AGENDA ITEM: 5 AGENDA DATE: 2/24/2022



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-12648-2015 8204 Bellefonte Lane Apartments

REQUEST	STAFF RECOMMENDATION
Certification of a nonconforming multifamily use.	DISAPPROVAL

Location: 1,800 feet northeast of the intersection of Old Alexandria Ferry Road and Bellefonte Lane.

Gross Acreage:

O.46

Zone:

R-R/M-I-O

Zone: R-R/M-I-O

Gross Floor Area: N/A

Parcels: 1

Planning Area: 81A

Tier: Developing

Council District: 09

Election District: 09

Municipality: N/A

200-Scale Base Map: 210SE07

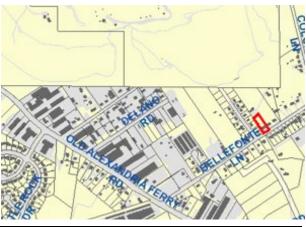
Applicant/Address:

Joe Myers, Sr. 3521 Jeff Road

Upper Marlboro, MD 20774

Staff Reviewer: Tom Sievers **Phone Number:** 301-952-3994

Email: Thomas.Sievers@ppd.mncppc.org



Planning Board Date:	02/24/2022
Planning Board Action Limit:	N/A
Staff Report Date:	02/08/2022
Date Accepted:	11/14/2017
Informational Mailing:	10/31/2021
Acceptance Mailing:	11/08/2021
Sign Posting Deadline:	01/25/2022

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Certification of Nonconforming Use CNU-12648-2015

8204 Bellefonte Lane Apartments

The Zoning staff has reviewed the certification of nonconforming use application for the subject property and presents the following evaluation and findings leading to a recommendation of DISAPPROVAL, as described in the Recommendation section of this report.

EVALUATION CRITERIA

This application for certification of nonconforming use was reviewed and evaluated for compliance with the following criteria:

- a. Existing conditions
- b. Site history
- c. The requirements of the Prince George's County Zoning Ordinance for certification of a nonconforming use

FINDINGS

1. Request: The applicant is requesting certification of a nonconforming use for an existing six-unit apartment building constructed in 1960, which predates the zoning annexation. The nonconforming status commenced on April 24, 1961, when the property was annexed into the Maryland-Washington Regional District with a Rural Residential (R-R) zoning designation. Based on the current standard for the R-R Zone, the Prince George's County Zoning Ordinance prohibits more than one dwelling unit on a single lot, and the existing apartment building contains six.

There are no previous use and occupancy (U&O) permits on record for the site. The documentation submitted by the applicant shows that the building was in continuous use from 1960 until January 2012, when the property was vacated and listed for sale. The building went without a tenant from January 2012 until May 2014, for a total of approximately 28 months. The applicant is requesting that the Prince George's County Planning Board certify the nonconforming use; however, staff is recommending disapproval because the documentary evidence shows that day-to-day operation ceased for a period of more than 180 consecutive calendar days.

- 2. Location and Field Inspection: The subject property, addressed as 8204 Bellefonte Lane, is located on the north side of Bellefonte Lane, approximately 2,500 feet northeast of the intersection of Old Alexandria Ferry Road and Bellefonte Lane. The site is described as part of Lot 45, containing 20,000 square feet, recorded among the Prince George's County Land Records in Liber 34759 folio 410. The division of the part of Lot 45 included in this application was legally established prior to 1981 (Liber 3828 folio 905). The site is developed with a two-story brick apartment building, with a basement oriented toward the site's frontage on Bellefonte Lane. An 8-foot-wide asphalt driveway exists along the west side of the building, six unmarked gravel parking spaces are located in the front of the building, and an existing concrete slab is located in the backyard of the apartment building, with a concrete walkway that leads to the rear entrance. A 6.1-foot-wide concrete walkway, from the site's frontage on Bellefonte Lane, leads to the main entrance of the building.
- 3. **Surrounding Uses:** The site is surrounded by single-family detached residential development to the west and north, and two multifamily apartment buildings to the east, all in the R-R Zone. Bellefonte Lane abuts the subject site to the south. Of the two existing apartment buildings to the east of the subject property, 8208 Bellefonte Lane was certified as a nonconforming use in 1984, after demonstrating continuous use of the apartment building since 1958. Subsequently, Special Exception SE-3744 was approved to expand the five-unit apartment building to six units. The apartment building at 8212 Bellefonte Lane was the subject of a Permit Issued in Error (ERR-255), having been issued rental licenses after expanding from five to six units, and was subsequently certified as a nonconforming use in 2016 after approval of ERR-255.
- **4. History:** The following information was derived from documentation that was submitted by the applicant and from the permit history of the site, as it relates to the use.
 - a. **1960**—According to the Maryland State Department of Assessments and Taxation database, the building was constructed in 1960.
 - b. **April 24, 1961**—The property was annexed into the Maryland-Washington Regional District with the R-R-zoning designation, which prohibits the multifamily use.
 - c. **1960 to January 2012**—The property was occupied and used as multifamily rental housing, according to the applicant's affidavit.
 - d. **July 1970 to March 2010***—Rental licenses were issued for the building by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) from 1970 to 2010. The last rental license issued to the owner preceding the applicant in this case expired on March 27, 2010.
 - *Note: Prior to 1970, no rental license was required for rental properties.
 - e. **January to February 2012**—According to the applicant's affidavit, the last tenant vacated the building in January 2012, and the building was boarded up and listed for sale, per estate trust attorneys for Seabird Mortgage, LLC in February 2012.

