brick, multifamily residential building, with a basement, on a 10,804-square-foot lot. The multifamily residential building is accessed through its legal frontage on Fairview Avenue.

On February 24, 1970, the Board of County Commissioners, sitting as the District Council, sitting in special session, waived parking for the entire multifamily dwelling unit neighborhood consisting of Lots 4 through 21, Block 2; Lots 1 through 9, Block 3; and Lots 1 through 3, Block 6, of the Hampshire View subdivision, in accordance with the recommendation of the chief zoning inspector. The subject property, more specifically described as Lot 9A, Block 2, within the Hampshire View subdivision, was included in the waiver of parking spaces. Parking for the multifamily building is available in the Fairview Avenue right-of-way.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-18	R-18
Acreage	10,804 sq. ft.	10,804 sq. ft.
Use(s)	Multifamily dwellings	Multifamily dwellings
Total Units	6	6
Site Density	36.14 dwelling units/acre	36.14 dwelling units/acre
Lot Coverage	21.80%	21.80%

3. **History:** The subject property was originally placed in the “A” Residential Zone when it was first included in the Maryland-Washington Regional District (Regional District) in 1928. The Prince George’s County Zoning Ordinance was amended in 1949, at which time the subject property was placed in the “C” Residential Zone. On November 29, 1949, when the comprehensive zoning of the County took place, the property was placed in the R-18 Zone.

The site was platted as Lot 9, Block 2, of Hampshire View, recorded in Plat Book WWW 17-5 on December 29, 1949. Subsequently, a lot line adjustment plat for Lots 8, 9, 10, and 11, Block 2, was approved, resulting in the subject site being platted as 9A, Block 2, of Hampshire View on August 31, 1950, recorded in Plat Book WWW 18-10.

According to the Maryland State Department of Assessments and Taxation (SDAT), the building on the subject site was constructed in 1951. The November 29, 1949 development standards would have permitted six dwelling units for the site based on the minimum net lot area requirement for multifamily dwellings being 5,500 square feet, with 1,800 square feet of lot area per dwelling unit. The site, which is 10,804 square feet and houses the six-unit multifamily dwelling units, met this provision.

Subsequently, the Zoning Ordinance was amended on January 1, 1964 (District Council Resolution No. 327-1963), which set forth a minimum net lot area requirement for multifamily buildings of 16,000 square feet, with 2,000 square feet of net lot area for each dwelling unit. Since the multifamily dwelling was already constructed by the time this text amendment was

implemented, the multifamily dwelling became nonconforming on January 1, 1964, due to the increase in the net lot area requirement for multifamily buildings and dwelling units.

The 1965 Zoning Ordinance had a stipulation that, in the case of any lot duly recorded among the Land Records of Prince George's County prior to November 29, 1949, the District Council shall have the power to permit the reduction of the minimum net lot area to not less than 4,000 square feet, where the District Council believes that such action is necessary in order to make possible the development of a deteriorated or obsolescent single-family residential area. However, the subject property, recorded on December 29, 1949, and re-recorded on August 31, 1950, did not qualify for this exemption.

Density requirements were changed again in 1989 to the current maximum of 12 units per acre per Council Bill CB-114-1989. Currently, the Zoning Ordinance limits the density of properties within the R-18 Zone to 12 dwelling units per acre, requiring a minimum lot size of 16,000 square feet.

All six dwelling units, which are existing, are one-bedroom. The site plan includes a table that indicates the Zoning Ordinance requirements of the 1951 R-18 Zone classification based on the November 29, 1949 Zoning Ordinance, the current R-18 Zoning Ordinance requirements, and how the complex conforms to (or deviates from) those requirements. The applicant applied for Use and Occupancy (U&O) Permit 27104-2017-U because no prior permits for the property could be located; therefore, a public hearing before the Prince George's County Planning Board is required.

4. **Request:** The applicant requests certification of a nonconforming use for a six-unit multifamily dwelling located at 904 Fairview Avenue, Takoma Park, Maryland 20912, which is zoned R-18. Zoning regulations changed between the time of construction of the building in 1951 and the current date. The nonconforming status began on January 1, 1964, when the Zoning Ordinance was amended to require a minimum net lot area requirement of 16,000 square feet for multifamily buildings and 2,000 square feet of net lot area per dwelling unit, necessitating certification as a nonconforming use.
5. **Master Plan Recommendation:** The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67* (Langley Park-College Park-Greenbelt and Vicinity Master Plan and SMA) recommends multifamily development at an urban density. The SMA retained the subject property in the R-18 Zone. The vision for this area in the *Plan Prince George's 2035 Approved General Plan* is for a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods.
6. **Surrounding Uses:** The site is surrounded on all sides by similar garden-style multifamily dwellings in the R-18 Zone. A majority of the multifamily dwellings immediately adjacent to the subject site have previously been certified as nonconforming multifamily dwellings. The following is a list of the surrounding properties, which includes those that were previously approved as nonconforming multifamily dwellings:

East— A multifamily dwelling within the Hampshire View subdivision, Lot 10A, Block 2 (CNU-15552-2014), zoned R-18 and single-family detached dwellings in the One-Family Detached Residential (R-55) Zone beyond.

West— Multifamily dwellings all within the Hampshire View subdivision and R-18 Zone, as follows:

Block 2: Lot 6 – CNU-39878-2016
Lot 7 – CNU-15315-13
Lot 8A – CNU-31012-2015

Block 3: Lot 1 – CNU-23930-2015
Lot 2 – CNU-23929-2015
Lot 3 – CNU-23928-2015
Lot 4 – CNU-23927-2017
Lot 5 – CNU-23926-2015
Lot 6 – CNU-58250-2015
Lot 7 – CNU-58255-2015
Lot 8 – CNU-55018-2015
Lot 9 – CNU-15141-13

Parcel B: CNU-29896-08

South— Multifamily dwellings all within the Hampshire View subdivision and R-18 Zone, as follows:

Block 5: Lots 1–3

Block 6: Lot 1 – CNU-30447-13
Lot 2 – CNU-3331-07
Lot 3 – CNU-28713-07

North— Multifamily dwellings all within the Hampshire View subdivision and R-18 Zone, as follows:

Block 2: Lot 1 – CNU-29721-2014
Lot 4 – CNU-24691-2016
Lot 5
Lot 11A – CNU-30449-13
Lot 12
Lot 13 – CNU-30021-13
Lot 14
Lot 15 – CNU-30458-13
Lot 16
Lot 17 – CNU-15886-14
Lot 18 – CNU-30020-13
Lot 19 – CNU-15817-2015
Lot 20 – CNU-15817-2015
Lot 21 – CNU-15817-2015

7. **Certification Requirements:** Section 27-107(a)(166) of the Zoning Ordinance defines a nonconforming use as:

- (A) **The “Use” of any “Building,” “Structure,” or land which is not in conformance with a requirement of the Zone in which it is located (as it specifically applies to the “Use”), provided that:**
 - (i) **The requirement was adopted after the “Use” was lawfully established; or**
 - (ii) **The “Use” was established after the requirement was adopted and the District Council has validated a building, use and occupancy, or sign permit issued for it in error.**
- (B) **The term shall include any “Building,” “Structure,” or land used in connection with a “Nonconforming Use,” regardless of whether the “Building,” “Structure,” or land conforms to the physical requirements of the Zone in which it is located.**

Certification of a nonconforming use requires that certain findings be made. Section 27-244 of the Zoning Ordinance sets forth the following specific requirements for certifying a nonconforming use:

- (a) **In general.**
 - (1) **A nonconforming use may only continue if a use and occupancy permit identifying the use as nonconforming is issued after the Planning Board (or its authorized representative) or the District Council certifies that the use is nonconforming and not illegal (except as provided for in Section 27-246 and Subdivision 2 of this Division). Any person making use of or relying upon the certification that is violating or has violated any conditions thereof, or that the use for which the certification was granted is being or has been exercised contrary to the terms or conditions of such approval shall be grounds for revocation proceedings in accordance with this Code.**
- (b) **Application for use and occupancy permit.**
 - (1) **The applicant shall file an application for a use and occupancy permit in accordance with Division 7 of this Part.**

The applicant has filed an application for a U&O (Permit 27104-2017-U), in accordance with Division 7 of this part.
 - (2) **Along with the application and accompanying plans, the applicant shall provide the following:**
 - (A) **Documentary evidence, such as tax records, business records, public utility installation or payment records, and sworn affidavits, showing the commencing date and continuous existence of the nonconforming use;**

The applicant has provided documentary evidence attempting to show the commencing date and continuous existence of the nonconforming use, which is listed in detail and evaluated further in the Analysis section of this report.

- (B) Evidence that the nonconforming use has not ceased to operate for more than 180 consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of nonoperation for more than one hundred eighty (180) consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions on nonoperation for more than one hundred eighty (180) consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use;**

Limited documented evidence that the property had operated continuously since the time it became nonconforming in 1964 until the 1990s was provided, due to the archiving limitations of utility and rental licensing records and recent acquisition of the property by the current owner in 2017. The specific evidence put forth by the applicant is further outlined and evaluated in the Analysis section of this report.

- (C) Specific data showing:**

- (i) The exact nature, size, and location of the building, structure, and use;**
- (ii) A legal description of the property; and**
- (iii) The precise location and limits of the use on the property and within any building it occupies;**

The applicant has submitted a site plan, property deed, and record plat delineating the exact nature, size, and location of the building, structure, and use. Specifically, the metes and bounds delineated on the record plat shows the limits of the property. The site plan provides development and zoning requirements for properties zoned R-18 and locates the building within the site. The submitted floor plans show the precise location of each dwelling unit within the building.

- (D) A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possesses one.**

The applicant does not possess a copy of a valid U&O permit issued for the property operating as a multifamily dwelling unit before it became a nonconforming use in 1964.

Analysis—The applicant has filed the subject application so the property may be certified as a nonconforming use. Certification of a nonconforming use requires that certain findings be made, in accordance with Section 27-244(f). The Planning Board must first determine whether the use was legally established prior to January 1, 1964, when the Zoning Ordinance was amended, rendering the use nonconforming. Secondly, there must not be a break in operation for more than 180 days, since the use became nonconforming.

The following documentary evidence was provided in support of the subject application to demonstrate the legal establishment of the multifamily dwelling and continuous operation:

- a. State of Maryland, Department of Labor, Licensing and Regulation–Basement Laundry Room Inspection Certificate showing an inspection date of October 14, 2016, with an expiration date of October 14, 2018.
- b. Prince George’s County Government, Department of Permitting, Inspections and Enforcement–Enforcement Division Apartment License Application Form dated June 12, 2017.
- c. Articles of Organization showing Brandon Investments, LLC as a Real Estate Investment and Rentals group dated March 29, 2017.
- d. Deed of Trust (Liber 39631, Folio 162) dated May 22, 2017, by and between Audrey A. Thorne and Sydney E. Thorne, GRANTORS, and Brandon Investments LLC, GRANTEE.
- e. Prince George’s County Government, Department of Permitting, Inspections and Enforcement – U&O Permit No. 27104-2017-00 dated June 16, 2017.
- f. Rental Housing Licenses obtained from the Department of Permitting, Inspections and Enforcement for the six-unit multifamily dwelling for the years 2001 to 2017.

The rental housing licenses are provided in the following order:

- (1) Rental Housing License Number: M-0134
Issue Date: June 24, 2015
Expiration Date: June 24, 2017
- (2) Rental Housing License Number: M-0134
Issue Date: June 24, 2013
Expiration Date: June 24, 2015
- (3) Rental Housing License Number: M-0134
Issue Date: June 24, 2011
Expiration Date: June 24, 2013
- (4) Rental Housing License Number: M-0134
Issue Date: June 24, 2009
Expiration Date: June 24, 2011
- (5) Rental Housing License Number: M-0134
Issue Date: June 24, 2007
Expiration Date: June 24, 2009
- (6) Rental Housing License Number: M-0134
Issue Date: June 24, 2005
Expiration Date: June 24, 2007

- (7) Rental Housing License Number: M-0134
Issue Date: May 19, 2003
Expiration Date: May 19, 2005
- (8) Rental Housing License Number: M-0134
Issue Date: May 19, 2001
Expiration Date: May 19, 2003
- g. Apartment License Applications for the six-unit multifamily dwelling for the years 1992 to 2001, and copies of Apartment License Application agreements from October 16, 1992 to May 19, 2001.

The approved apartment license applications are provided in the following order:

- (1) 1999 Apartment License Application Number: 99-181
Issue Date: May 19, 1999
Expiration Date: May 19, 2001
- (2) 1997 Apartment License Application Number: 97-255
Issue Date: May 19, 1997
Expiration Date: May 19, 1999
- (3) 1995 Apartment License Application Number: 95-043
Issue Date: October 16, 1994
Expiration Date: October 16, 1996
- (4) 1993 Apartment License Application Number: 93-057
Issue Date: October 16, 1992
Expiration Date: October 16, 1994
- h. Affidavit from Bill Murphy, owner of 905 Fairview Avenue (Sold in 2018), 903 Fairview Avenue, and 901 Fairview Avenue. This affidavit states that 904 Fairview Avenue has been in operation as a six-unit multifamily dwelling from 1997 to present.
- i. Letter from Suzanne Ludlow, City Manager of the City of Takoma Park and past Unification Coordinator confirming that, between 1979 and 1983, the building has not changed structurally. Additionally, Ludlow states that, as an employee of the City of Takoma Park since 1993, including serving as the Unification Coordinator overseeing the logistics of the County boundary line change in 1997, she would have been aware if significant changes occurred regarding the subject property.
- j. A letter dated November 28, 2018, from the Washington Suburban Sanitary Commission (WSSC), stating that the WSSC account for this address was established on September 1, 1965. The meter currently serving the property was installed on August 9, 2012. The installation date for the oldest meter was September 10, 1965. The record shows that the water and sewer services have been in use and available for this property since at least July 2, 1999. WSSC could not provide additional information due to archiving limitations.
- k. Current photos of the six-unit multifamily dwelling.

- l. A nonconforming use site plan for the subject property.
- m. A Maryland State Department of Assessment and Taxation Real Property Data Search page indicating that the primary structure was built in 1951.
- n. Final Plat for Block 2, Lot 9A, of Hampshire View dated August 31, 1950.
- o. Aerial photo from 1965 depicting an image of the multifamily dwelling.
- p. A receipt verifying purchase of a complete list of all adjoining property owners, registered association and municipalities located within a mile of the subject property; an affidavit and an information mailing letter that were mailed to all registered associations regarding 904 Fairview Avenue's request for Certification of Nonconforming Use Application No. 27104-2017 on September 28, 2017.
- q. The Maryland-National Capital Park and Planning Commission's (M-NCPPC) permit comments—M-NCPPC staff reviewed the use and occupancy permit for the property. It was then realized that prior permits 35679-2016-U, 25404-2015-U, and 3005-2002-U were placed on hold with the same outstanding comments and never pursued:

“All units are one bedroom. At the time of construction in 1951 the net lot area requirement for multifamily dwellings was a minimum of 1,800 square feet of lot area per dwelling unit. Based on a on a lot size of 10,804 s.f. square feet the 6 units met this requirement. On January 1, 1964, the Zoning Ordinance was amended to require a minimum of 2,000 square feet net lot area dwelling unit therefore only permitting 5 units. The current maximum of density of the R-18 Zone is 12 dwelling units per acre which would only permit a maximum of 3 units. Therefore, the apartment building must be certified as a nonconforming use. Off street parking for this property was waived by Resolution #82-1970 on February 24, 1970. Per Property Standards there is no prior use and occupancy permit for the subject property, therefore the certification must be heard by the Prince George's County Planning Board.”

While the applicant has submitted documentation attempting to prove that the property did not have a period of nonoperation for more than 180 consecutive days, the burden of proof showing the commencement and continuance operation of the use, since the date the property became nonconforming on January 1, 1964, was not submitted for the entirety of the last 55 years. Staff notes that the lack of submitted evidence is primarily due to archiving limitations by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), the Washington Suburban Sanitary Commission (WSSC), the Potomac Electric Power Company, and other entities, and the applicant has furnished all documentation that is available from himself and Prince George's County.

On August 12, 2018, the applicant contacted DPIE requesting records of original construction documentation including permits, blueprints, or any documentation related to the construction of the property, in accordance with the Maryland Freedom of Information Act State Government Article 10-611--10-628. In a letter addressed to the applicant dated August 28, 2018, DPIE stated, “This office has no records responsive to your request.” A search of the permit history of the property did not reveal any major renovations or calamities that would have rendered the building unusable. The subject property is part of a larger subdivision known as Hampshire View, which is

developed with multifamily dwellings, having been constructed within the same time period, most of which have been previously certified as nonconforming uses.

Nonetheless, the applicant is before the Planning Board due to a lack of evidence in this case, pursuant to Section 27-244(f)(1)(A), to determine whether the use should be certified as nonconforming.

The required findings of the Planning Board are further described in Section 27-244(f)(4)(A), as follows:

(4) Planning Board Action

- (A) The Planning Board may decide to either grant or deny certification of the use as nonconforming. If it decides to certify that a nonconforming use actually exists and has continuously operated and upon finding, within the administrative record for the application, that the use to be certified as nonconforming has no outstanding Code violations with the Department of Permitting, Inspections, and Enforcement regarding the property, other than failure to have a use and occupancy permit.**

In an email dated January 7, 2019, DPIE indicated that no outstanding code violations exist for the property, other than failure to have a U&O permit. Written documentation of the correspondence between staff and DPIE's Enforcement Division has been included in the backup of this technical staff report.

DISCUSSION

The evaluation of 904 Fairview Avenue (Brandon Investments) is based on the zoning in place at the time of development in 1951 and a separate evaluation of the current R-18 zoning requirements of the property. The development exceeds the current allowable density of 12 dwelling units per acre in the R-18 Zone; hence, the request for certification of a nonconforming use was filed.

The plat of the property recorded on August 31, 1950, the SDAT property record, and the 1949 Zoning Ordinance all establish that the property was developed in accordance with the development standards in place at that time. Additional evidence, which consists of multifamily rental and apartment licenses, and a letter from WSSC indicating that the property was metered in 1965 and has been in continual use since at least October 16, 1992, provide documentation of continual use. The letter from Suzanne Ludlow, City Manager of the City of Takoma Park and past Unification Coordinator, also confirms that (between 1979 and 1983) the building had not changed structurally. Staff is aware that archiving limitations for available utility and permit records have prevented the applicant from obtaining additional proof of continuous operation since the date of nonconformity, which is out of the owner's control. The owner was also unable to produce early rental records due to his limited time of ownership of the property.

