



Angela D. Alsobrooks
County Executive

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



Melinda Bolling
Director

December 7, 2020

Reemberto Rodriguez, Jr.
9658 Baltimore Avenue
College Park, Maryland 20740

Re: Application #14841-2020; #14843-2020; #14844-2020; #14849-2020

Dear Mr. Rodriguez, Jr.:

It has come to the attention of the Department of Permitting, Inspections and Enforcement that on April 14, 2020 new Use & Occupancy permit applications were submitted for a change of ownership to operate an apartment rental and management office located at 7307 Hawthorne Street and 7308 Forest Road, Landover, MD under the following case numbers: 14841-2020; 14843-2020; 14844-2020; and 148492020. The buildings were constructed in approximately 1949 through 1954 and the property was zoned R-18 at that time. Based on a lot size of 1,981,980 square feet (45.5 acres) and 810 dwelling units, this property has a density of 17.8 dwelling units per acre. According to the Zoning review conducted by The Maryland-National Capital Park & Planning Commission, this exceeds the current maximum density of the R-18 zone which is 12 units per acre. Generally, certification of nonconforming use would be pursued; however, the site does not provide the required 810 off street parking spaces that were required at the time of construction. Since the site was not built in conformance with the regulations in effect at the time of construction, the property does not qualify for nonconforming use certification.

Based on the above information, permit #2269-74U was issued in error by the Department of Permitting, Inspections and Enforcement to operate an 810-unit multi-family dwelling apartment. To obtain a Certificate of Occupancy for the

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apartment rental and management office, you will need to pursue a Validation of Permit Issued in Error as outlined in Section 27-258 of the Prince George's County Zoning Ordinance. A copy of Section 27-258 and the Request for Validation of Permit Issued in Error Form are enclosed for your convenience.

If you should have any further questions or need any additional information, please feel free to contact Ms. Michelle Hughes at 301-636-2017 or 301-883-5914 or Michelle.Hughes@ppd.mncppc.org.

Sincerely,

Bellur Ravishankar
Bellur Ravishankar (Dec 7, 2020 16:04 EST)

Bellur Ravishankar
Associate Director

Enclosures

Cc: Brooke Larman, M-NCPPC
Michelle Hughes, M-NCPPC