- f. **December 2012**—The applicant, Mr. Joseph E. Myers Sr., owner and managing member of 8204 Bellefonte Lane, LLC, purchased the property.
- g. **March to November 2013**—The applicant applied for various permits with DPIE, for general interior renovations and to upgrade the heating and plumbing for each apartment unit.
- h. **May 2014**—Final inspections were approved by DPIE for the various interior renovation permits.
- i. **May 2014 to August 2014**—All six apartment units in the building were rented, and the building became fully occupied
- j. **November 12, 2014**—The applicant applied for a U&O Permit (41965-2014-U) for the six-unit multifamily apartment building. Upon reviewing the permit, the applicant was notified by the Maryland-National Capital Park and Planning Commission (M-NCPPC) Permit Review staff on November 18, 2014 that certification of a nonconforming use is required to be approved by the Planning Board, in accordance with Section 27-244(f) of the Zoning Ordinance, because there was no prior issued U&O permit for the multifamily dwellings.
- k. **December 27, 2014**—The applicant was issued a rental license for a six-unit multifamily dwelling by DPIE, which was valid for two years.
- l. **April 2, 2015**—For the second time, the applicant submitted a U&O Permit application (12648-2015-U) for the subject property. Review comments were provided to the applicant by M-NCPPC Permit Review staff, consistent with the previous determination that a certification of nonconforming use (CNU) by the Planning Board would be required.
- m. **September 2, 2016**—The Prince George's County Code Enforcement authorities issued a violation citation (Case No. Z-349-9/F3-17) for use of a building, structure, or land without a legal U&O permit, with a corrective action date of September 17, 2016.
- n. **December 27, 2016**—The applicant was issued a rental license for the building, with an expiration date of December 27, 2018.
- o. **November 15, 2017**—A consent order to enforce compliance with County Code (Case No. SP05-02-5606-17) was filed with the District Court of Maryland for Prince George's County, requiring the applicant to comply with the outstanding violation within 60 days.
- p. **February 15, 2018**—The application was continued indefinitely by the Planning Board.
- q. **November 4, 2019**—The applicant filed U&O Permit 51768-2019-U.

r. **Present Day**—The applicant submitted an affidavit, as well as rental license agreements that affirm the building has been fully leased and occupied with new residents from August 2014 to present day.

5. Site Data Summary:

Zone:	R-R/M-I-O	
Acreage:	0.46	
Use:	Multifamily Residential	
Total Units:	6	
Site Density:	13.07 dwelling units/acre	
Lot Coverage:	17.5%	

- **6. Certification Requirements:** Section 27-107.01(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.

According to the Maryland State Department of Assessment and Taxation database, the apartment building was constructed in 1960 and was, therefore, lawfully established prior to the use becoming nonconforming on April 24, 1961.

A CNU requires that certain findings be made. Section 27-241 of the Zoning Ordinance sets forth the required findings of the Planning Board and Section 27-244 sets forth the specific requirements for certifying a nonconforming use:

Section 27-241

(c) Continuous, day-to-day operation of a certified nonconforming use is required to maintain its nonconforming status. Discontinuance of day-to-day operation for a period of one hundred eighty (180) or more consecutive calendar days shall constitute abandonment of the use. No certified nonconforming use may be reestablished unless either:

- (1) The case involves reconstruction, restoration, or reestablishment in accordance with Section 27-243; or
- (2) The Planning Board determines (upon written request) that the conditions of nonoperation were beyond the control of the person who was in control of the property during the period of nonoperation. The Planning Board's determination shall be based on satisfactory evidence presented by the person making the request.

In an affidavit provided by the applicant, signed and dated December 3, 2021, there is an approximate 10-month break in use of the property, prior to the applicant's ownership, and an additional 17-month break in use after his ownership during renovation of the vacant building. The affidavit further provides that the building has been fully leased and occupied as of August 2014. Thus, there was a period longer than 180 consecutive calendar days where day-to-day operations were discontinued.

Section 27-243(c)(1) of the Zoning Ordinance provides a minor exception if the "case involves reconstruction, restoration, or reestablishment in accordance with Section 27-243." But Section 27-243(a)(1)(B) requires that the use be reestablished within one calendar year from the date day-to-day operations ceased:

Where a certified nonconforming use has temporarily ceased operation, either for the sole purpose of correcting Code violations or because the nature of the nonconforming use is seasonal, such use shall be reestablished within one (1) calendar year from the date upon which operation last ceased.

The previous owner discontinued operations to sell the property for a period longer than 180 days. The current owner was arguably allowed to cease operations, in order to correct code violations if he had reestablished the use within one calendar year. But the applicant took 17 months to reestablish the use, that is, longer than the period permitted by Section 27-243(1)(B). The applicant, therefore, has not met the necessary criteria for certification.