However, the majority of the buildings surrounding the subject property were all built within two years of the subject dwelling, bolstering staff's opinion that the multifamily dwelling is legally existing. Staff finds that the available records, coupled with the development history and nonconforming certification of the surrounding properties, is enough to establish that the use has legally existed, that the applicant has supplied all available documentation to demonstrate continuous use, and thus should be certified as nonconforming.

CONCLUSION

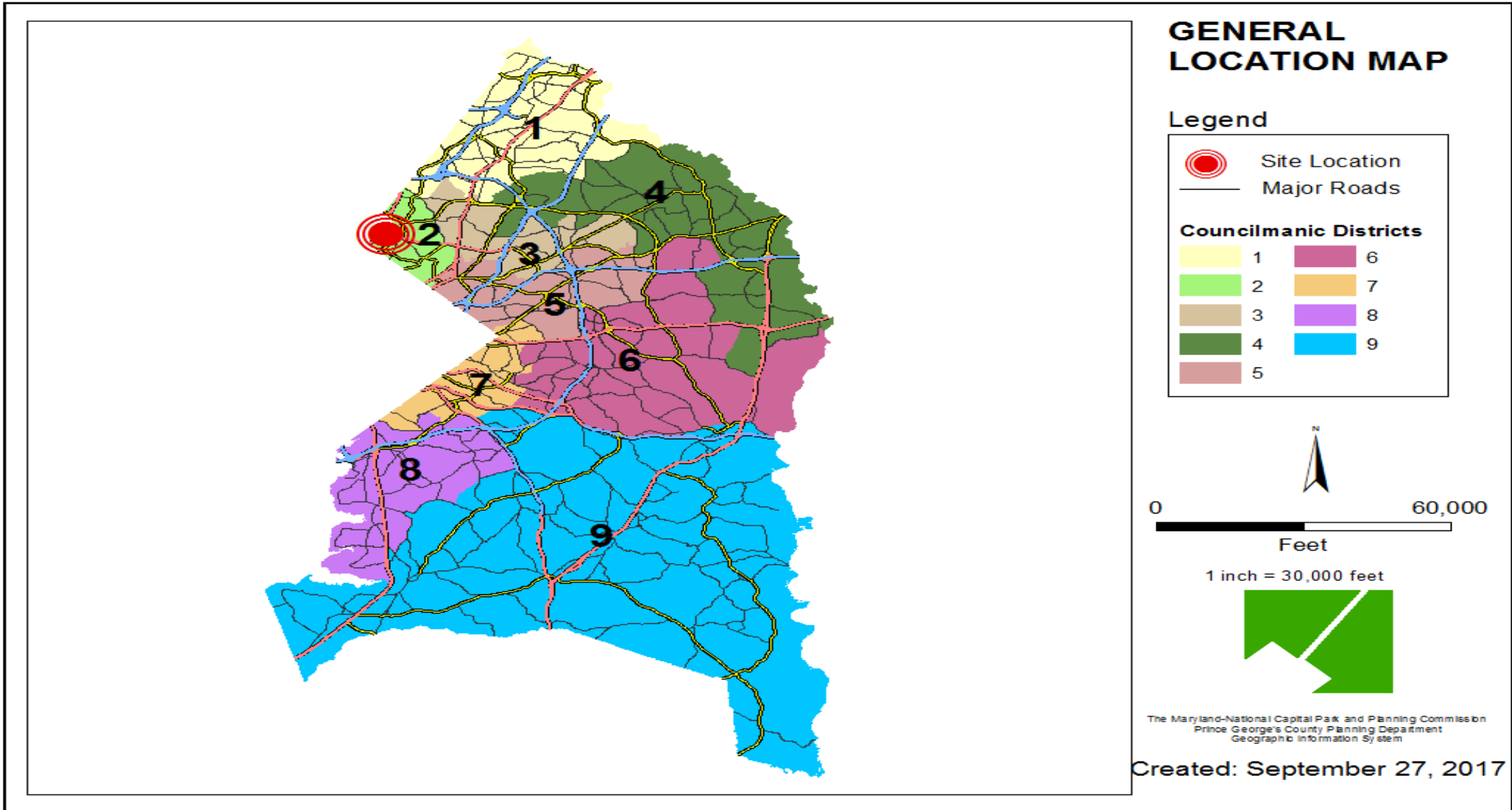
Based on the evidence submitted by the applicant, it is reasonable to conclude that the multifamily building, 904 Fairview Avenue, was constructed in accordance with the requirements of the Zoning Ordinance in effect in 1951. There is also no evidence to suggest a lapse of continuous operation as a multifamily property since the building became nonconforming on January 1, 1964, when the text amendment to the Zoning Ordinance was enacted, which set forth a requirement for a minimum of 2,000 square feet of net lot area for each dwelling unit; therefore, establishing the nonconformity of this multifamily dwelling. Pursuant to Section 27-244, it is recommended that Certification of Nonconforming Use CNU-27104-2017, Brandon Investments, be APPROVED.