Section 27-244

- (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 is 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.

While no building permit or U&O permit is available to determine that the multifamily building was legally constructed, tax records reflect construction of the dwelling in 1960, which predates zoning of the subject site. In addition, two similar multifamily buildings exist east of the subject site, having been constructed at about the same time, and both operate as certified nonconforming uses. A U&O permit is currently pending for the site.

- (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 filed U&O Permit 51768-2019-U on November 4, 2019, 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;

Along with the application and accompanying site plan, the applicant submitted the following documentary evidence in support of the application:

- a. An affidavit from Mr. Myers, Sr. (owner), dated and signed on December 3, 2021, providing, to the best of his knowledge, chronological timeline events for the subject apartment building, including input from two long-term residents. The affidavit clearly shows there is an approximate 10-month break in use of the property, prior to his ownership, and an additional 17-month break in use after his ownership during renovation of the vacant building. The affidavit further provides that the building has been fully leased and occupied as of August 2014.
- b. The affidavit included input from a nine-year resident and twenty-year resident at 8219 and 8208 Bellefonte Lane, respectively, further affirming that the subject property was vacant only during the sale and renovation period from January 2012 to May 2014, after which the building use continued as multifamily housing.

c. Copies of apartment rental licenses from DPIE from August 12, 1970 to March 27, 2010, and December 27, 2014 to December 27, 2018, which consistently show six apartment units on the property.

There are no rental licenses for the subject property for four years (from March 28, 2010–December 26, 2014). The prior owner did not acquire any rental licenses for two years, and the applicant did not acquire any apartment rental licenses for an additional two years, according to the purchase date by the current owner.

The submitted documentation demonstrates the continuous existence of the multifamily building. However, there is an approximate 27-month time period when the use of the multifamily building ceased.

(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 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.

According to the evidence submitted by the applicant, along with the statement of justification (SOJ), it is estimated that the six-unit apartment building had been a rental property from 1960 to January 2012. Subsequently, the apartment building was vacated, boarded up, and advertised for sale in February 2012, in accordance with the deceased's estate trust. While the property was on the market for sale, it was vacant for 10 months (approximately 330 days), which could be justified as beyond the applicant's control because the property was not in his possession. The property was purchased by the applicant, Mr. Joe Myers (the current owner), on December 21, 2012. After possession of the property by Mr. Myers, there was a second break in use for approximately 17 months (January 2013 to May 2014), during which time the applicant applied for renovation permits, including upgrading the heating and plumbing for all apartment units. Upon final walk-through, renovation permits were completed by DPIE on May 2, 2014, and the applicant proceeded to rent the apartments. The first apartment was rented on May 2, 2014, and the last apartment was rented on September 16, 2014. Three months later, DPIE issued a rental license to the applicant for the six-unit multifamily building on December 27, 2014.

Upon reviewing the documentation submitted for the U&O permit application, staff finds that the nonconforming use ceased to operate

for more than 180 consecutive calendar days. Consequently, the Planning Board must determine whether the use should be certified as nonconforming pursuant to Section 27-244(f), as further discussed.

(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 submitted site plan, along with the application, notes the exact nature, location, size, and use of the property. Aerial photos also suggest that the parking lot was expanded in front of the building, along Bellefonte Lane, as recently as 2016. Staff notes that the alteration to expand parking on the subject site requires approval of a special exception, pursuant to Section 27-242 of the Zoning Ordinance if the use is certified as nonconforming.

(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.

Per M-NCPPC Permit Review staff comment, and from records provided by DPIE and the applicant, the applicant does not possess any prior U&O permit for the multifamily dwelling.

(f) Planning Board review.

(1) Required hearing.

(A) If a copy of a valid use and occupancy permit is not submitted with the application, if the documentary evidence submitted is not satisfactory to the Planning Board's authorized representative to prove the commencing date or continuity of the use, or if a public hearing has been requested by any party of interest challenging the commencing date and/or continuity of the use, the Planning Board shall conduct a public hearing on the application for the purpose of determining whether the use should be certified as nonconforming.

Because a valid U&O permit has not been obtained, and the continuity of the use of the six-unit multifamily dwelling has not been demonstrated, the applicant has requested a hearing before the Planning Board by filing this application.

The Planning Board may act on the application, in accordance with Section 27-244(f)(4)(A):

(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.

At the time of the writing of this staff report, January 28, 2022, DPIE provided an email (Jeong to Hurlbutt) stating that the subject case does not require a renewed or active stormwater management concept on file, nor does it require a site development concept plan approval letter. DPIE does not oppose the approval of the subject application. Staff further finds that a nonconforming use does exist, but has not continuously operated on the subject site.

DISCUSSION

The evaluation of 8204 Bellefonte Lane Apartments is based on the lack of zoning regulations in place at the time of development in 1960. The development does not have an approved U&O permit; hence, the request for a CNU was filed.

Staff is aware that while the property was on the market for sale, it was vacant for 10 months (approximately 330 days), which could be justified as beyond the applicant's control because the property was not yet in his possession. After possession of the property by Mr. Myers, the applicant and current owner, there was a second break in use for approximately 17 months (January 2013 to May 2014), during which time the applicant applied for renovation permits, including upgrading the heating and plumbing for all apartment units. 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 not supplied all available documentation to demonstrate continuous use, and thus should not be certified as nonconforming.