ITEM: 9

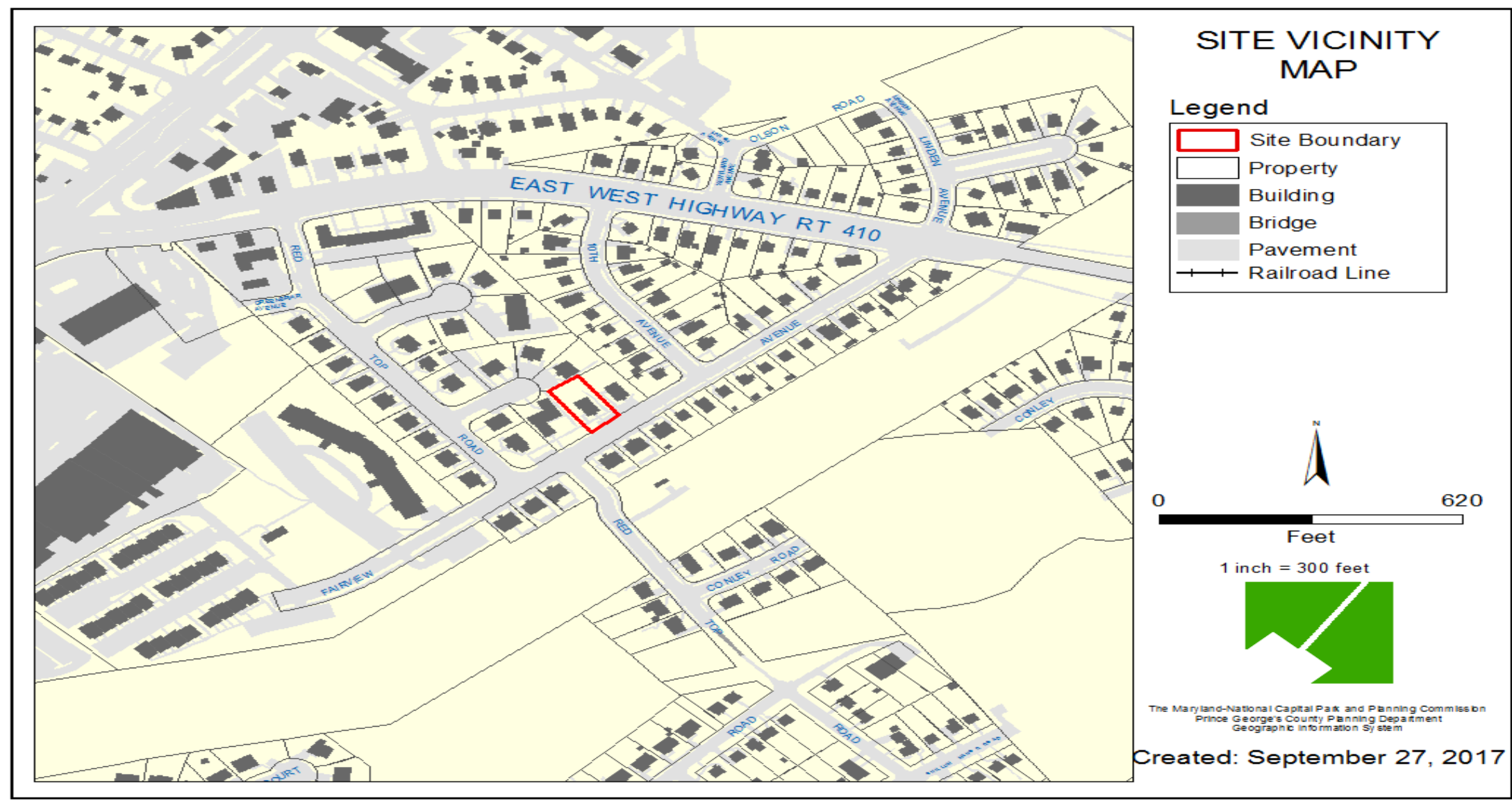
CASE: CNU-27104-2017

BRANDON INVESTMENTS

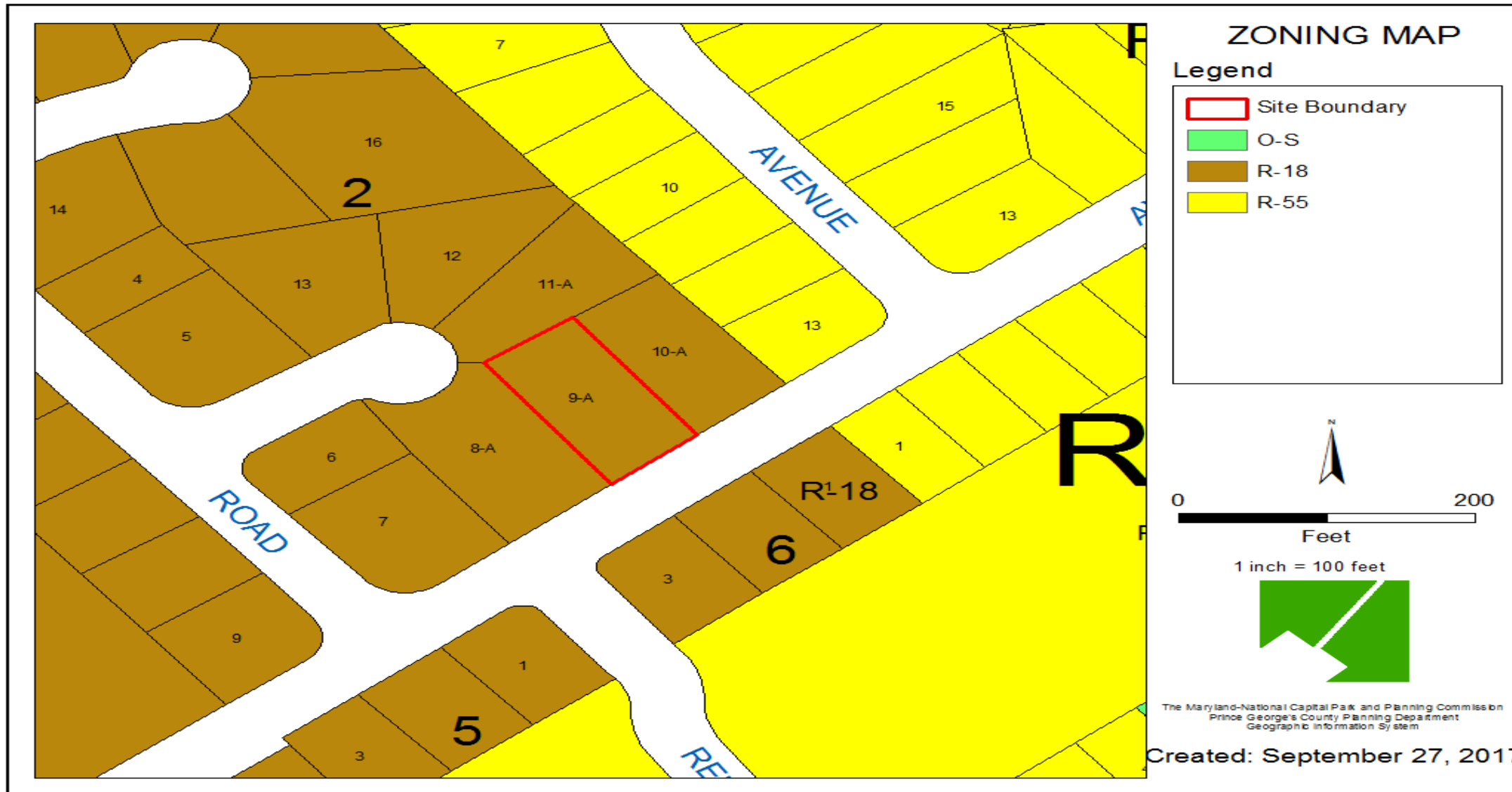
GENERAL LOCATION MAP



SITE VICINITY



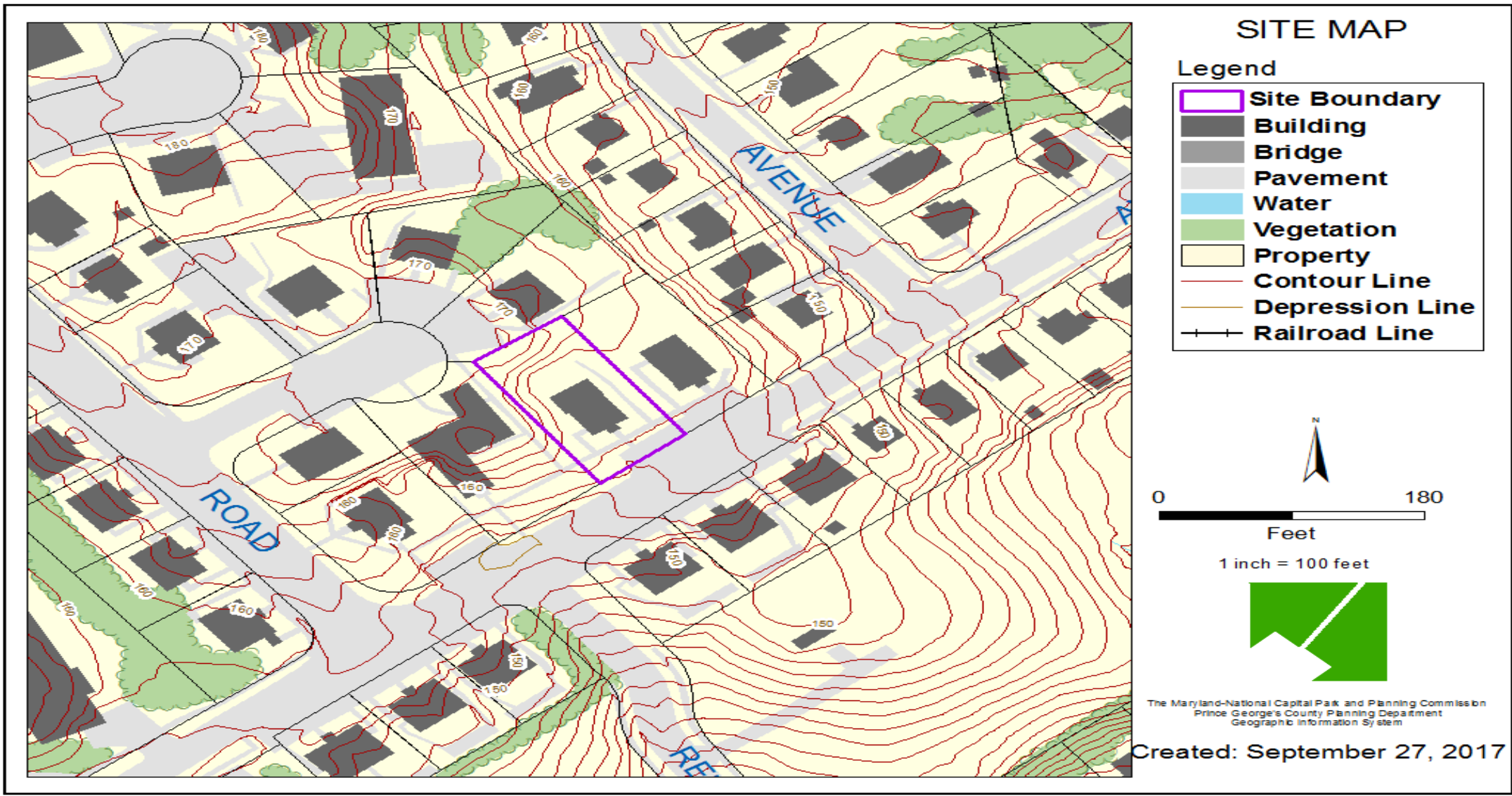
ZONING MAP



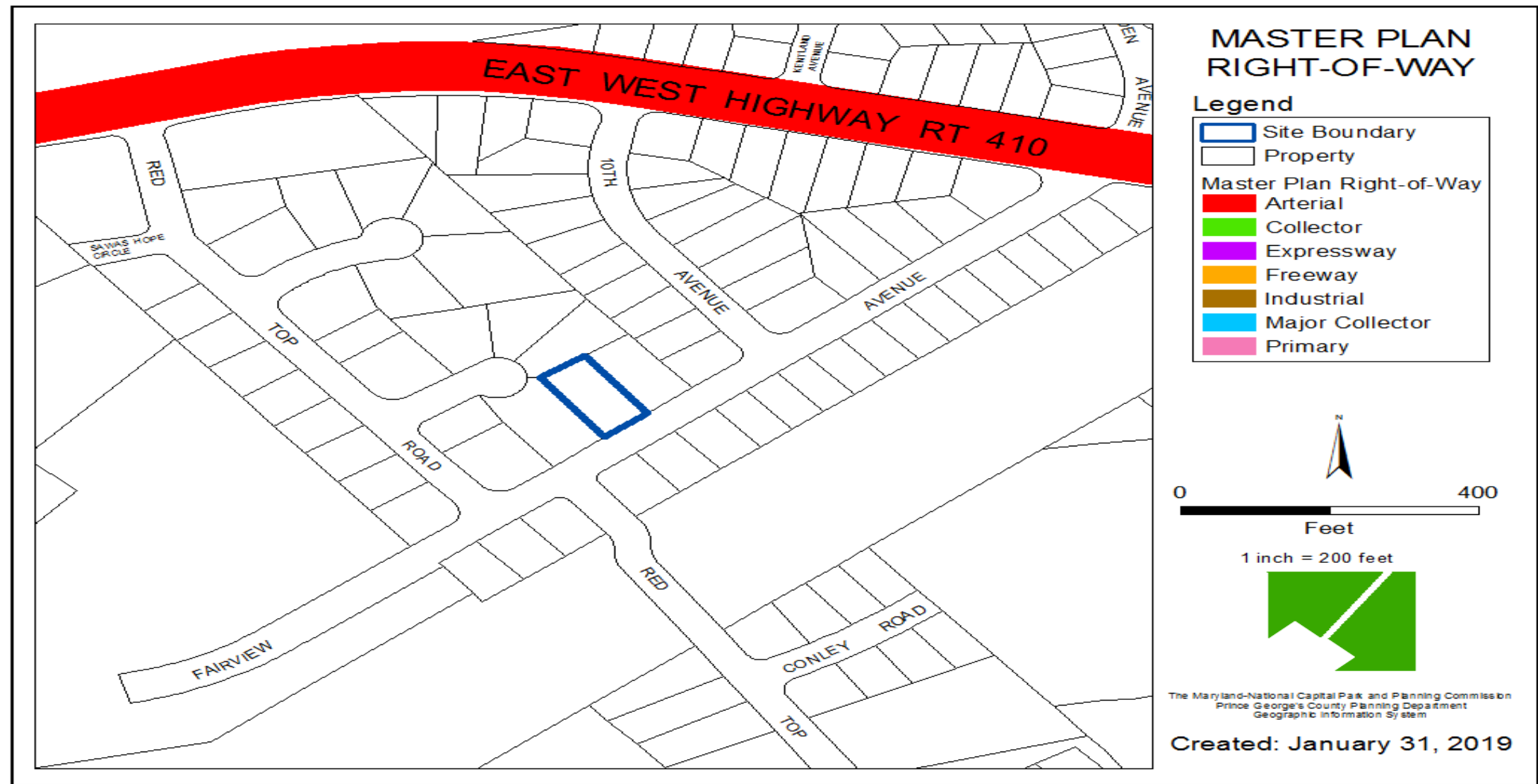
AERIAL MAP



SITE MAP



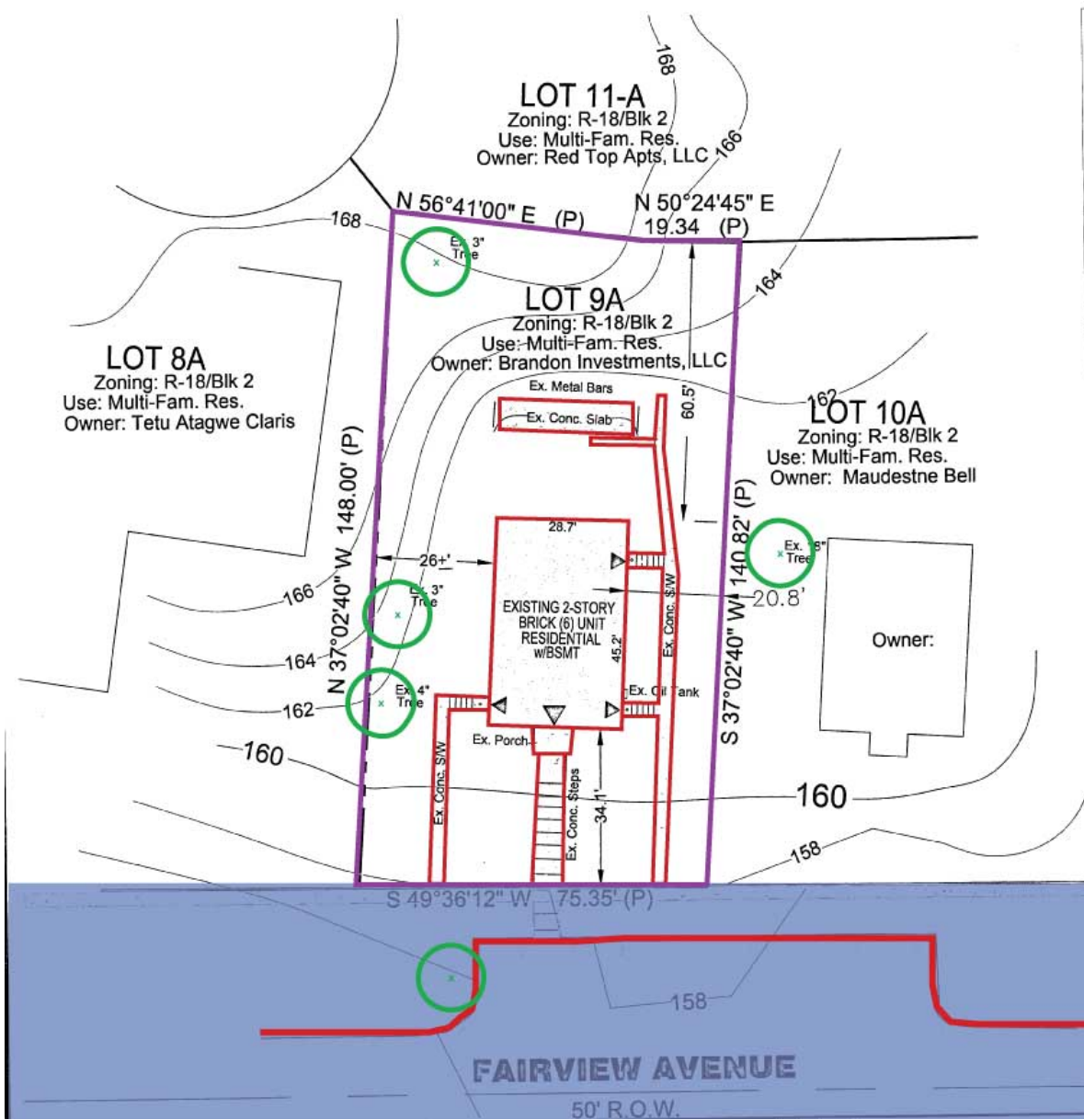
MASTER PLAN RIGHT-OF-WAY MAP



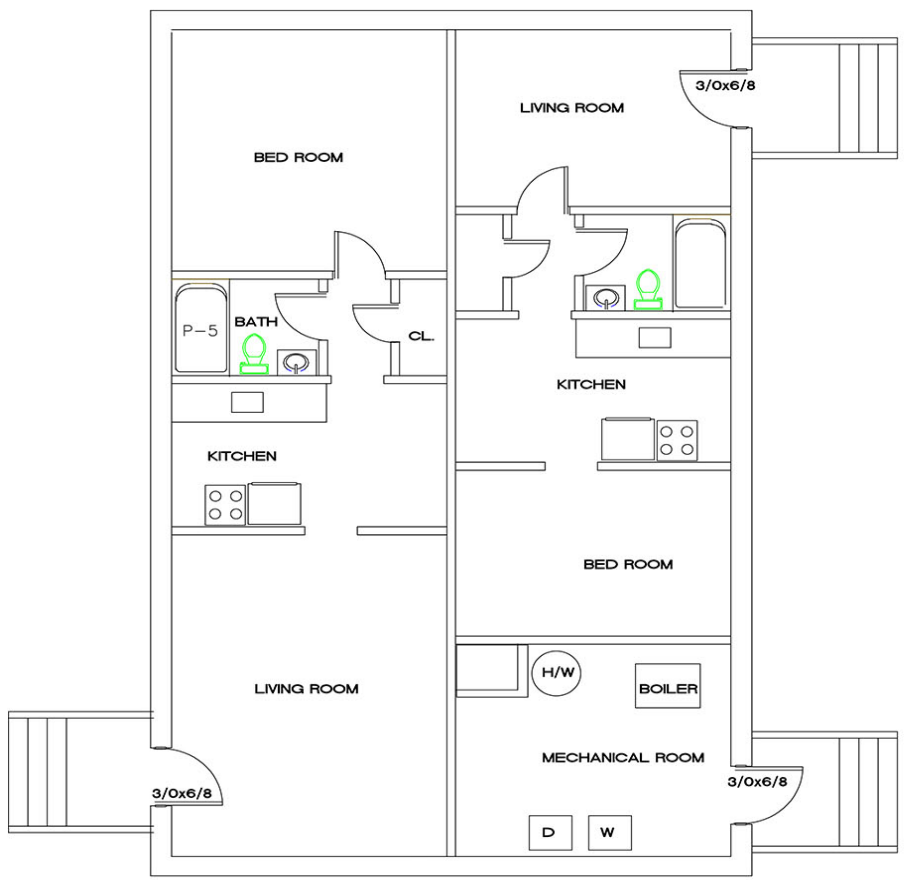
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



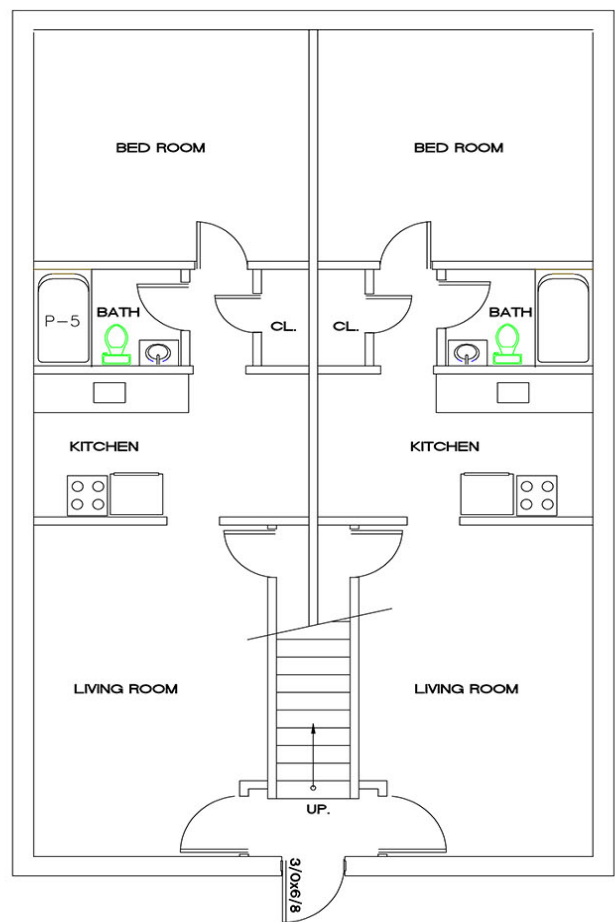
SITE PLAN



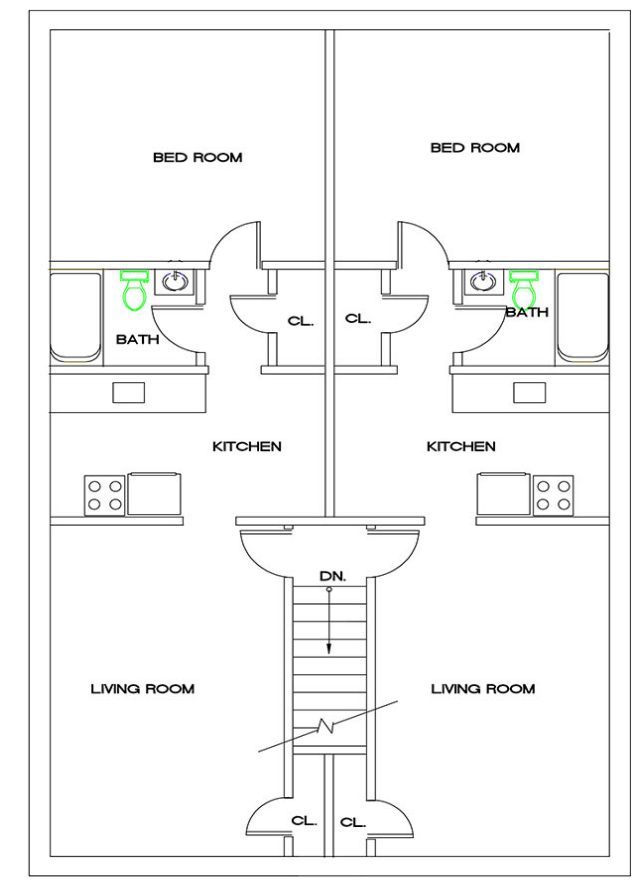
FLOOR PLAN



BASEMENT FLOOR PLAN
SCALE: 1/4" - 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" - 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" - 1'-0"

City of Takoma Park, Maryland

Office of the City Manager

Tel: (301) 891-7230

Fax: (301) 270-8794

email: Suzannel@takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912
www.takomaparkmd.gov

Suzanne R. Ludlow, City Manager

Moises Arias
904 Fairview Avenue
Takoma Park, MD 20912

January 18, 2019

Dear Mr. Arias,

This letter is to confirm that in the time period between 1979 and 1983, my boyfriend (and later husband) Vince Taylor lived at 901 Fairview Avenue, Takoma Park, MD 20912 in the basement apartment next to the laundry room. Please note that although it had a Takoma Park address, it was in unincorporated Prince George's County.

I stayed at the apartment during summers and other breaks from college. I remember the time period because it was after my boyfriend had graduated from college and before we moved to Greensboro, NC in 1983. For example, I remember being there on the day of the Air Florida crash and Metro train crash in 1982.

The apartment building we lived in faced the apartment buildings across the street and backed up to the transmission lines. The buildings on the street seem the same now as they were then.

As an employee of the City of Takoma Park since 1993, including serving as the Unification Coordinator overseeing the logistics of the County boundary line change in 1997, I would have been aware if significant changes occurred regarding these properties near the municipal boundary, and I am not aware of any.

In addition to my husband renting the apartment at 901 Fairview, my husband's cousin Kirk Mullen, and his wife Anna Coble, lived at 1000 Fairview Avenue for many years, beginning in 1975. My husband is now deceased, as is Anna, but Kirk may be able to also provide his knowledge of the history of buildings on the street. I will provide him with your contact information.

If someone wishes to contact me, please feel free to share my contact information.

Sincerely,

A handwritten signature in blue ink that reads "S. Ludlow".

Suzanne Ludlow
City Manager



Families in Ministry to Families

Affidavit

This is to confirm and verify that I am a District of Columbia resident but have owned and managed properties, through my non-profit company called Mary House, in the neighborhood of Prince George's County, which include Fairview Avenue, Takoma Park MD 20912, beginning in 1997. The properties are: 905 Fairview Avenue (Sold in 2018), 903 Fairview Avenue, and 901 Fairview Avenue. Since 1997 I have visited this neighborhood on regular basis, to the point that I can confirm that the property across street, with address as follows: 904 Fairview Avenue, has been operated, as a 6 unit apartment building, continuously since then to the present. I personally know the current owner, Moises Arias who through his company, Brandon Investments, LLC owns and manage that property since 2017.

Bill Murphy
Bill Murphy

11/15/19
Date



14501 Sweitzer Lane • Laurel, Maryland 20707-5901

COMMISSIONERS

T. Eloise Foster, Chair
Chris Lawson, Vice Chair
Fausto R. Bayonet
Omar M. Boulware
Howard A. Denis
Thomasina V. Rogers

GENERAL MANAGER
Carla A. Reid

Via email: moisesarias54@gmail.com

November 28, 2018

Brandon Investments, LLC
Mr. Moises Arias
904 Fairview Avenue
Takoma Park, MD 20912-5972

Re: Request for continuous Use Certification
Account # 1882919
904 Fairview Avenue

Dear Mr. Arias:

Thank you for your inquiry regarding the referenced account. The Washington Suburban Sanitary Commission (WSSC) is among the 8th largest water and wastewater utilities in the nation serving more than 1.8 million customers in Prince George's and Montgomery counties.

This letter confirms that one of the properties WSSC serves is 904 Fairview Avenue in Takoma Park, Maryland. Our readily available account information indicates that the water and sewer services have been in use and available to this property since at least July 2, 1999. During that time there have been no service interruptions for a time longer than 180 days. The account was activated as a WSSC account on September 1, 1965. The meter currently serving the property was installed on August 9, 2012. The installation date for the oldest meter was September 10, 1965. Regrettably, WSSC cannot provide additional information due to archiving limitations.

I hope this confirmation is helpful. If you have questions, please contact a Customer Service Advisor weekdays between 7:30 a.m. and 7:00 p.m. at 301-206-4001.

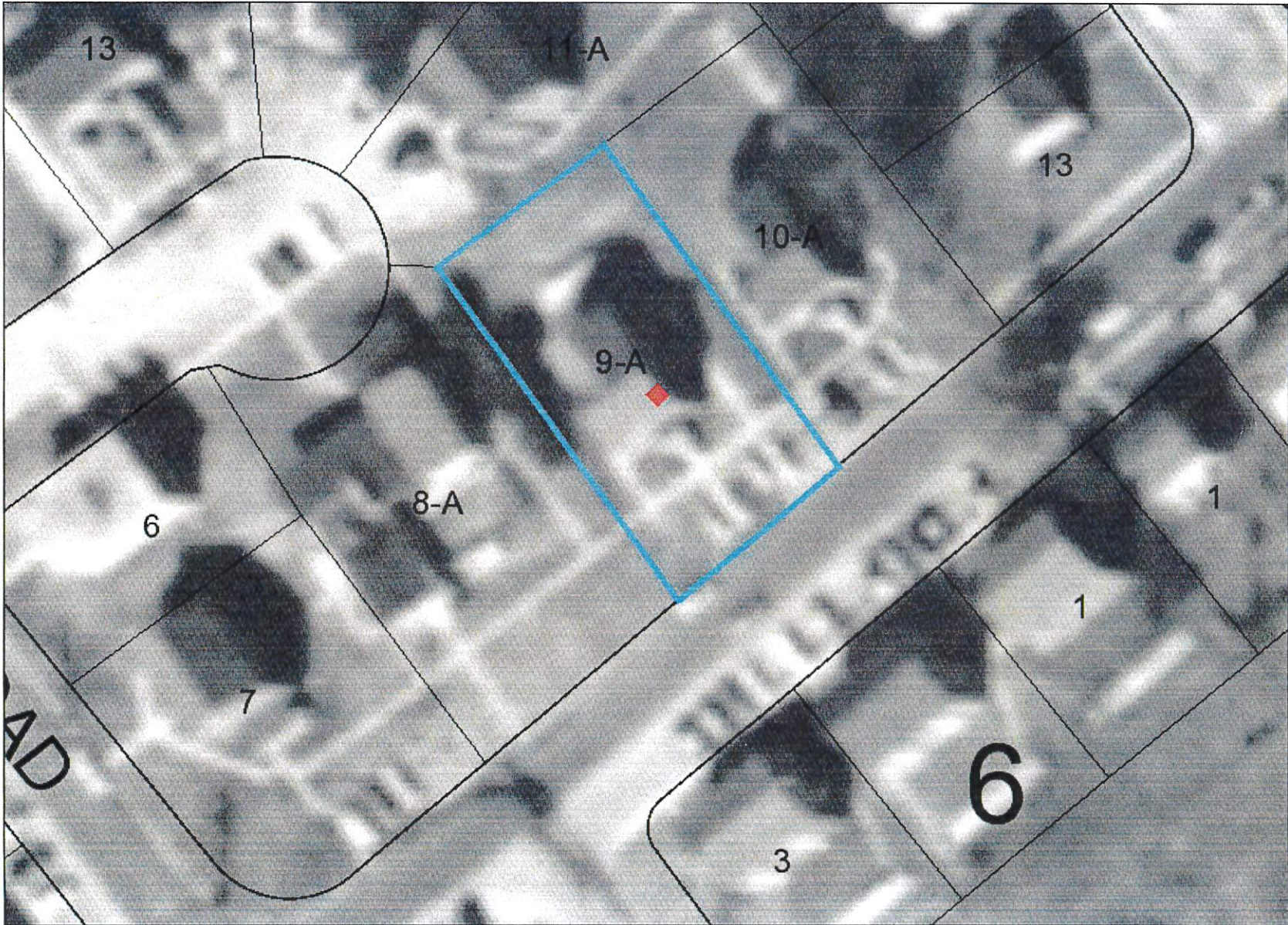
Sincerely,

Pamela Jonas
Research & Communications Specialist
Customer Service Department

Washington Suburban Sanitary Commission

301-206-WSSC (9772) • 301-206-8000 • 1-800-828-6439 • TTY: 301-206-8345 • www.wsscwater.com

8.5X11_Landscape





November 27, 2018

MEMORANDUM

TO: Ras Cannady, Subdivision and Zoning, Development Review Division

VIA: Howard Berger, Supervisor, Historic Preservation Section, Countywide Planning Division *HRB*

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division *JAS*
Tyler Smith, Historic Preservation Section, Countywide Planning Division *TAS*

SUBJECT: CNU-27104-217: Brandon Investments

The subject property comprises 0.24 acres located southeast of East West Highway (MD 410), approximately 839 feet from its intersection with Fairview Avenue. The subject application requests certification of a non-conforming use for a six-unit apartment building constructed in 1951. The subject property is Zoned R-18.