CONCLUSION

While the applicant provided documentation, including an affidavit of his own volition and input from adjacent residents, the applicant did not provide justification for not acquiring or applying for the required rental license and U&O permit during the first two years of his possession. Staff believes that the rental licenses issued to the applicant in 2016 were in error, as the building did not meet the criteria for continuous operation and was not able to obtain a U&O permit. The SOJ did not provide explanation or documentation from any County authority, such as DPIE, that

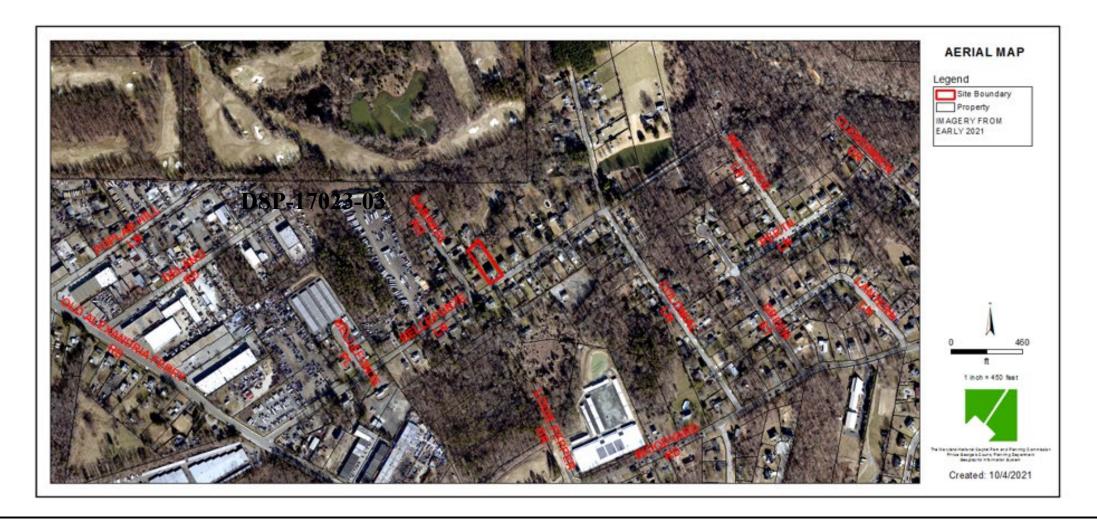
extensive renovation was necessary to rent the property upon the applicant's ownership. Furthermore, once the renovation was completed, the applicant proceeded to rent the apartments without acquiring a U&O permit. It appears that the applicant filled out and signed a U&O permit application on November 12, 2014 but failed to act on the process until a violation was issued for the use of a building, structure, or land without a legal U&O permit on September 2, 2016. Documentation submitted by the applicant shows that there was a 17-month break in day-to-day operations, and that the use did not reestablish the use within one year of the renovations. For these reasons, staff recommends DISAPPROVAL of Certification of Nonconforming Use application CNU-12648-2015.

CNU-12648-2015

12

8204 BELLEFONTE LANE APARTMENTS

Certification of Nonconforming Use **Staff Recommendation**: DISAPPROVAL

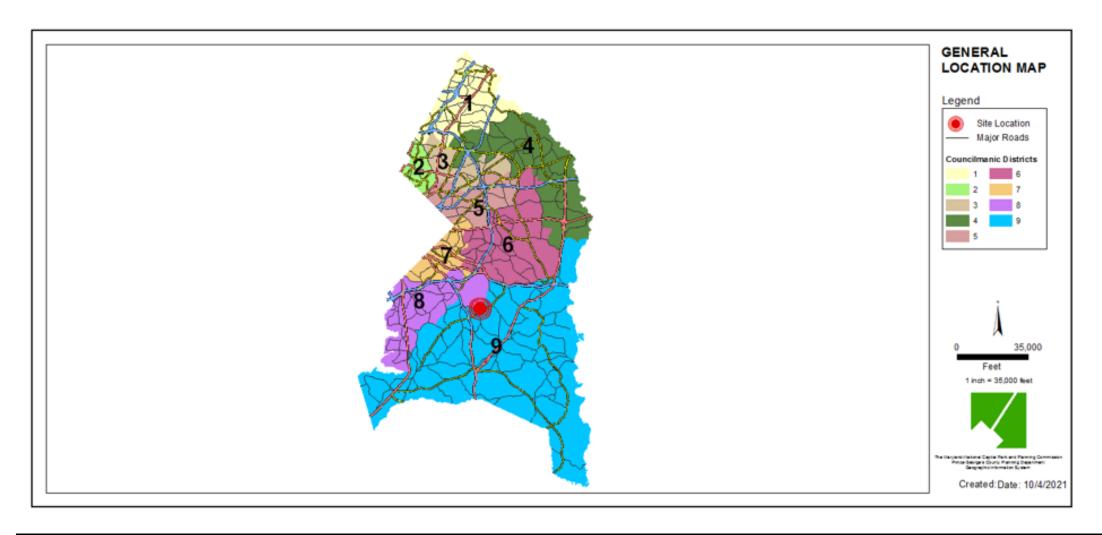


GENERAL LOCATION MAP

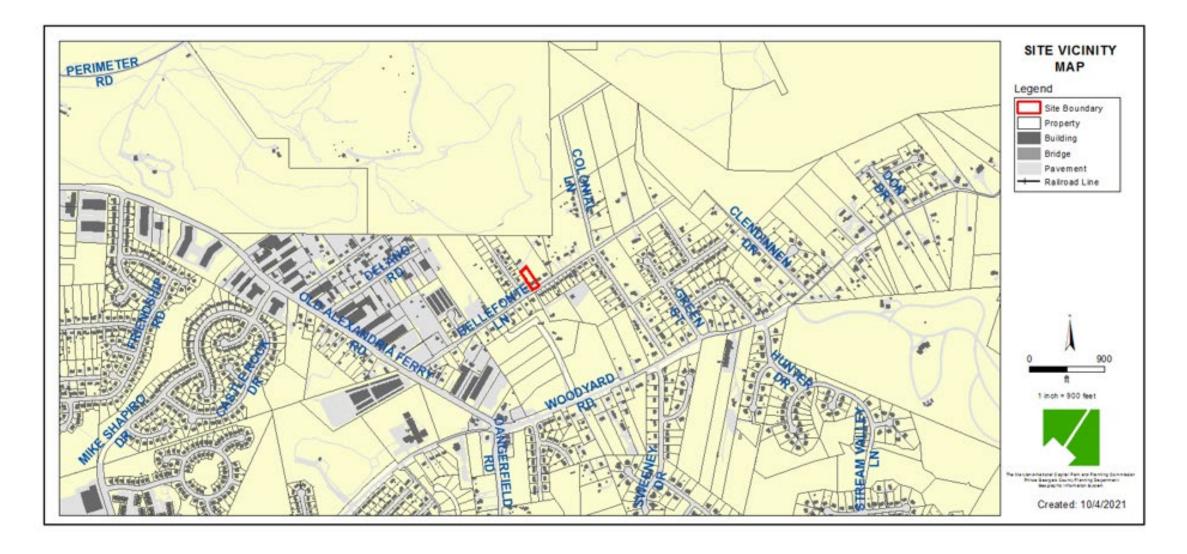
Council District: 09