The subject property does not contain and is not adjacent to any Prince George's County historic sites or resources. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. This proposal will not impact any historic sites, historic resources or known archeological sites.

301-952-3972

January 2, 2019

MEMORANDUM

TO: Ras Cannady, Senior Planner, Subdivision and Zoning Section, Development Review Division

VIA: Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division ^{BSR}
David A. Green, Master Planner, Community Planning Division ~~D~~

FROM: Wendy Irminger, Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division WRI

SUBJECT: CNU-27104-2017 904 Brandon Investments

FINDINGS

Pursuant to Part 3, Division 6 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Certification of Nonconforming Use

Location: 904 Fairview Avenue

Size: .24 acre

Existing Uses: Six one-bedroom dwelling units within a 2-story, 3,963 square foot, brick building

Proposal: Certification approval

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in the Established Communities.

Master Plan:

The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* recommends Residential Medium High future land uses on the subject property.

Planning Area: 65

Community: Langley Park and Vicinity

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

December 3, 2018

MEMORANDUM

TO: Ras Cannady, Subdivision Section
FROM: Michelle Hughes, Permit Review Section, Development Review Division
SUBJECT: Referral Comments for Brandon Investments CNU-27104-2017

1. The site plan shall be updated to correct the density at time of construction and current.
2. The total lot coverage should include the percentage at the time of construction and current.
3. The parking spaces required at the time of construction should be corrected to 1 space per dwelling unit.
4. A note shall be added to the site plan indicating per Resolution 82-1970 adopted 2/24/70, all off-street parking requirements are waived.
5. The parking table shall be updated to indicate 2 parking spaces per dwelling unit required.
6. The use for the property located on Lot 11-A shall be updated to indicate multi-family.
7. The provided parking spaces located within the right of way of Fairview Avenue shall be removed.

From: [ePlan](#)
To: [Smith, Tyler](#); [Stabler, Jennifer](#); [Henderson, Tamika](#); [Franklin, Judith](#); [Masog, Tom](#); [Conner, Sherri](#); [Grigsby, Martin](#); [Kosack, Jill](#); [Gallagher Deborah L](#); [Shoulars, Katina](#); [Fields, Ernest](#)
Cc: [Cannady, Ras](#); [Summerlin, Cheryl](#); [Fairley, Lillian](#); [Townsend, Donald](#); [Grigsby, Martin](#); [Davis, Lisa](#); [Walker, Tineya](#); [Graham, Audrey](#)
Subject: CNU-27104-2017; Brandon Investments
Date: Monday, November 19, 2018 11:44:06 AM
Attachments: [CNU-27104-2017 Report.pdf](#)
[CNU-27104-2017 DropBox Referral Cover .doc](#)

Hello all,

This is an EPlan referral for the subject Certified Non-conforming use, it is accepted as of today, Monday, November 19, 2018. There is no SDRC meeting scheduled for this case. Click on the hyperlink below to review the case. Thank you.

Here is the dropbox link for your review:

https://www.dropbox.com/sh/atjfzr5qe81wdo/AAAKGxSt-_egmt4ZTRGnpuTVa?dl=0

Please submit all comments using the revised procedure: All responses must be emailed to the assigned reviewer and to PGCReferrals@ppd.mncppc.org attach signed memo's on official letterhead, as well as, a copy able version of the document

Tineya Walker
Principal Planning Technician
Development Review Division
M-NCPPC, Prince George's Planning
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
301-952-3215



**JUSTIFICATION STATEMENT
For
Certification of NonConforming Use
CNU-27104-2017**

**On behalf of
Brandon Investments, LLC
October 11, 2018**

Description of Proposed Use/Request

Project concerns a request of Certification of Nonconforming Use per Zoning Ordinance Section 27-244 for a 6-unit multifamily dwelling in the R-18 Zone constructed in 1951. The property is located at 904 Fairview Avenue, Takoma Park, Maryland 20912 and is described as Lot 9-A, Block 2. All units are one bedroom. At the time of construction in 1951 the net lot area requirement for multifamily dwellings was a minimum of 1,800 square feet of lot area per dwelling unit. Based on a lot size of 10,804 square feet, the six existing units met this requirement. On January 1, 1964, the Zoning Ordinance was amended to require a minimum of 2,000 square feet net lot area dwelling unit therefore only permitting five units. The current maximum of density of the R-18 Zone is 12 dwelling units per acre which would only permit a maximum of 3 units. Therefore the apartment building must be certified as a nonconforming use. Off-street parking for this property was waived by Resolution #82-1970 on February 24, 1970. Per Property Standards there is no prior use and occupancy permit for the subject property. In a letter to Mr. Moises Arias, the applicant and owner of Brandon Investments, LLC dated August 28, 2018 by Prince George's County Department of Permitting, Inspections and Enforcement in response to his request for prior Use and Occupancy records for the subject property made in accordance with the Maryland Freedom of Information Act State Government Article 10-611-10-628, the Prince George's County Department of Permitting, Inspections and Enforcement office processed his request and the office responded with "This office has no records responsive to your request." Therefore the Certification of Nonconforming use must be heard by the Prince George's County Planning Board.

The property is currently owned by Brandon Investments, LLC which acquired the property May 22, 2017, recorded in the County Clerk's Office on June 1, 2017 in Plat Book WWW18 Plat No.10, recorded by Deed on May 22, 2017 at Liber 39631 and Folio 162. See attached Record Plat and Deed.

Brandon Investments, LLC
CNU-27104-2017
Oct. 11, 2018
Page 2

SUMMARY OF REQUIRED FINDINGS
(Per Zoning Ordinance Section 277-244(b))

(1) The applicant shall file for a use and occupancy permit in accordance with Division 7 of this part.

Brandon Investments, LLC filed for a building permit (27104-2017) and same is attached.

(2) Along with the application and accompanying plans, the applicant shall provide the following:

- (A) Documentary evidence, such as tax records, business records, public utility installation or payment records, and sworn affidavits, showing the commencing date and continuous existence of the nonconforming use;*
- (B) Evidence that the nonconforming use has not ceased to operate for more than one hundred eighty (180) consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions of nonoperation for more than one hundred eighty (180) consecutive calendar days were beyond the applicant's and/or owner's control, were for the purpose of correcting Code violations, or were due to the seasonal nature of the use;*

The applicant has submitted copies of apartment licenses from 1992-2017 and has demonstrated that he has provided all available documentation not only that he has or can provide, but also the County. Applicant contacted DPIE and Prince George's County has no additional apartment licenses other than what is attached. It is our understanding that apartment licenses have been issued every two years from 1971 until 2015, and is valid two years from issuance. Applicant has attached evidence that as owner of the property, he has continually operated the property as a nonconforming use since his inception as owner.

Since the current owner purchased the property in 2017, there is less documented evidence that the property has operated continuously since the time it became nonconforming in 1964. However, there is no indication from the previous owners nor the county, with respect to any violation or otherwise, indicating that the property has ceased to operate as a nonconforming use for more than (180) consecutive calendar days.

- (C) Specific data showing: :*
 - (i) The exact nature, size, and location of the building, structure, and use;*
 - (ii) A legal description of the property; and*
 - (iii) The precise location and limits of the use on the property and within any building it occupies;*

A site plan accompanies this application, along with a property deed and record plat. These documents clearly demonstrate the exact nature, size, and location of the subject building and use, along with a legal description of the property. The metes and bounds on the record plat show the limits of the use on the property and within any building it occupies. Development and zoning guidelines for properties zoned R-18, as is the subject property, are shown on the site plan.

Brandon Investments, LLC
CNU-27104-2017
Oct. 11, 2018
Page 3

(D) A copy of a valid use and occupancy permit issued for the use prior to the date upon which it became a nonconforming use, if the applicant possesses one.

Applicant does not have a copy of a valid use and occupancy permit issued for the property operating as apartment units before it became a nonconforming use in 1964.

DIGITERRA DESIGN, LLC

Darrell V. Oliver
Consultant for Brandon Investments, LLC



ZONING SKETCH MAP

APPLICATION NO: _____

REQUEST: _____

PAZ: _____

EXISTING ZONE: _____

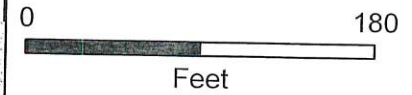
PLANNING AREA: 65

WSSC GRID: 208NE01

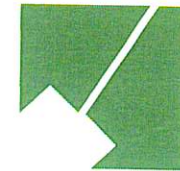
TAX MAP: 41

TAX GRID: B1

COUNCIL DISTRICT: 2

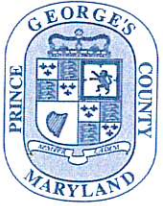


1 inch = 100 feet



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Geographic Information System

Created: September 27, 2017



Rushern L. Baker, III
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Enforcement Division



August 28, 2018

Dear: *Moises Arias*
RE: SEE ATTACHED

This office is in receipt of your request for records made in accordance with the Maryland Freedom of Information Act State Government Article 10-611 – 10-628.

We have processed your request with the following results:

The records that this office has located are attached.

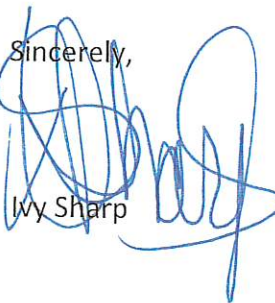
This office has no records responsive to your request.

The records do not exist because they were destroyed according to the retention schedule under the Maryland Public Records Act.

Other: _____.

Please return a check payable to Prince George's County in the amount of _____.

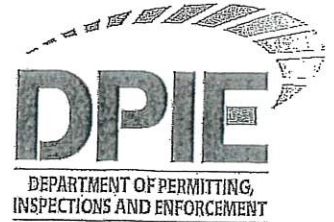
Thank you for contacting this office.

Sincerely,

Ivy Sharp





Prince George's County
 Department of Permitting, Inspections
 and Enforcement
 Enforcement Division
 9400 Peppercorn Place, Suite 600
 Largo, Maryland 20774
 (301) 883-6168 ♦ FAX: (301) 883-6050



MARYLAND PUBLIC INFORMATION ACT REQUEST FORM

SECTION A — REQUEST TO THE COORDINATOR OF RECORDS

Please PRINT all information and provide a daytime telephone number.

I request to review and/or have copies made of the following public record(s) that is possessed and maintained by the Department of Permitting, Inspections and Enforcement.

Case/Activity Number (If Applicable): _____ Number of Copies Requested: 1

Property Address: 904 FAIRVIEW AVENUE, TAKOMA PARK, MD 20912

Information Requested: RECORDS OF ORIGINAL CONSTRUCTION DOCUMENTATION INCLUDING PERMITS, BLUEPRINTS OR ANY DOCUMENT RELATED TO THE CONSTRUCTION OF THE ABOVE PROPERTY, BACK IN 1951.

PLAN ONLY REQUEST(S) — Complete ONLY if Plans Are Signed and Sealed (If Applicable)

Architect/Engineer of Record: _____ Number of Copies Requested: _____

Phone Number: _____

Address: _____

SECTION B — APPLICANT INFORMATION

Name: MOISES ARIAS E-Mail: moises.arias574@YAHOO.com

Company Name (If Applicable): BRANDON INVESTMENTS LLC

Address: 12813 HAMMONTON RD SILVER SPRING, MD 20904

Phone: (301) 275-9543 FAX: _____

Signature: [Signature] Date: 8-12-18

Note: According to M.P.I.A. Law, processing may take up to 30 days.

DEPARTMENTAL USE ONLY (Do NOT Write Below This Line)

SECTION C — DISPOSITION OF REQUEST

Approved

Denied — Reason: This request is beyond the scope of code enforcement.

Activity #: _____ Amount \$: _____ Cash \$: _____ Check #: _____

You may seek judicial review of this response pursuant to Md. Code Ann., State Gov't. Article 10-623.

[Signature]
 Signature of Coordinator

08/17/2018
 Date



Affidavit of continuing ownership

State of Maryland

Prince George's County

I, Moises Arias, sole owner of Brandon Investments LLC, a legal entity registered in the state of Maryland, residing at 12813 Hammonton Rd, Silver spring, MD 20904, being of legal age, depose and say that:

My company, Brandon Investments LLC, is presently the legal owner of the real property located at 904 fairview Avenue, Takoma Park, MD 20912, with legal description as follows: Lot 9-A, Block 2.

Brandon Investments LLC, acquired ownership of the above property by deed dated May 22nd, 2017, recorded in the County Clerk's Office on June 1st, 2017, in plat book 18, at plat #10 among the Land Records of Prince George's County.

My company took possession of the property from the date of purchase and has remained in continuous open and peaceful possession of the property from that date to the present.

I have no knowledge of any facts which would indicate that the title or possession of the subject real property would be called into question or dispute.

To my knowledge, the title of the subject premises has never been disputed, or involved in any lien or judgment or any other claim or action pending in court.

This affidavit has been made as proof that my company, Brandon Investments LLC, has been the legal owner with continuous ownership since the date of purchase to the present.

A handwritten signature in black ink, appearing to read "Moises Arias". The signature is written over a horizontal dashed line.

9-26-18

Moises Arias

Sole owner of Brandon Investments LLC



Jurat Certificate

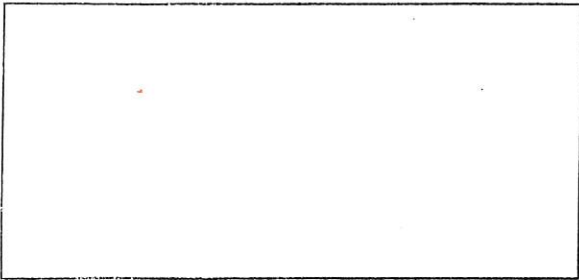
State of Maryland

County of Montgomery

Subscribed and sworn to (or affirmed) before me on this 26th

day of September, 2018, by Moses Avas

Place Seal Here



Notary Signature Maimouna Bah
**MAIMOUNA BAH
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 11-24-2019**

Maimouna Bah
09-26-2018

Description of Attached Document

Type or Title of Document
Affidavit of Continuing Ownership

Document Date 09/26/2018 Number of Pages 1

Signer(s) Other Than Named Above
NA





Rushern L. Baker, III
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Enforcement Division



February 21, 2018

Dear: Moises Arias
RE: 904 Fairview Avenue

This office is in receipt of your request for records made in accordance with the Maryland Freedom of Information Act State Government Article 10-611 – 10-628.

We have processed your request with the following results:

The records that this office has located are attached.

This office has no records responsive to your request.

The records do not exist because they were destroyed according to the retention schedule under the Maryland Public Records Act.

Other: _____

Please return a check payable to Prince George's County in the amount of 60.00.

Thank you for contacting this office.

Sincerely,

Ivy Sharp



12 copies = P60.00

Requestor asked for e-mail



Prince George's County
Department of Permitting, Inspections
and Enforcement
Enforcement Division
9400 Peppercorn Place, Suite 600
Largo, Maryland 20774
(301) 883-6168 ♦ FAX (301) 883-6050



MARYLAND PUBLIC INFORMATION ACT REQUEST FORM

SECTION A - REQUEST TO THE COORDINATOR OF RECORDS

Please PRINT all information and provide a daytime telephone number.

I request to review and/or have copies made of the following public record(s) that is possessed and maintained by the Department of Permitting, Inspections and Enforcement.

Case/Activity Number (if Applicable): _____ Number of Copies Requested: 1

Property Address: 904 FAIRVIEW AV. TAKOMA PARK, MD 20912

Information Requested: LETTER OF AVAILABILITY OF LICENSING RECORDS.

PLAN ONLY REQUEST(S) - Complete ONLY if Plans Are Signed and Sealed (if Applicable)

Architect/Engineer of Record: _____ Number of Copies Requested: _____

Phone Number: _____

Address: _____

SECTION B - APPLICANT INFORMATION

Name: MOISES ARIAS E-Mail: moisesarias84@gmail.com

Company Name (if Applicable): BRANDON INVESTMENTS LLC

Address: 12813 Hammonton Rd Silver Spring, MD 20904

Phone: (301) 275-9573 FAX: _____

Signature: [Signature] Date: 2-8-18

Note: According to M.P.I.A. law, processing may take up to 30 days.

DEPARTMENTAL USE ONLY (Do NOT Write Below This Line)

SECTION C - DISPOSITION OF REQUEST

Approved

Denied - Reason: Licenses from 1994 forward attached, there are no licenses prior to 1994 on file.