Case: CNU-12648-2015

Planning Area: 81A

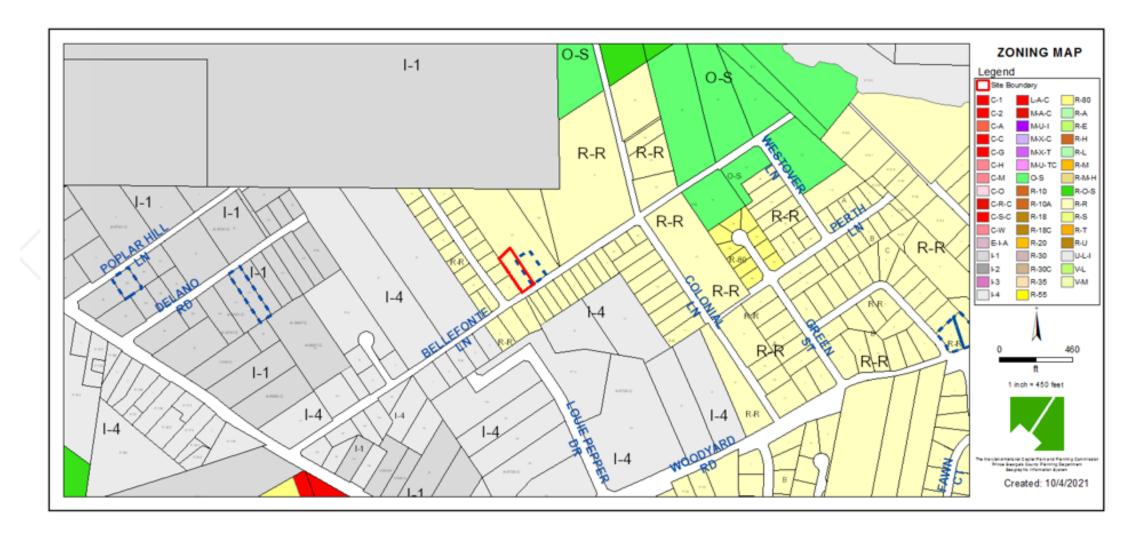


SITE VICINITY MAP

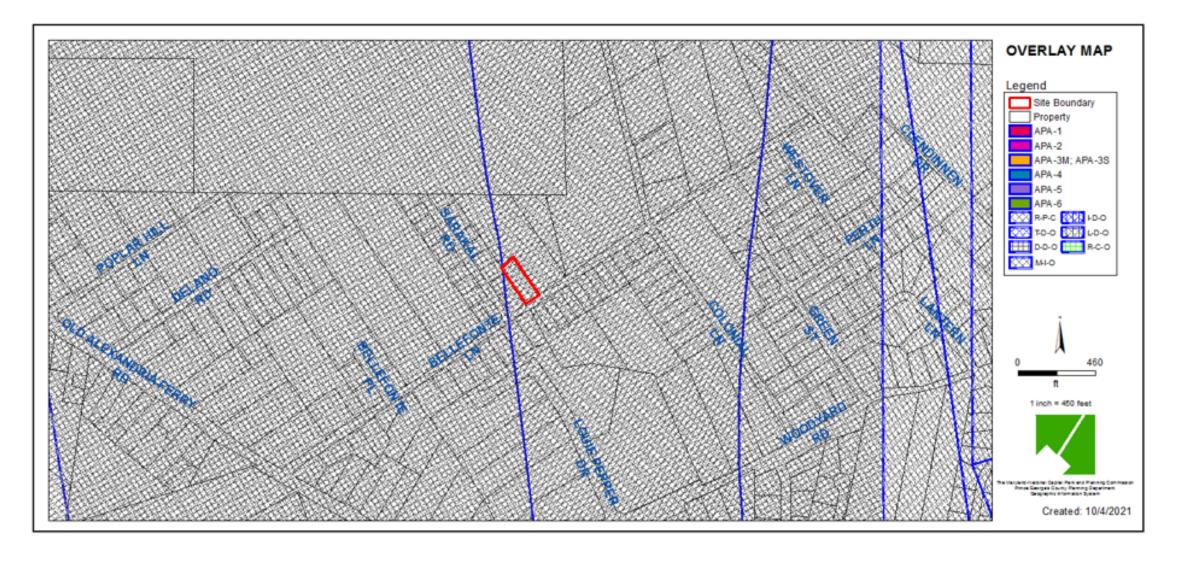


ZONING MAP

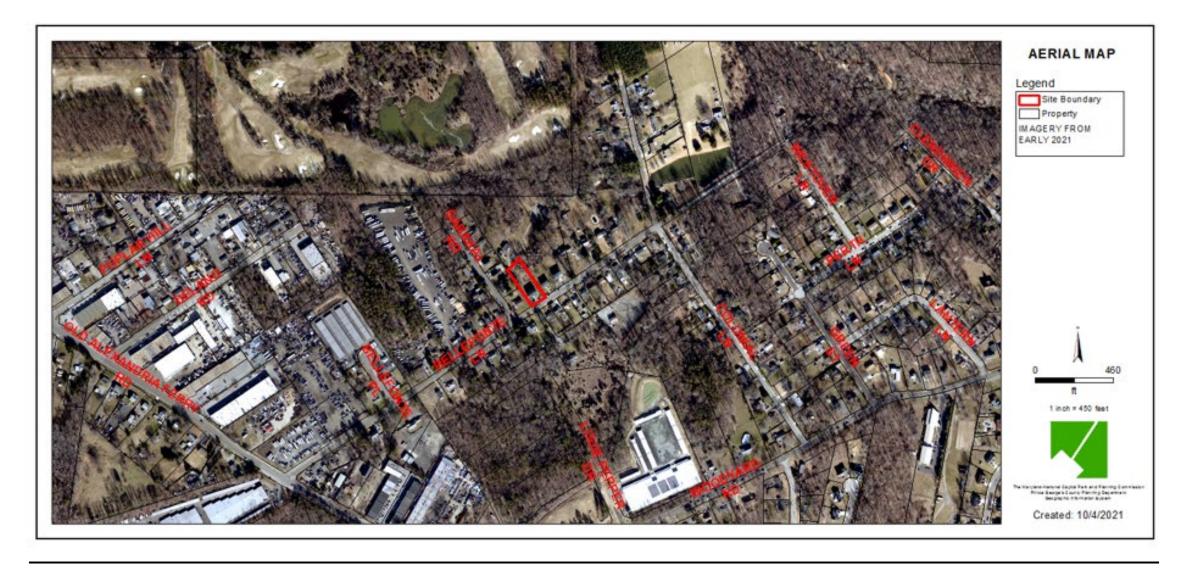
Property Zone: R-R



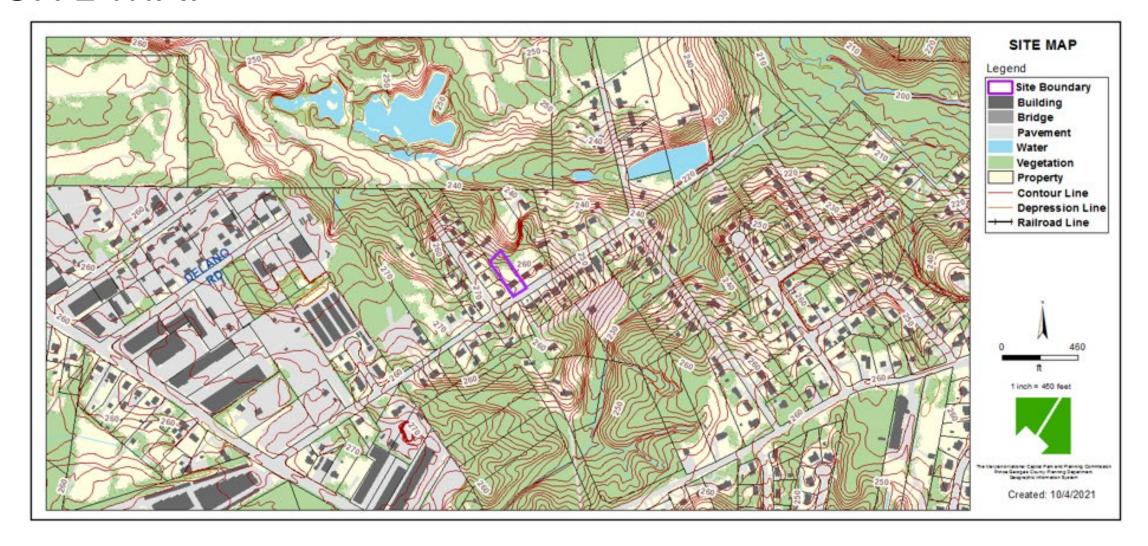
OVERLAY MAP



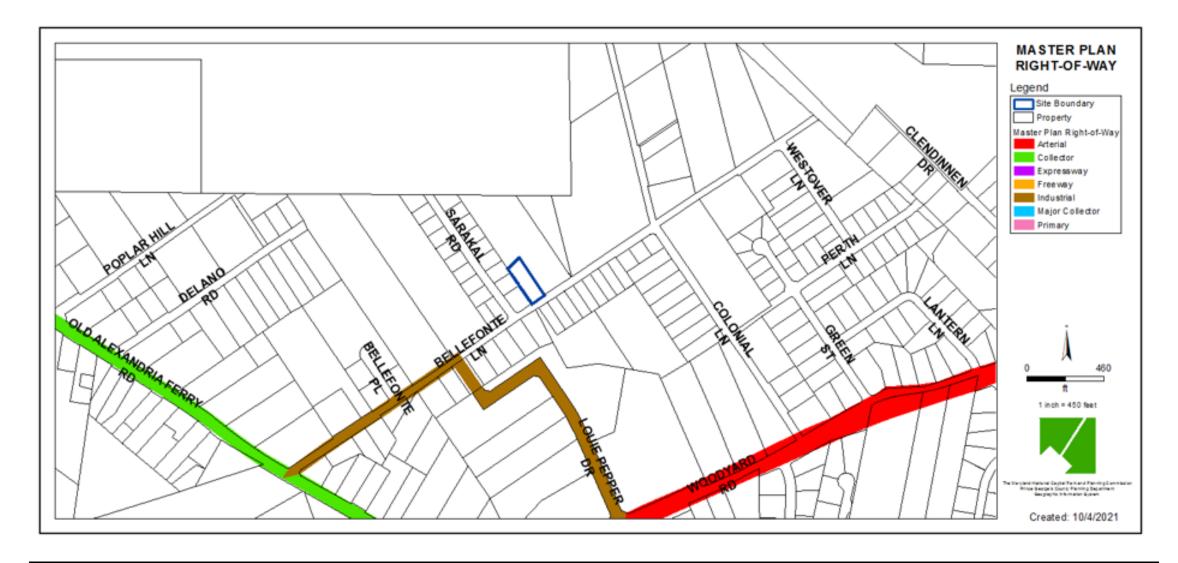
AERIAL MAP



SITE MAP

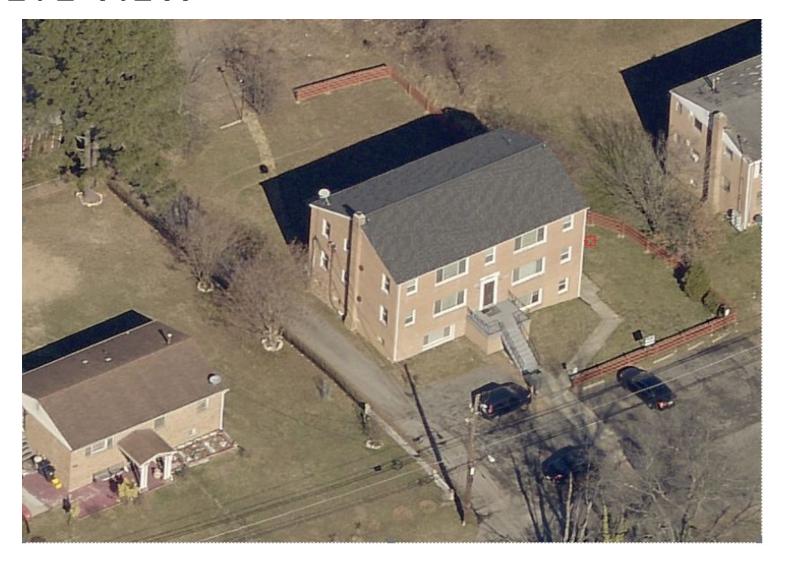


MASTER PLAN RIGHT-OF-WAY MAP



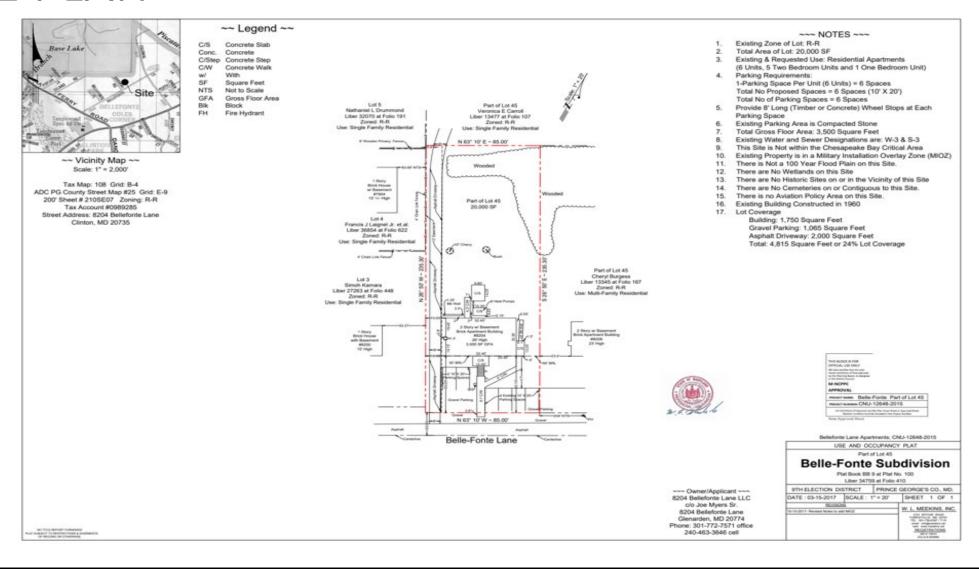
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BIRD'S-EYE VIEW