Activity #: _____ Amount \$: _____ Cash \$: _____ Check #: _____

You may seek judicial review of this response pursuant to Md. Code Ann., State Gov't. Article 10-623.

Signature of Coordinator: [Signature] Date: 02/20/2018

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Enforcement Division
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
RENTAL HOUSING LICENSE

Owner:

THORNE SYDNEY E
SEAT VENTURES LLC
6803 BERKSHIRE DRIVE
TEMPLE HILLS MD 20748

Property:

904 FAIRVIEW AVE APTS
TAKOMA PARK MD 20912

Type of Units:	Multifamily Dwelling
Number of Units:	.6
Fee Paid:	\$ 450.00
License Number:	M-134
Date Issued:	June 24, 2015
Date Expired:	June 24, 2017

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

[Signature]
Director, Department of Permitting, Inspections and Enforcement
for Prince George's County, Maryland

Prince George's County Government

Department of Environmental Resources

Property Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

Owner:

AUDREY A & SYDNEY THORNE
SEAT VENTURES LLC
6803 BERKSHIRE DR
TEMPLE HILLS MD 20748

Property:

904 FAIRVIEW AVE APTS
TAKOMA PARK MD 20912

Type of Units:	Multifamily Dwelling
Number of Units:	6
Fee Paid:	\$ 300.00
License Number:	M-13
Date Issued:	June 24, 2013
Date Expires:	June 24, 2015

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

A. LaRosa
Director, Department of Environmental Resources
for Prince George's County, Maryland

Prince George's County Government

Department of Environmental Resources

Property Standards Group

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

Owner:

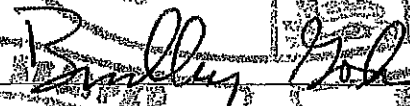
AUDREY A & SYDNEY E THORNE
6803 BERKSHIRE DRIVE
TEMPLE HILLS, MD 20748

Property:

904 FAIRVIEW AVE APTS
TAKOMA PARK MD 20912

Type of Units: Multifamily Dwelling
Number of Units: 6
Fee Paid: \$ 300.00
License Number: ML-134
Date Issued: June 24, 2011
Date Expired: June 24, 2013

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.


Director, Department of Environmental Resources
for Prince George's County, Maryland

Prince George's County Government

Department of Environmental Resources

Property Standards Group

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

Owner:

AUDREY A & SYDNEY E THORNE
SEAT VENTURES, LLC
PO BOX 570
CLINTON, MD 20735

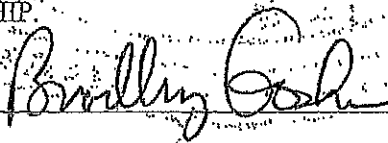
Property:

904 FAIRVIEW AVE
TAKOMA PARK MD 20912

COPY

Type of Units:	Multifamily Dwelling
Number of Units:	6
Fee Paid:	\$ 300.00
License Number:	M-134
Date Issued:	June 24, 2009
Date Expired:	June 24, 2011

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.



for

Director, Department of Environmental Resources
for Prince George's County, Maryland

Prince George's County Government

Department of Environmental Resources

Community Services Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

OWNER:

AUDREY A AND SYDNEY E THORNE
6803 BERKSHIRE DRIVE
TEMPLE HILLS, MD 20748

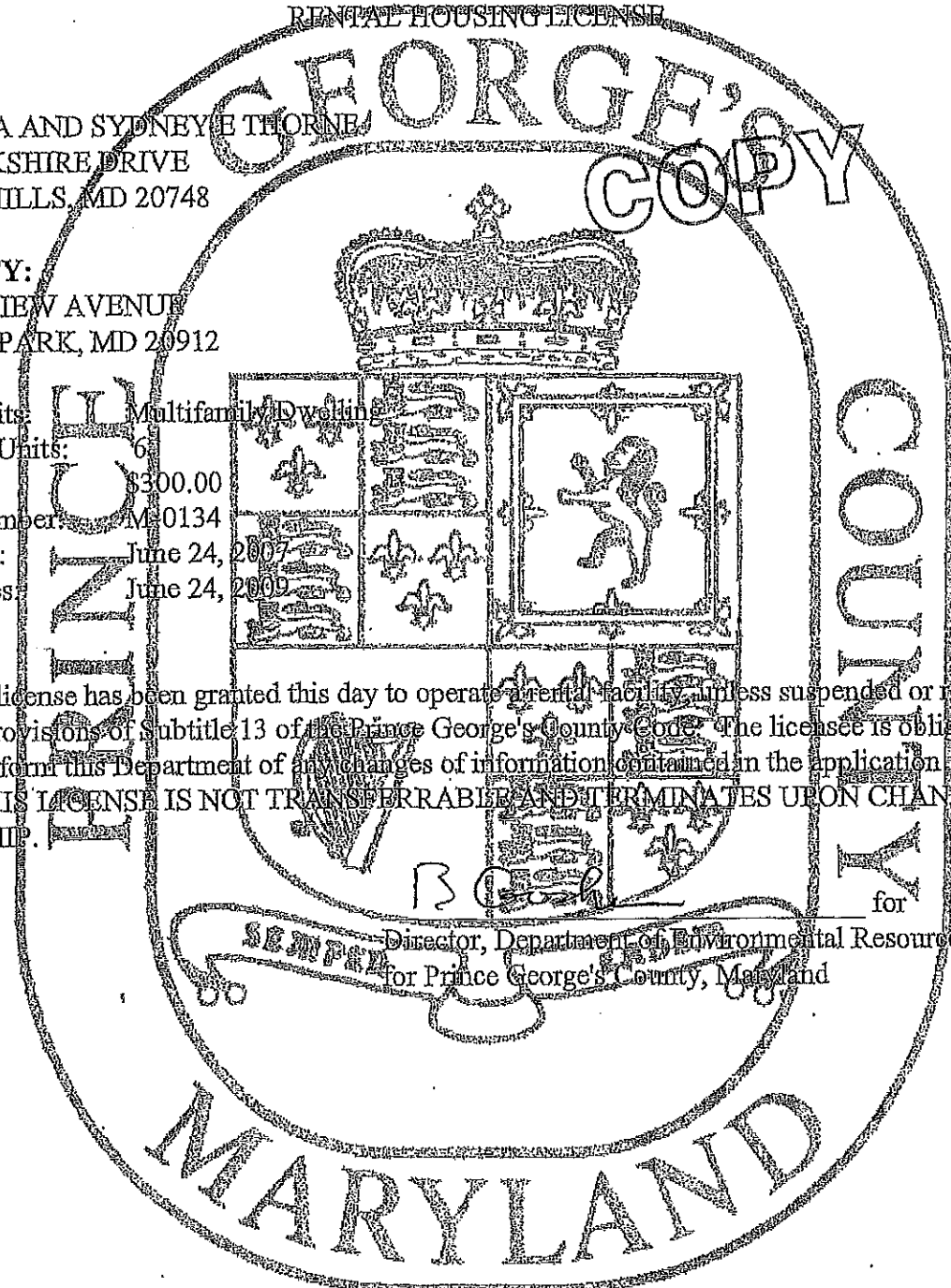
PROPERTY:

904 FAIRVIEW AVENUE
TAKOMA PARK, MD 20912

Type of Units: Multifamily Dwelling
Number of Units: 6
Fee Paid: \$300.00
License Number: MG0134
Date Issued: June 24, 2007
Date Expires: June 24, 2009

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

B. Cash for
Director, Department of Environmental Resources
for Prince George's County, Maryland



Prince George's County Government

Department of Environmental Resources

Community Services Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

OWNER:

AUDREY A AND SYDNEY E THORNE
6803 BERKSHIRE DRIVE
TEMPLE HILLS, MD 20748

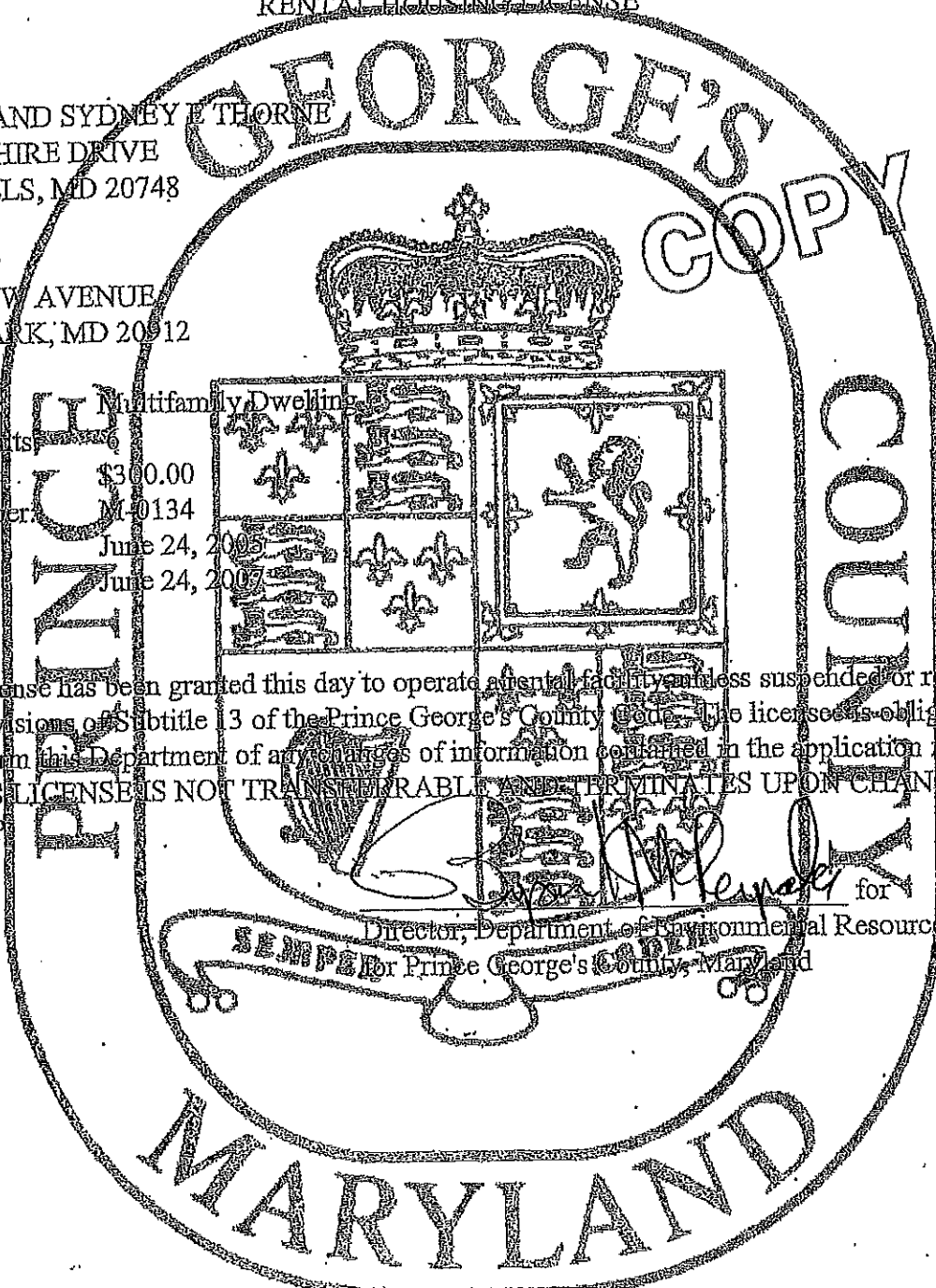
PROPERTY:

904 FAIRVIEW AVENUE
TAKOMA PARK, MD 20912

Type of Units: Multifamily Dwelling
Number of Units: 6
Fee Paid: \$300.00
License Number: M-0134
Date Issued: June 24, 2005
Date Expires: June 24, 2007

A license has been granted this day to operate a rental facility unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

[Signature] for
Director, Department of Environmental Resources
for Prince George's County, Maryland



Prince George's County Government

Department of Environmental Resources

Community Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

OWNER:

CRANHM 1 LLC
7926 WINGATE DRIVE
GLENN DALE, MD 20769

PROPERTY:

904 FAIRVIEW AVENUE
TAKOMA PARK, MD 20912

Type of Units: Multifamily Dwelling

Number of Units: 5

Fee Paid: \$360.00

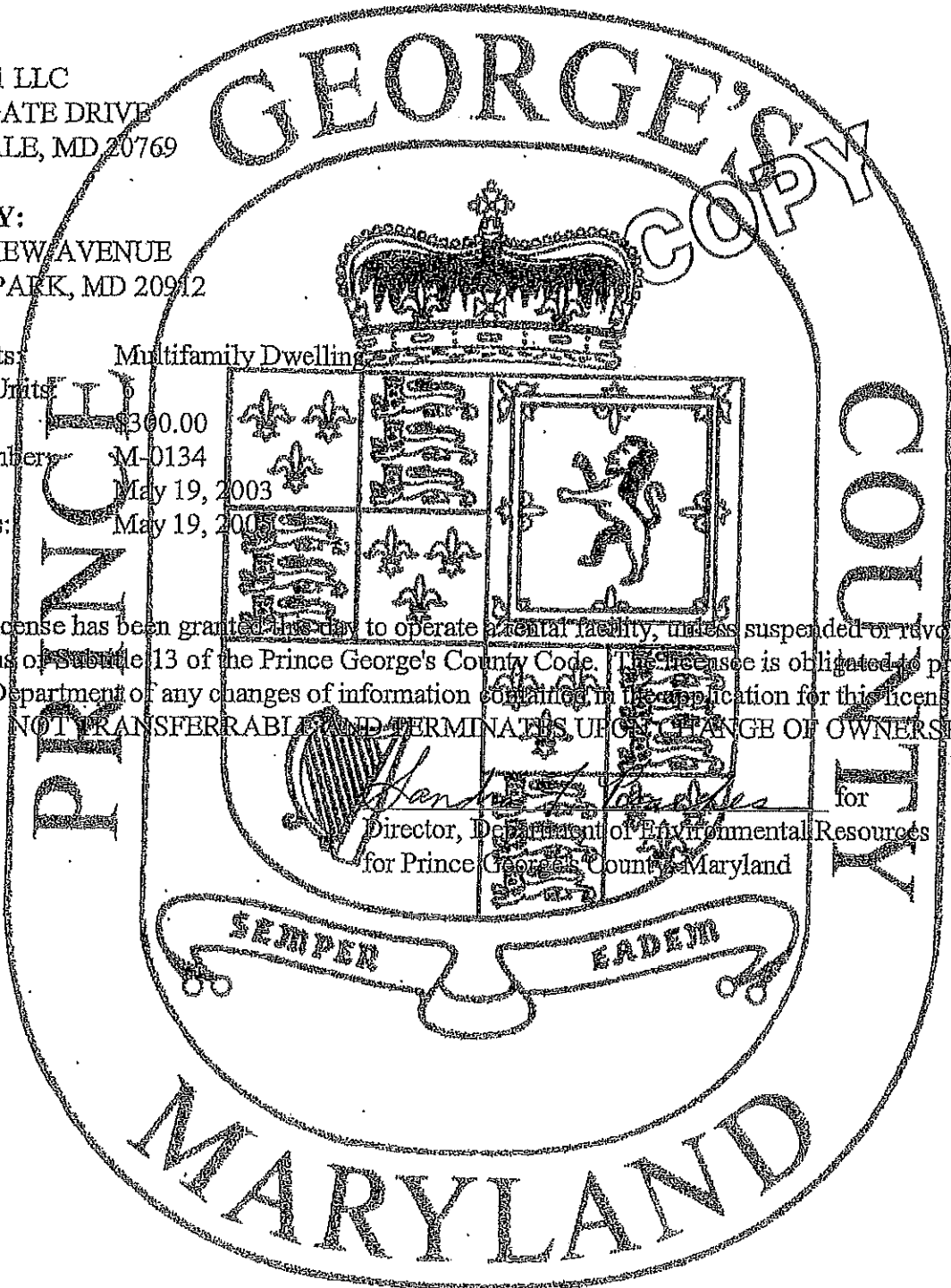
License Number: M-0134

Date Issued: May 19, 2003

Date Expires: May 19, 2005

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

Handwritten Signature
for
Director, Department of Environmental Resources
for Prince George's County, Maryland



Prince George's County Government

Department of Environmental Resources

Community Standards Division

1220 Caraway Ct., Suite 1050, Largo, MD 20774

HOUSING SECTION

RENTAL HOUSING LICENSE

OWNER:

CORAL VIEW APTS LLC
MICHAEL TRAGESER
113 QUINCY STREET
CHEVY CHASE, MD 20815

PROPERTY:

904 FAIRVIEW AVENUE
TAKOMA PARK, MD 20912

Type of Units: Multifamily Dwelling
Number of Units: 6
Fee Paid: \$300.00
License Number: M-0134
Date Issued: May 19, 2001
Date Expires: May 19, 2003

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

William A. Furr for
Director, Department of Environmental Resources
for Prince George's County, Maryland

PRINCE GEORGE'S COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL RESOURCES
Community Standards Division
1220 Caraway Court, Suite #1050
Largo, Maryland 20774
(301) 883-8100
TDD (301) 925-5167

APPLICATION NO.

99-101

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 904 Fairview Avenue, Takoma Park Arlington, MD 20912	24 hr. Emergency Phone No. 301 937-0100	10. Entrance No. 904	Street Name or Number Fairview Avenue	No. of Dwell. Units 6
2. Owner's Name, Address, Zip Code Michael Trageser 113 Quincy Street Chevy Chase, MD 20815	Phone No. (301) 937-0100			
3. Management's Name, Address, Zip Code Sanko Management 4710 St. Marys Street #10 Beltsville, MD 20705 PM.'S Name: Nick J. Kokonis	Phone No. (301) 937 0100			
4. Rental Office Address, Zip Code 4710 St. Marys Street #10 Beltsville, MD 20705	Phone No. (301) 937-0100			
5. Mortgage Holder's Name, Address, Zip Code Virginia Commerce Bank 5350 Lee Highway Arlington, VA 22207 Mortgage Acct. No.: 6478001	Phone No. (703) 534-0700			
6. Property Tax Acct. No:				
7. Bedrooms - MINIMUM Rent: Effic. <u> </u> Min. Rent \$ <u> </u> 1 BR <u> 6 </u> Min. Rent \$ <u>450.00</u> 2 BR <u> </u> Min. Rent \$ <u> </u> 3 BR <u> </u> Min. Rent \$ <u> </u> 4+ BR <u> </u> Min. Rent \$ <u> </u> Total Apts: <u>6</u>				
8. Utilities (circle) Tenant Pays: None <input type="checkbox"/> Elec <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/>				
9. Calculation of Fee: License Fee \$ <u>300.00</u> Penalty Fee \$ <u> </u> Total License Fee \$ <u>300.00</u>				
			NUMBER of Dwelling Units Listed on CONTINUATION PAGES	
			TOTAL Dwelling Units to be LICENSED	6
			11. Use and Occupancy Permit number:	
			12. See attached Apartment License Supplemental Application Pages 2 and 3	

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 2/13/99 Signature Nick J. Kokonis Title Agent

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector [Signature] Date 3/15/99

Supervisor [Signature] Date 3/15/99

Conditions To Issued License

23179199
FOR LICENSE NO. 27494-2017-Back of 53
EXPIRES 5/1/99

PRINCE GEORGE'S COUNTY MARYLAND
 DEPARTMENT OF ENVIRONMENTAL RESOURCES
 Community Standards Division
 1220 Caraway Court, Suite #1050
 Largo, Maryland 20774
 (301) 883-6100
 TDD (301) 925-6167

APPLICATION NO:
 97-255

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 904 Fairview Avenue Takoma Park, MD 20912	24 hr. Emergency Phone No. (301) 937-0100	10. Entrance No. 904	Street Name or Number Fairview	No. of Dwell. Units 6
2. Owner's Name, Address, Zip Code Michael Trageser 113 Quincy Street Chevy Chase, MD 20815	Phone No. (703) 974-8176			
3. Management's Name, Address, Zip Code Sanko Management 4710 St. Marys Street #10 Beltsville, MD 20705 PM'S Name: Nick J. Kokoris	Phone No. (301) 937-0100			
4. Rental Office Address, Zip Code 4710 St. Marys Street #10 Beltsville, MD 20705	Phone No. (301) 937-0100			
5. Mortgage Holder's Name, Address, Zip Code Virginia Commerce Bank 5350 Lee Highway Arlington, VA 22207 Mortgage Acct. No.: 6478001	Phone No. (703) 534-0700			
6. Property Tax Acct. No. 17-04953-00-000				
7. Bedrooms - MINIMUM Rent: Effic. _____ Min. Rent \$ _____ 1 BR <u>10</u> Min. Rent \$ <u>450.00</u> 2 BR _____ Min. Rent \$ _____ 3 BR _____ Min. Rent \$ _____ 4+ BR _____ Min. Rent \$ _____ Total Apts: <u>6</u>				
8. Utilities (circle) Tenant Pays: None: <input type="checkbox"/> Elec: <input checked="" type="checkbox"/> Gas: <input checked="" type="checkbox"/>				
9. Calculation of Fee: CK. NO. <u>1233</u> DATE <u>5/15/97</u> License Fee \$ <u>300.00</u> Penalty Fee \$ <u>45.00</u> Total License Fee \$ <u>345.00</u>				
			NUMBER of Dwelling Units Listed on CONTINUATION PAGES	
			TOTAL Dwelling Units to be LICENSED	<u>6</u>
			11. Use and Occupancy Permit number:	
			12. See attached Apartment License Supplemental Application Pages 2 and 3	

COPY

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: 5/15/97 Signature: Nick J. Kokoris Title: Agent

FOR OFFICE USE ONLY

COMMUNITY STANDARDS DIVISION APPROVAL

Inspector: Ann Keys Date: 5/22/97
 Supervisor: [Signature] Date: 5/23/97
 New: 7517

Conditions To Issued License

FOR LICENSE NO. [Signature]
 CMJ 27-104-2017 Backup 28 of 53
 NEW MB34

6501 N20318/541201

PRINCE GEORGE'S COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL RESOURCES
1220 Caraway Court
Landover, Maryland 20785
(301) 925-6100

APPLICATION NO:
95-043

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 904 Fairview Avenue	24 hr. Emergency Phone No. 301-840-1810	10. Entrance No. 904	Street Name or Number Fairview Avenue Takoma Park, MD 20912	No. of Dwelling Units 6
2. Owner's Name, Address, Zip Code Anthony & Joan Lentine 7505 Radnor Road Bethesda, MD 20817	Phone No. 301-229-2819			
3. Management's Name, Address, Zip Code R.W. Williams, Jr. & Assoc., Inc. 13813 Turkey Foot Road North Potomac, MD 20878 PM's Name: Robert Williams	Phone No. 301-840-1810			
4. Rental Office Address, Zip Code R.W. Williams, Jr. & Assoc., Inc. 13813 Turkey Foot Road North Potomac, MD 20878	Phone No. 301-840-1810			
5. Mortgage Holder's Name, Address, Zip Code William & Kathryn Basher 12504 Buckley Drive Silver Spring, MD 20904 Mortgage Acct. No.	Phone No. 301-622-2032			
6. Property Tax Acct. No. 17-04953-00-000				
7. Bedrooms - MINIMUM Rent: Efflt.: _____ Mln. Rent \$ _____ 1 BR 6 Mln. Rent \$ 450.00 2 BR _____ Mln. Rent \$ _____ 3 BR _____ Mln. Rent \$ _____ 4+ BR _____ Mln. Rent \$ _____ Total Apts: 6				
8. Utilities (circle) Tenant Pays: <input type="checkbox"/> None <input checked="" type="checkbox"/> Elec. <input type="checkbox"/> Gas			ON LICENSE NO. 5776 WHICH EXPIRES 10/16/94	
9. Calculation of Fees License Fee \$ 300.00 Penalty Fee \$ _____ Total License Fee \$ 300.00			RENEWAL	
		NUMBER of Dwelling Units Listed on CONTINUATION PAGES		
		TOTAL Dwelling Units to be LICENSED		6

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date 11/26/94 Signature [Signature] Title Property Manager

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

Inspector Mark W. Jenkins Date 11/1/94
Supervisor [Signature] Date 11/1/94
New License No. 6471

Conditions To Issued License

PRINCE GEORGE'S COUNTY MARYLAND
 DEPARTMENT OF ENVIRONMENTAL RESOURCES
 COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781
 669-2800

GFO 11/2003/10/15/120

APPLICATION NO.
93-057

APARTMENT LICENSE APPLICATION

SEE REVERSE SIDE BEFORE COMPLETING

1. Name of Apartments 904 Fairview Avenue	24 hr. Emergency Phone No. 840-1810	10. Entrance No. 904	Street Name or Number Fairview Avenue Takoma Park	No. of Dwell. Units 6
2. Owner's Name, Address, Zip Code Anthony + Joan Lentime 7505 Radnor Road Bethesda, MD 20817		Phone No. 229-2819		
3. Management's Name, Address, Zip Code R.W. Williams Jr + Assoc Inc 13813 Turkey Foot Road North Potomac, MD 20878		Phone No. 840-1810		
4. Rental Office Address, Zip Code Robert Williams 13813 Turkey Foot Rd. North Potomac, MD 20878		Phone No. 840-1810		
5. Mortgage Holder's Name, Address, Zip Code William + Kathryn Basher 12504 Buckley Drive Silver Spring, MD 20904		Phone No. 622-2032		
6. Property Tax Acct. No. 17-04953-00-090				
7. Bedrooms - MINIMUM Rent:				
Effic.:	Min. Rent \$			
1 BR 6	Min. Rent \$ 450.00			
2 BR	Min. Rent \$			
3 BR	Min. Rent \$			
4+ BR	Min. Rent \$			
Total Apts: 6				
8. Utilities (if paid by Tenant)				
Tenant Pays:	None:	Elec.:	Gas:	
9. Calculation of Fee:				
License Fee	\$ 300.00			
Penalty Fee	\$			
Total License Fee	\$ 300.00			
NUMBER of Dwelling Units Listed on CONTINUATION PAGES			6	
TOTAL Dwelling Units to be LICENSED			6	

COPY

4991
 WHICH EXPIRES **10/16/90**

RENEWAL

I have carefully examined and read the above application and know the same is true and correct, and that in renting these dwelling units all provisions of Prince George's County Ordinances and State Laws will be complied with whether herein specified or not.

Date: **10/27/92** Signature: *[Signature]* Title: **Property Mgr.**

FOR OFFICE USE ONLY

PROPERTY STANDARDS DIVISION APPROVAL

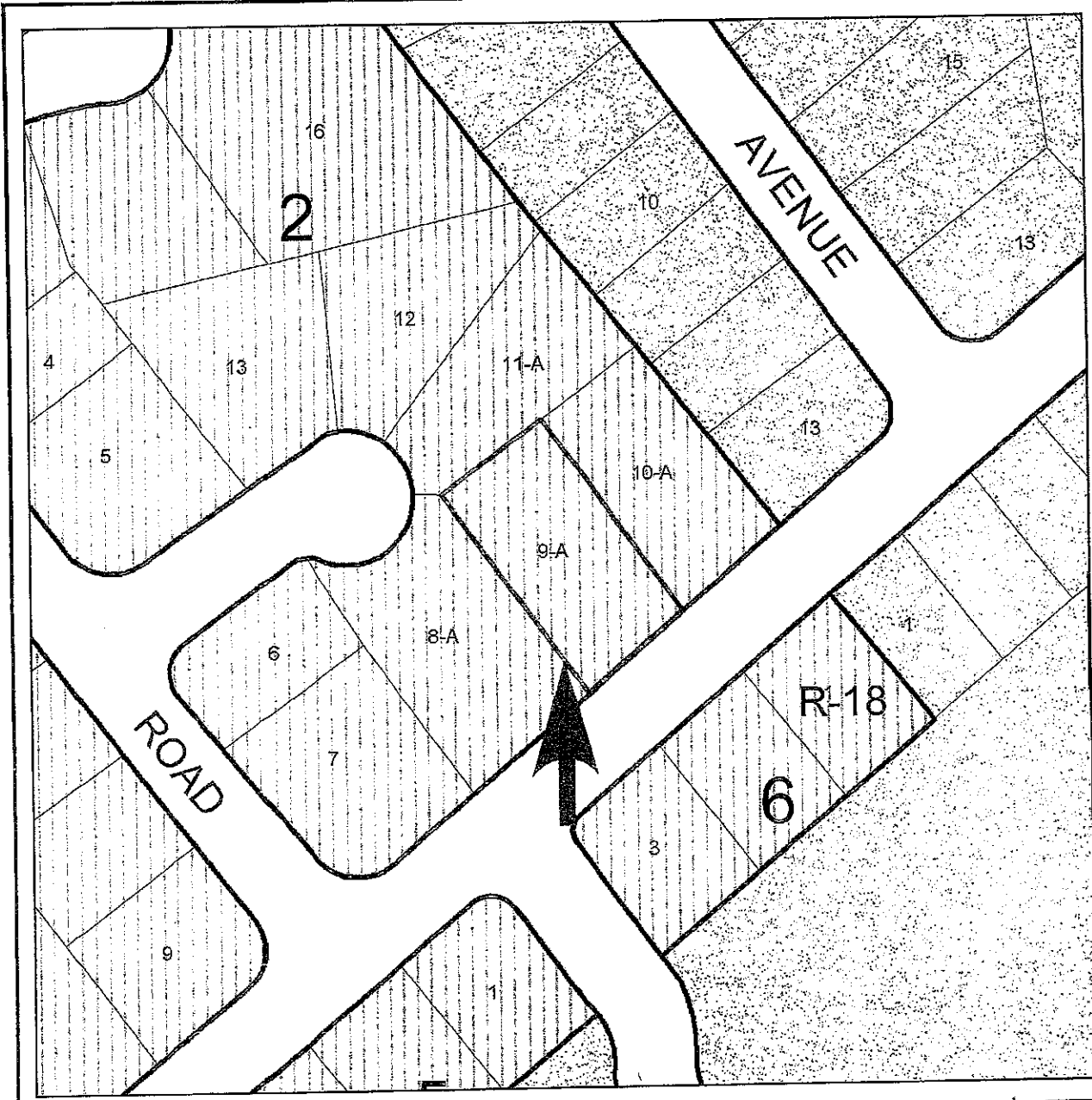
Inspector: *[Signature]* Date: **10/15/92**

Supervisor: *[Signature]* Date: **10/15/92**

License Issued: **10/16/92** New License No: **5776**

Conditions To Issued License

COPY



ZONING SKETCH MAP

APPLICATION NO: _____

REQUEST: _____

PAZ: _____

EXISTING ZONE: _____

PLANNING AREA: 65

WSSC GRID: 208NE01

TAX MAP: 41

TAX GRID: B1

COUNCIL DISTRICT: 2



1 inch = 100 feet



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: September 27, 2017



M-NC
P.G. PLANNING DEPARTMENT
RECEIVED
OCT 23 2018
DEVELOPMENT REVIEW DIVISION

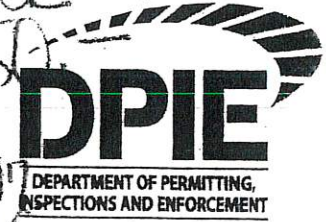
Prince George's County
Department of Permitting, Inspections
and Enforcement

ENFORCEMENT DIVISION

9400 Peppercorn Place, Suite 600
Largo, Maryland 20774
(301) 883-6168 ♦ FAX: (301) 883-6050

Check # 3985

\$450



APARTMENT LICENSE APPLICATION

Name of Apartments: 404 Fairview Hdr HHS * 24 Hr. Emergency Phone #: (301) 275-9543

USE AND OCCUPANCY PERMIT #: PROCESSING (NEW OWNER) (PLEASE PROVIDE A COPY)

OWNER'S INFORMATION

Owner's Name: BRANDON INVESTMENTS Daytime Telephone #: (301) 275-9543
Address: 12813 HAMMONTON RD SILVER SPRING MD 20914
Street City State ZIP Code

MANAGEMENT'S INFORMATION

Management's Name: _____ Daytime Telephone #: _____
Address: _____ Telephone #: _____
Street City State ZIP Code
Property Manager's Name: _____ Daytime Telephone #: _____

RENTAL OFFICE INFORMATION

Rental Office Address: _____ Daytime Telephone #: _____
Address: _____
Street City State ZIP Code

MORTGAGE HOLDER'S INFORMATION

Mortgage Holder's Name: VELOCITY COMMERCIAL CAPITAL LLC Daytime Telephone #: _____
Address: 30699 RUSSELL RANCH RD STE # 295 VESTLAGE VILLAGE CA 91262
Street City State ZIP Code

Type of Ownership (Check One):
* Complete Disclosure Statement attached.
 Limited Partnership* General Partnership* Sole Proprietorship*
 Corporation* L.L.C.* Joint Venture*

RESPONSIBLE PARTY

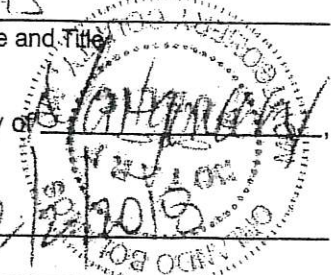
Maryland Resident Agent or, if not a corporation of Limited Partnership, a responsible person for receipt of service of process:
Name: MOISES ARIAS Telephone #: (301) 275-9543
Address: 12813 HAMMONTON RD SILVER SPRING MD 20914
Street City State ZIP Code

I HEREBY CERTIFY, UNDER THE PENALTY OF PERJURY, THE ABOVE INFORMATION TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Signature of Owner or Authorized Representative: [Signature] Printed Name and Title: MOISES ARIAS

Sworn and subscribed to before me, a Notary Public of the State of Maryland County of [County]
on the 12th date of June, 2017

Notary Public: [Signature] My Commission Expires on: 2/22/2018



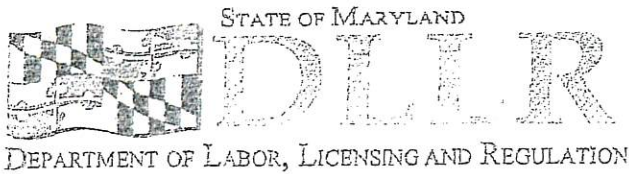
NOTE:

It is the responsibility of the owner to ensure that this equipment is maintained and operating safely in compliance with the applicable safety codes and regulations. This certificate may be revoked at any time by the Commissioner of Labor and Industry for failure to comply with Public Safety Article, Section 12, Subtitle 8 & 9 Annotated Code of Maryland.



ATTN: Audrey & Sydney Thorne, Owners
Audrey & Sydney Thorne
6803 Berkshire Dr
Camp Springs, MD 20748-4030

CERTIFICATE OF REGISTRATION & INSPECTION



LARRY HOGAN, Governor
BOYD K. RUTHERFORD, Lt. Governor
KELLY M. SCHULZ, Secretary

BOILERS/PRESSURE VESSELS

MD REGISTRATION #: MD141293H
NATIONAL BOARD #: CI
MFG: Peerless
MAWP: 30 YEAR: 2006
TYPE: Cast Iron
INSPECTION DATE: 10/14/2016
EXPIRATION DATE: 10/14/2018
LOCATION: Basement Laundry Room

Audrey & Sydney Thorne
904 Fairview Ave
Takoma Park, MD 20912-5972

In accordance with Public Safety Article §12-911, this certificate is issued by:

Karl Kraft
Karl Kraft, Chief Boiler Inspector

To report accidents, contact:
Division of Labor and Industry
Safety Inspection Unit
410-767-2990

www.dllr.maryland.gov/labor/safety



ARTICLES OF ORGANIZATION

The undersigned, with the intention of creating a Maryland Limited Liability Company files the following Articles of Organization

(1) The name of the Limited Liability Company is Brandon Investments, LLC

(2) The purpose for which the Limited Liability Company is filed is as follows Real Estate Investment and Rentals

(3) The address of the Limited Liability Company in Maryland is 12813 Hammonton Rd Silver Spring, MD 20904

(4) The resident agent of the Limited Liability Company in Maryland is Moises Arias

whose address is 12813 Hammonton Rd Silver Spring, MD 20904

(5) _____

(6) 
Resident Agent

Signature(s) of Authorized Person(s)

Filing party's return address

(7) 12813 Hammonton Rd Silver Spring,

MD 20904

CUST ID 0003534395
WORK ORDER 0004750972
DATE 03-29-2017 11 38 AM
AMT PAID \$192 00



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Michelle Hughes 27104-2017-U
Telephone Number: (301) 952-5409 Brandon Investments
Fax Number: (301) 952-4141
Permit Status: www.mncppc.org

The following comments were generated from permit review. Any questions or concerns regarding the following comments should be directed to the reviewer. For permit status, please direct your call to the appropriate phone number provided above.

Further review and comments may be generated when the appropriate or additional information has been submitted. Revised plans and required information must be submitted to the Permit Review Section.

1. This permit is for a 6-unit multifamily dwelling in the R-18 Zone constructed in 1951. Prior permits 35679-2016-U, 25404-2015-U and 3005-2002-U were placed on hold with the same outstanding comments and never pursued:

All units are one bedroom. At the time of construction in 1951 the net lot area requirement for multifamily dwellings was a minimum of 1,800 square feet of lot area per dwelling unit. Based on a on a lot size of 10,804 s.f. square feet the 6 units met this requirement. On January 1, 1964, the Zoning Ordinance was amended to require a minimum of 2,000 square feet net lot area dwelling unit therefore only permitting 5 units. The current maximum of density of the R-18 Zone is 12 dwelling units per acre which would only permit a maximum of 3 units. Therefore, the apartment building must be certified as a nonconforming use. Off street parking for this property was waived by Resolution #82-1970 on February 24, 1970. Per Property Standards there is no prior use and occupancy permit for the subject property, therefore the certification must be heard by the Prince George's County Planning Board. The applicant must contact Cheryl Summerlin at 301-952-3578 for information and instructions regarding the certification of nonconforming use process. I emailed the comments to Moises Arias at moisesarias54@gmail.com. A copy of site plan for neighboring property that was certified per CNU 15552-2014 was sent to Mr. Arias for a sample.

6/28/17 - Emailed comments to smauersberg@bendyer.com.

copy

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Enforcement Division
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
RENTAL HOUSING LICENSE

Owner:

THORNE SYDNEY E
SEAT VENTURES LLC
6803 BERKSHIRE DRIVE
TEMPLE HILLS MD 20748

Property:

904 FAIRVIEW AVE APTS
TAKOMA PARK MD 20912

Type of Units: Multifamily Dwelling
Number of Units: .6
Fee Paid: \$ 450.00
License Number: M-134
Date Issued: June 24, 2015
Date Expired: June 24, 2017

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

for
Director, Department of Permitting, Inspections and Enforcement
for Prince George's County, Maryland

M-NCPPC
P.G. PLANNING DEPARTMENT
RECEIVED
OCT 23 2018
DEVELOPMENT REVIEW DIVISION

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown herein is correct; that it is a resubdivision of lots 8, 9, 10, and 11, Block 2, Hampshire View, as per plat recorded in Book WMV 17, Plat 3, among the Land Records of Prince Georges County, Maryland; that original lots 8 and 9 were part of the land conveyed by James J. Ruggert and Barbara D. Ruggert to William E. Ford and Alah Stele Ford by deed dated September 20, 1946 and recorded among said Land Records in Liber 884 of Folio 109; that original Lot 10 was conveyed by William E. Ford and Alah Stele Ford to Carl A. Ford and Ruth Eleanor Ford by deed dated May 4, 1950 and recorded among said Land Records in Liber 1225 of Folio 248; that original Lot 11 was conveyed by William E. Ford and Alah Stele Ford to Peter J. Workman and Mary W. Workman by deed dated May 25, 1950 and recorded among said Land Records in Liber 1225 of Folio 429; and that stakes marked thus \oplus and iron pipes marked thus \ominus have been placed as indicated to the approved finish grade; and that the total area included in this resubdivision is 1.0790 acres.

August 3, 1950

Thomas B. Murrell
REGISTERED LAND SURVEYOR
MARBURG CEMENT CO. BLDG.



NO.	BEARING	ANGLE	DIST.	CURVE	CHORD BEARING
1	15.00	67°57'30"	16.48	8.16	N10°26'02"E
2	40.00	24°57'30"	18.02	6.33	S69°23'33"W

OWNER'S DEDICATION

We, William E. Ford and Alah Stele Ford, his wife, Carl A. Ford and Ruth Eleanor Ford, his wife, Peter J. Workman and Mary W. Workman, his wife, owners of the property shown and described herein, hereby adopt this plan of resubdivision, establish the minimum building restriction lines and dedicate the streets to public use.

There are no suits, actions, leases, liens, or trusts on the property included in this plan of subdivision, except certain deeds of trust, and all parties in interest therein have below indicated their assent to this plan of resubdivision.

WITNESSED: DATE August 30, 1950
 Robert Gray Emerson
 William E. Ford
 Alah Stele Ford
 Carl A. Ford
 Ruth Eleanor Ford
 Peter J. Workman
 Mary W. Workman

We assent to this plan of resubdivision of lots 8, 9, 10, and 11.
 WITNESSED: DATE August 26, 1950
 Equitable Life Building Company, Inc.

Harry J. Emerson
 Harry J. Emerson
 Harry J. Emerson
 Charles E. Emerson
 Charles E. Emerson
 Charles E. Emerson
 Charles E. Emerson
 Charles E. Emerson

We assent to this plan of resubdivision of lot 10.
 WITNESSED: DATE August 26, 1950
 Equitable Life Building Company, Inc.

William E. Ford
 Alah Stele Ford
 Carl A. Ford
 Ruth Eleanor Ford
 Peter J. Workman
 Mary W. Workman

MARYLAND-NATIONAL CAPITAL AREA PLANNING COMMISSION
 APPROVED AUGUST 31, 1950
 Chairman: Thomas B. Murrell
 Secretary: James J. Ruggert
 MUNICIPAL RECORD FILE NO. S-50101

WASHINGTON SUBURBAN SANITARY COMMISSION
 APPROVED SEPTEMBER 5, 1950
 SUPERVISOR: Harry J. Emerson
 ENGINEER: Harry J. Emerson

LOTS 8A, 9A, 10A & 11A
 BEING A RESUBDIVISION
 OF LOTS 8, 9, 10 & 11
 BLOCK 2
 HAMPSHIRE VIEW
 PRINCE GEORGES COUNTY MARYLAND
 SCALE 1" = 60' AUGUST, 1950

PREPARED BY
 THOMAS B. MURRELL
 REGISTERED LAND SURVEYOR
 35 LAUREL AVENUE
 TAYLOR PARK 12 MD.

M-NCPPC
 P.G. PLANNING DEPARTMENT
 RECEIVED
 OCT 23 2018
 DEVELOPMENT REVIEW DIVISION

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 : 06/16/2017

PERMIT APPLICATION

Case Number: 27104-2017-00

ACTIVITY: DPE UOW
 WORK DESCRIPTION: U&O FOR 6 UNIT APARTMENTS
 USE TYPE: Apartment
 EXISTING USE: 6 unit rental
 PROPOSED USE: Continuation of 6 unit rental

LOT : 9A
 BLOCK : 2
 PARCEL :

SITE INFORMATION

SITE ADDRESS: 904 FAIRVIEW AVE TAKOMA PARK 20912	PROJECT NAME: BRANDON INVESTMENTS U&O SUBDIVISION: HAMPSHIRE VIEW	EST. CONSTRUCTION COST: \$ 0.00 ELECTION DISTRICT: 17 PROPERTY TAX ACCOUNT #: 1839802
---	--	--

<u>OWNER</u>	<u>OCCUPANT</u>	<u>CONTRACTOR</u>	<u>ARCHITECT</u>
Brandon Investments 12813 Hammonton Rd Silver Spring MD 20904	Brandon Investments 904 FAIRVIEW AVE TAKOMA PARK MD 20912		

FOR OFFICE USE ONLY

	Reviewer	Date		Reviewer	Date
ONE-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 Moises Arias Brandon Investments LLC (301) 275 - 9543 
 NAME COMPANY PHONE SIGNATURE



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PERMIT REVIEW SECTION**

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Michelle Hughes 27104-2017-U
Telephone Number: (301) 952-5409 Brandon Investments
Fax Number: (301) 952-4141
Permit Status: www.mncppc.org

The following comments were generated from permit review. Any questions or concerns regarding the following comments should be directed to the reviewer. For permit status, please direct your call to the appropriate phone number provided above.

Further review and comments may be generated when the appropriate or additional information has been submitted. Revised plans and required information must be submitted to the Permit Review Section.

1. This permit is for a 6-unit multifamily dwelling in the R-18 Zone constructed in 1951. Prior permits 35679-2016-U, 25404-2015-U and 3005-2002-U were placed on hold with the same outstanding comments and never pursued:

All units are one bedroom. At the time of construction in 1951 the net lot area requirement for multifamily dwellings was a minimum of 1,800 square feet of lot area per dwelling unit. Based on a on a lot size of 10,804 s.f. square feet the 6 units met this requirement. On January 1, 1964, the Zoning Ordinance was amended to require a minimum of 2,000 square feet net lot area dwelling unit therefore only permitting 5 units. The current maximum of density of the R-18 Zone is 12 dwelling units per acre which would only permit a maximum of 3 units. Therefore, the apartment building must be certified as a nonconforming use. Off street parking for this property was waived by Resolution #82-1970 on February 24, 1970. Per Property Standards there is no prior use and occupancy permit for the subject property, therefore the certification must be heard by the Prince George's County Planning Board. The applicant must contact Cheryl Summerlin at 301-952-3578 for information and instructions regarding the certification of nonconforming use process. I emailed the comments to Moises Arias at moisesarias54@gmail.com. A copy of site plan for neighboring property that was certified per CNU 15552-2014 was sent to Mr. Arias for a sample.

6/28/17 - Emailed comments to smauersberg@bendyer.com.



Pre-Application Form:
For Cases Requiring Planning Board Hearing*
(In accordance with CB-12-2003 & CB-58-2003 Informational Mailing)

Submittal Requirements:

- Application Type & Project Name: NCU Brandon INVESTMENTS LLC
Revision of Case (If yes, provide application number):

NOTE: You are required to provide a copy of the most recently approved Detailed Site Plan, Comprehensive Design Plan, Specific Design Plan, Conceptual Site Plan, Preliminary Plan, Sketch Plan, Special Exception, Zoning Map Amendment, or Departure, etc.)

- Zoning Sketch Map (attached)
List of Previous Applications affecting the subject property in the last 10 years: 82-1970
Contact Person Name & Phone Number: DARRELL V. OLIVER 240.882.6915 (REQUIRED)

Check One:

- Yes: If you would like to receive both the Pre-Application Number and the Previous Parties of Record mailing lists electronically. My e-mail address is: doliver@digiterrb.design (REQUIRED)
No: I will pick up this information when contacted by your office.

Pre-Application Number: CNU-27104-2017 (to be filled out by M-NCPPC)



*NOTE: If you think your application may be processed under the Planning Director level review (per CB-42-2002 or as a Minor Subdivision pursuant to Section 24-117 of the Subdivision Regulations), submit a complete package, including an application and a cover letter, with an explanation for this type of review. This will then go through our pre-review process for a determination by staff. If, after the pre-review, it is determined to be a Planning Board case, you will be required to start over and comply with the informational mailing requirements of CB-12-2003 or CB-58-2003.

Sample Letter for Informational Mailing required by CB-54-2008, effective January 2, 2009, and CB-55-2008, effective December 18, 2008.

Please prepare the Informational Mailing Letter (the "letter") in a similar format to the sample provided below. **The italicized must be included in the letter**. The letter should be mailed by first class to all adjoining property owners, municipalities within a mile, previous parties of record, and associations registered with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") for the geographical area in which the applicant's property is located. After the letter has been mailed to the required parties, a copy of the letter, a list of names and addresses of those parties to whom the letter was sent, a "Receipt" from the M-NCPPC Information Counter, and an affidavit of the mailing should be submitted at the time of filing the application for review. **The letter must be sent at least 30 days before the Commission accepts the application.**

Date

Adjoining property owners, municipalities within a mile, previous parties of record and/or registered associations

Address

City, State, Zip

Dear *[adjoining property owner, municipality, previous party of record and/or registered association]*:

Re: *[Pre-Application Number and Name of Project]*

A *[application type, (preliminary plan, detailed site plan etc.)]* for the above-referenced project will be submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission ("M-NCPPC").

The address of the subject property is *[address, if applicable]*, which is located *[give geographic location and description of property]*. The nature of the review is *[give a detailed description and/or attach a Justification Statement]*. (Note: Do not say the nature of the review is the application type -- this will not be accepted as proper notification.)

If you wish to become a Person of Record to this application, you may submit your request online at www.pgplanning.org or by written request to the Development Review Division of the M-NCPPC, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please reference the Pre-Application Number and the Name of Project in your request. At this time no government agency has reviewed the application. After the application has been filed, you may contact the M-NCPPC at 301-952-3530.

IMPORTANT: This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact [Applicant's name & telephone number].

Sincerely,

[Applicant's name]

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PERMIT REVIEW SECTION

14741 Governor Oden Bowie Drive, Upper Marlboro Md. 20772

Permit Reviewer: Michelle Hughes 27104-2017-U
Telephone Number: (301) 952-5409 Brandon Investments
Fax Number: (301) 952-4141
Permit Status: www.mncppc.org

The following comments were generated from permit review. Any questions or concerns regarding the following comments should be directed to the reviewer. For permit status, please direct your call to the appropriate phone number provided above.

Further review and comments may be generated when the appropriate or additional information has been submitted. Revised plans and required information must be submitted to the Permit Review Section.

1. This permit is for a 6-unit multifamily dwelling in the R-18 Zone constructed in 1951. Prior permits 35679-2016-U, 25404-2015-U and 3005-2002-U were placed on hold with the same outstanding comments and never pursued:

All units are one bedroom. At the time of construction in 1951 the net lot area requirement for multifamily dwellings was a minimum of 1,800 square feet of lot area per dwelling unit. Based on a on a lot size of 10,804 s.f. square feet the 6 units met this requirement. On January 1, 1964, the Zoning Ordinance was amended to require a minimum of 2,000 square feet net lot area dwelling unit therefore only permitting 5 units. The current maximum of density of the R-18 Zone is 12 dwelling units per acre which would only permit a maximum of 3 units. Therefore, the apartment building must be certified as a nonconforming use. Off street parking for this property was waived by Resolution #82-1970 on February 24, 1970. Per Property Standards there is no prior use and occupancy permit for the subject property, therefore the certification must be heard by the Prince George's County Planning Board. The applicant must contact Cheryl Summerlin at 301-952-3578 for information and instructions regarding the certification of nonconforming use process. I emailed the comments to Moises Arias at moisesarias54@gmail.com.

copy

Prince George's County Government
Department of Permitting, Inspections and Enforcement
Enforcement Division
9400 Peppercorn Place, 6th Floor, Largo, MD 20774
RENTAL HOUSING LICENSE

Owner:

THORNE SYDNEY E
SEAT VENTURES LLC
6803 BERKSHIRE DRIVE
TEMPLE HILLS MD 20748

Property:

904 FAIRVIEW AVE APTS
TAKOMA PARK MD 20912

Type of Units: Multifamily Dwelling
Number of Units: .6
Fee Paid: \$ 450.00
License Number: M-134
Date Issued: June 24, 2015
Date Expired: June 24, 2017

A license has been granted this day to operate a rental facility, unless suspended or revoked, under the provisions of Subtitle 13 of the Prince George's County Code. The licensee is obligated to promptly inform this Department of any changes of information contained in the application for this license. THIS LICENSE IS NOT TRANSFERRABLE AND TERMINATES UPON CHANGE OF OWNERSHIP.

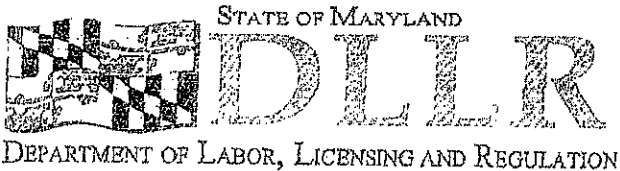
[Signature]
Director, Department of Permitting, Inspections and Enforcement
for Prince George's County, Maryland

NOTE:

It is the responsibility of the owner to ensure that this equipment is maintained and operating safely in compliance with the applicable safety codes and regulations. This certificate may be revoked at any time by the Commissioner of Labor and Industry for failure to comply with Public Safety Article, Section 12, Subtitle 8 & 9 Annotated Code of Maryland.

ATTN: Audrey & Sydney Thorne, Owners
Audrey & Sydney Thorne
6803 Berkshire Dr
Camp Springs, MD 20748-4030

CERTIFICATE OF REGISTRATION & INSPECTION



LARRY HOGAN, Governor
BOYD K. RUTHERFORD, Lt. Governor
KELLY M. SCHULZ, Secretary

BOILERS/PRESSURE VESSELS

Audrey & Sydney Thorne
904 Fairview Ave
Takoma Park, MD 20912-5972

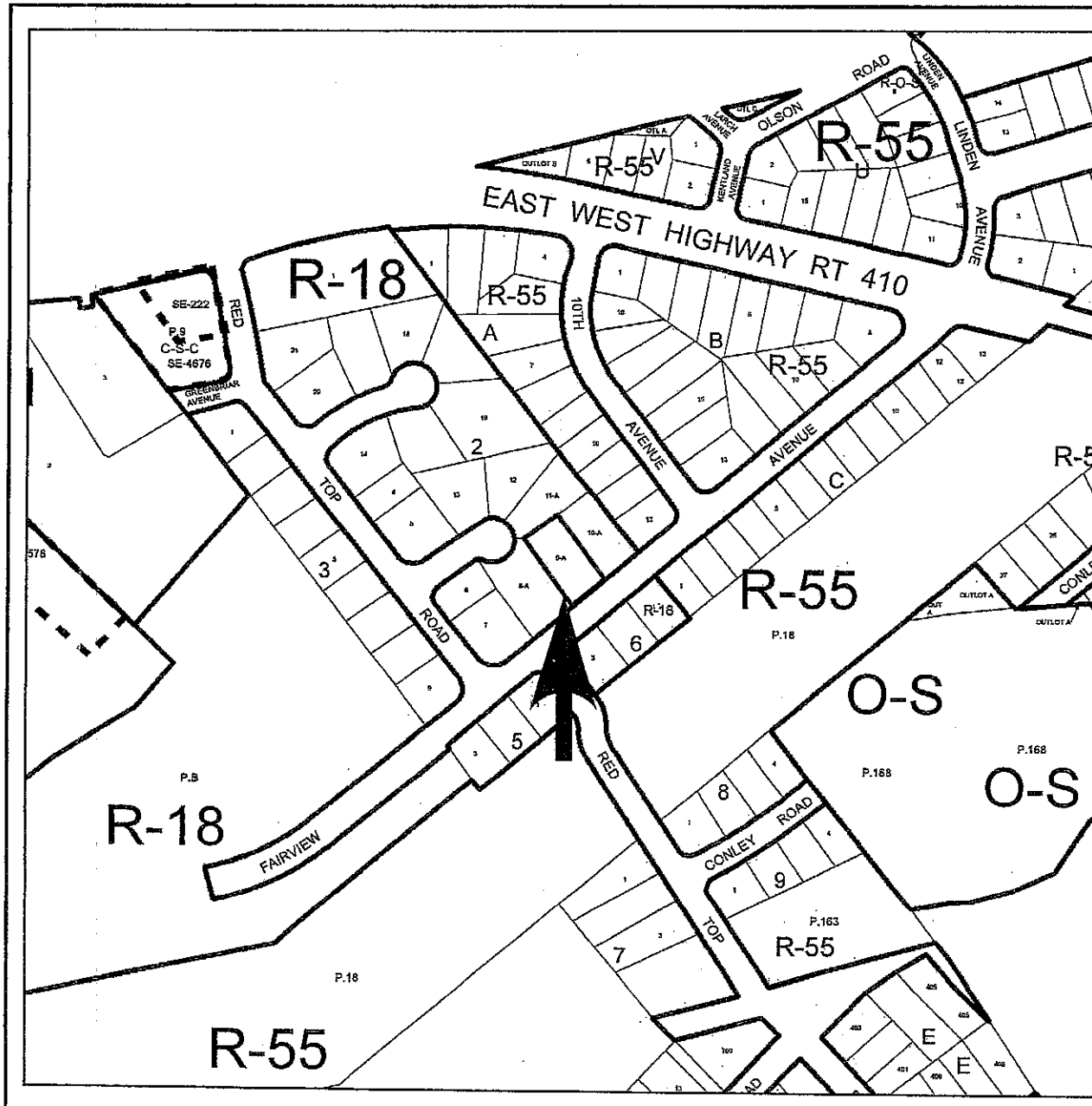
MD REGISTRATION #: MD141293H
NATIONAL BOARD #: CI
MFG: Peerless
MAWP: 30 YEAR: 2006
TYPE: Cast Iron
INSPECTION DATE: 10/14/2016
EXPIRATION DATE: 10/14/2018
LOCATION: Basement Laundry Room

In accordance with Public Safety Article §12-911, this certificate is issued by:

Karl Kraft
Karl Kraft, Chief Boiler Inspector

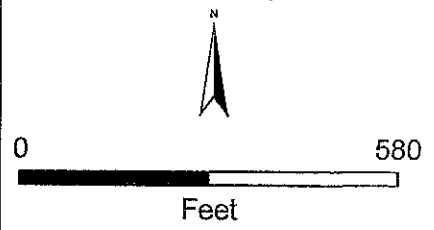
To report accidents, contact:
Division of Labor and Industry
Safety Inspection Unit
410-767-2990

www.dllr.maryland.gov/labor/safety



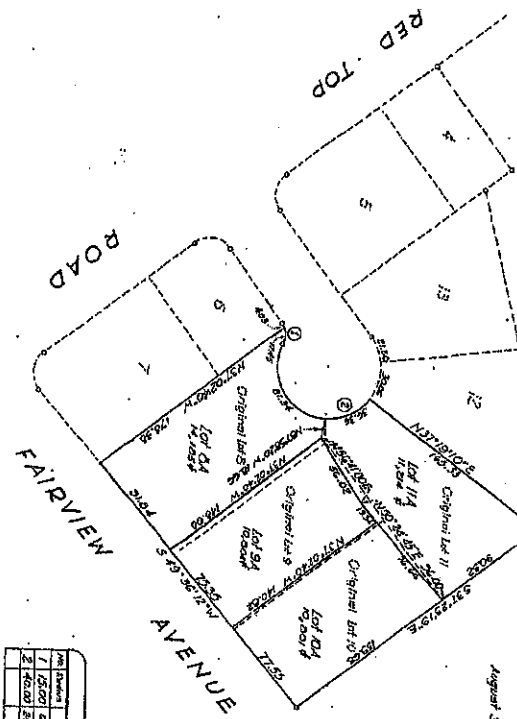
ZONING SKETCH MAP

APPLICATION NO: _____
 REQUEST: _____
 PAZ: _____
 EXISTING ZONE: _____
 PLANNING AREA: 65
 WSSC GRID: 208NE01
 TAX MAP: 41
 TAX GRID: B1
 COUNCIL DISTRICT: 2



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Geographic Information System

Created: June 19, 2017



ENGINEER'S CERTIFICATE

I hereby certify that the above shown is correct; that it is a resubdivision of Lots 4, 9, 10 and 11, Block 2, Hampshire View, as per plat received in Book 1444, P. 17, and 5, containing records of Prince Georges County, Maryland; that original Lots 4 and 9 were part of the land conveyed by James L. Rogers, Deed Book 10, Page 10, to William R. Ford and John Shaw Ford by Special Power of Attorney, and recorded among said land records in Book 10, Page 10, 1945; that original Lot 10 was conveyed by William R. Ford and John Shaw Ford to Carl A. Ford and Ruth Esterson Ford by deed dated May 2, 1950 and recorded among said land records in Book 10, Page 10, 1950; and original Lot 11 was conveyed by William R. Ford and John Shaw Ford to John A. Wetherman and Henry W. Wetherman, by deed dated May 23, 1950 and recorded among said land records in Book 10, Page 10, 1950; and that shingles started this is and two other shingles which have been placed as indicated in the resubdivision is 1,0750 acres.

August 3, 1950

James R. MacNeil
 REGISTERED LAND SURVEYOR
 MARYLAND CERTIFICATE # 1712

CURVE DATA					
No. Station	Δ	ARC	30'	CHORD	PLANE ANGLE
1-150.00	323.730'	6.64	3.16	1.57	14.928°
2-160.00	323.730'	15.27	6.33	3.14	29.856°

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 APPROVED AUGUST 31, 1950.
[Signature]
 MANAGER

WASHINGTON SUBURBAN ZONING COMMISSION
 APPROVED AUGUST 25, 1950
 WITHOUT COMMENT AS TO CONFORMANCE WITH ZONING ORDINANCE
[Signature]
 CHAIRMAN

OWNER'S DEDICATION

We, William R. Ford and John Shaw Ford, his wife, Carl A. Ford and Ruth Esterson Ford, his wife, John A. Wetherman and Henry W. Wetherman, as the owners of the property shown and described herein, hereby dedicate this plan of resubdivision, establish the minimum building restriction lines and dedicate the streets to public use.

There are no suits of carbon, arsenic, lead, or acids on this property included in this plan of resubdivision, except carbon which is included in the plan of resubdivision, and the same is included in the plan of resubdivision as indicated by the plan of resubdivision.

DATE August 3, 1950

Carl A. Ford
 Carl A. Ford
 1500 17th Street, N.W.
 Washington, D.C.

John A. Wetherman
 John A. Wetherman
 1500 17th Street, N.W.
 Washington, D.C.

Henry W. Wetherman
 Henry W. Wetherman
 1500 17th Street, N.W.
 Washington, D.C.

William R. Ford
 William R. Ford
 1500 17th Street, N.W.
 Washington, D.C.

John Shaw Ford
 John Shaw Ford
 1500 17th Street, N.W.
 Washington, D.C.

James R. MacNeil
 James R. MacNeil
 1500 17th Street, N.W.
 Washington, D.C.

LOTS 84, 94, 104, & 114
 BEING A RESUBDIVISION
 OF LOTS 8, 9, 10, & 11
 BLOCK 2
 HAMPSHIRE VIEW
 PRINCE GEORGES COUNTY
 MARYLAND
 SCALE 1" = 60'
 AUGUST, 1950

PREPARED BY
 THOMAS S. HOWELL
 REGISTERED LAND SURVEYOR
 2700 WOODLARK AVENUE
 WASHINGTON, D.C.

Prince George's County Government

Department of Permitting, Inspections and Enforcement
Enforcement Division

9400 Peppercorn Place, 6th Floor, Largo, MD 20774

Issue Date: November 02, 2018

CSD Case No.: 18-00116236

PREMISE IN VIOLATION:

904 FAIRVIEW AVE # 6
TAKOMA PARK MD 20912

Subdvsn: 420000

Lot #: 9A

Parcel:

Block: 2

TaxMap: 041

Grid: B1

Liber: 00000

Folio: 000

Elctn Dist: 17

Land Acct: 1839802

RESPONSIBLE PARTY:

BRANDON INVESTMENTS LLC
12813 hammonton rd
SILVER SPRING, MD 20904

An inspection of the above premises revealed violation(s) of the laws and/or regulations of Prince George's County as listed below. Compliance with the Provisions of law(s) cited must be completed by November 17, 2018 (or) THIS MATTER MAY BE REFERRED TO THE OFFICE OF THE COUNTY ATTORNEY OR DISTRICT COURT OF MARYLAND FOR LEGAL ACTION. THIS MAY BE YOUR ONLY NOTICE. FAILURE TO COMPLY COULD RESULT IN A CIVIL PENALTY UP TO \$1,000.00.

FAILURE TO COMPLY FULLY WITH THIS NOTICE WILL MAKE IT NECESSARY TO TAKE ACTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAW. (See Enclosures)

1. Zoning Code Section 27-253(a)(1), 4-118(c)

VIOLATION: Use of a building, structure or land without a use and occupancy permit for .

CORRECTIVE ACTION: Cease use of the premises, including adjoining properties and right of way area. Remove all vehicles, equipment, materials, and items until a valid use and occupancy permit, including final approval of the permit, is granted by the Department of Permitting, Inspections and Enforcement. PLEASE NOTE: Change of Owner/Tenant requires a new Use and Occupancy permit. Permits Information (301) 883-5900.

2. Housing Code Section 13-120

VIOLATION: Bedroom and living room ceiling has flaking, peeling paint and/or plaster.

CORRECTIVE ACTION REQUIRED: Remove flaking, peeling paint and/or plaster. Repair in a sound workmanlike manner. When paint is applied it must be lead free.

3. International Property Maintenance Code (2000) Section 701.2, Fire Code Section 11-292

VIOLATION: Fire extinguisher is discharged, missing and/or has expired service tag.

CORRECTIVE ACTION REQUIRED: Replace, recharge and service as necessary as prescribed in Subtitle 11, Section 11-292 of the Prince George's County Code. Maintain in operational condition at all times.

4. Housing Code Section 13-127

VIOLATION: Heat is insufficient.

CORRECTIVE ACTION REQUIRED: Provide heat so that all habitable rooms are heated to a temperature of at least 70 degrees Fahrenheit.

5. Housing Code Section 13-181, Section 13-182

VIOLATION: The premises is being operated as a single-family or multifamily rental facility without the required license.

CORRECTIVE ACTION REQUIRED: Obtain a valid rental license or have the property vacated. NOTE: If there are two responsible parties listed above, the Rental License application was sent ONLY to the first listed.

6. International Property Maintenance Code (2000) Section 303.13

VIOLATION: One or more windows panels need paint.

CORRECTIVE ACTION REQUIRED: Repair/replace window(s) to a sound tight condition and capable of being easily opened.

7. International Property Maintenance Code (2000) Section 13-119(b)

VIOLATION: Window(s) has/have screen(s) that are in disrepair and/or are missing. (window blinds are in disrepair)

CORRECTIVE ACTION REQUIRED: Repair/replace window screens to perform their intended function. NOTE: NO SCREENS ARE REQUIRED ABOVE THE 5TH FLOOR AND SCREENS ARE ONLY REQUIRED JUNE 1ST TO OCTOBER 15TH.

Inspector's Comments: M-0134

If you have any questions concerning this notice, or need to request an extension of time beyond the deadline granted above, contact the inspector promptly.

INSPECTOR: Sergio Velasco # 12258
240-676-0108
savelasco@co.pg.md.us

Whenever the Director shall determine that a provision of this Division has been violated, the Director shall serve notice of the violation upon the owner or other responsible party by sending a copy of the notice by mail to the last known address, or, if the notice is returned showing that it has not been delivered to the last known address by posting a copy in a conspicuous place in or about the subject property in violation. The notice shall be in writing; shall include a description of the property sufficient for identification; shall specify the violation that exists and the remedial action required; and shall allow a reasonable time for the performance of any act it requires. (CB-125-1987)

Failure to fully comply with the above cited violation(s) by the deadline stated may result in (1) The issuance of a civil citation for which a fine of \$100.00 or more can be assessed for each day that any violation continues, or (2) Criminal prosecution for which the penalty can be up to \$1,000.00 or six months imprisonment, or both, and/or (3) A court order for the county to remove or abate the violation and assess the cost to you. If future inspections determine you are responsible for recurrence of the same violation, subjecting you to payment of a higher fine may be issued without further notice for a repeat violation (Sec. 13-246 P.G. County Code).

Any appeal of this violation notice MUST BE FILED WITHIN (10) TEN DAYS OF THE DATE THIS NOTICE WAS POSTMARKED with the Board of Appeals for Prince George's County, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772. Please call (301) 952-3220 for information required for you to promptly file an appeal.

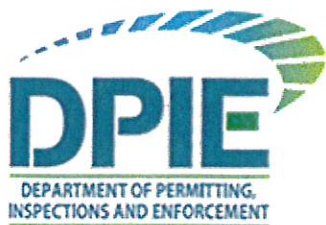
18-00116236

Cannady, Ras

From: Edelen, William K. <WKEdelen@co.pg.md.us>
Sent: Monday, January 07, 2019 3:44 PM
To: Cannady, Ras
Cc: Conner, Sherri; Gallagher Deborah L; Palacios, Renee; Edelen, William K.
Subject: RE: CNU-27104-2017; 904 Fairview Avenue, Takoma Park, Maryland 20912

Good Day. The interior violations have been corrected per the area inspector. However, the violation notice also included that the owner needed to obtain a new U&O and obtain the appropriate Rental License. We will forward you a copy of the violation notice. Thanks.

Bill



Bill Edelen, Code Officer
Enforcement Division

9400 Peppercorn Place, Suite 600

Largo, MD 20774

301-883-6039 Office Phone

240-832-9560 Cell Phone

301-883-6050 Fax

wkedelen@co.pg.md.us

From: Cannady, Ras <ras.cannady@ppd.mncppc.org>
Sent: Monday, January 7, 2019 3:02 PM
To: Edelen, William K. <WKEdelen@co.pg.md.us>
Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>; Gallagher, Deborah <Deborah.Gallagher@ppd.mncppc.org>; Palacios, Renee <rpalacios@co.pg.md.us>
Subject: RE: CNU-27104-2017; 904 Fairview Avenue, Takoma Park, Maryland 20912

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Can you send me violation's documentation, so I can put this within my backup?

Thanks!

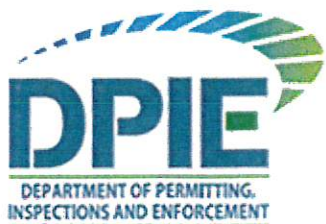
From: Edelen, William K. <WKEdelen@co.pg.md.us>
Sent: Monday, January 07, 2019 2:58 PM
To: Cannady, Ras <ras.cannady@ppd.mncppc.org>
Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>; Gallagher Deborah L <Deborah.Gallagher@ppd.mncppc.org>;

Edelen, William K. <WKEdelen@co.pg.md.us>; Palacios, Renee <rpalacios@co.pg.md.us>

Subject: RE: CNU-27104-2017; 904 Fairview Avenue, Takoma Park, Maryland 20912

Good Day. There was a recent, interior violation notice issued for this location, but the owner has not scheduled an inspection for us to confirm that the violation has been abated. We are attempting to confirm that the violation has been abated. We have copied Code Officer for Multi Family Rental Licenses, Renee Palacios, on this email to provide an update when appropriate. Thanks.

Bill



Bill Edelen, Code Officer
Enforcement Division

9400 Peppercorn Place, Suite 600

Largo, MD 20774

301-883-6039 Office Phone

240-832-9560 Cell Phone

301-883-6050 Fax

wkedelen@co.pg.md.us

From: Cannady, Ras <ras.cannady@ppd.mncppc.org>

Sent: Monday, January 7, 2019 2:45 PM

To: Edelen, William K. <WKEdelen@co.pg.md.us>

Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>; Gallagher, Deborah <Deborah.Gallagher@ppd.mncppc.org>

Subject: RE: CNU-27104-2017; 904 Fairview Avenue, Takoma Park, Maryland 20912

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hi Bill,

Is there any update on when the information will be provided?

Please let me know.

From: Edelen, William K. <WKEdelen@co.pg.md.us>

Sent: Monday, January 07, 2019 7:55 AM

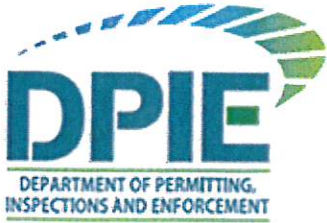
To: Cannady, Ras <ras.cannady@ppd.mncppc.org>

Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>; Edelen, William K. <WKEdelen@co.pg.md.us>; Gallagher Deborah L <Deborah.Gallagher@ppd.mncppc.org>

Subject: RE: CNU-27104-2017; 904 Fairview Avenue, Takoma Park, Maryland 20912

Good Day. Some computer problems, will provide info this morning. Thanks.

Bill



**Bill Edelen, Code Officer
Enforcement Division**

9400 Peppercorn Place, Suite 600

Largo, MD 20774

301-883-6039 Office Phone

240-832-9560 Cell Phone

301-883-6050 Fax

wkedelen@co.pg.md.us

From: Cannady, Ras <ras.cannady@ppd.mncppc.org>
Sent: Friday, January 4, 2019 3:44 PM
To: Edelen, William K. <WKEdelen@co.pg.md.us>
Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>
Subject: RE: CNU-27104-2017; 904 Fairview Avenue, Takoma Park, Maryland 20912
Importance: High

Hi Bill,

To date, I haven't received correspondence from you regarding violations on the subject property. Please send me the requested information as soon as possible.

From: Cannady, Ras
Sent: Wednesday, December 12, 2018 12:00 PM
To: 'Edelen, William K.' <WKEdelen@co.pg.md.us>
Cc: Conner, Sherri <sherri.conner@ppd.mncppc.org>
Subject: CNU-27104-2017; 904 Fairview Avenue, Takoma Park, Maryland 20912

Hi Bill,

I'm working on the above referenced case located at 904 Fairview Avenue, Takoma Park, Maryland 20912.

Can you send me a formal letter delineating any violations at the subject property?

Thanks!!

Ras Tafari Cannady II, MURP
Senior Planner, Subdivision and Zoning
301-952-3411 | ras.cannady@ppd.mncppc.org

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.