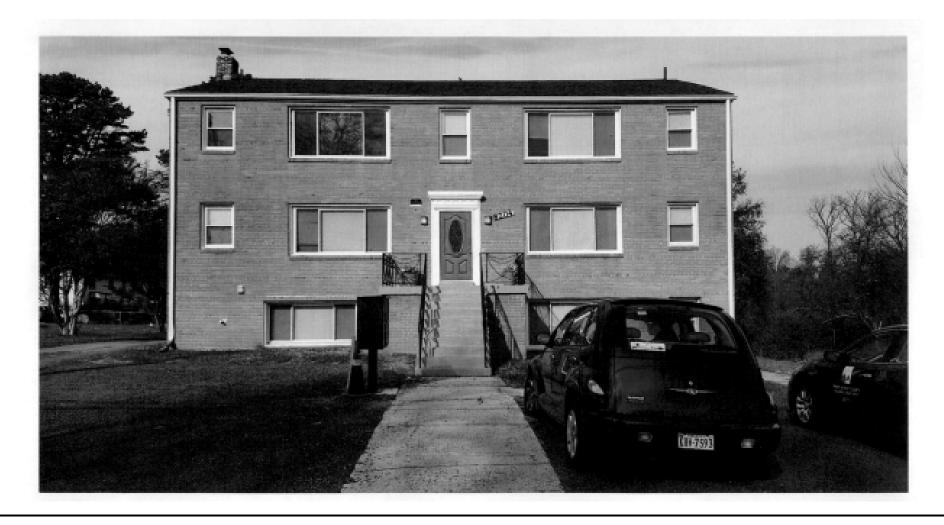


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SITE PLAN

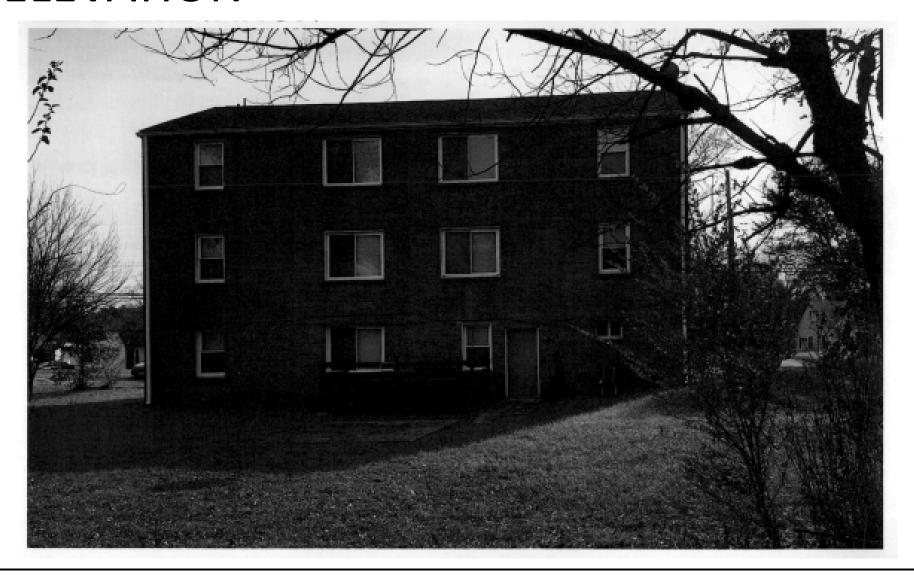


FRONT ELEVATION



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REAR ELEVATION



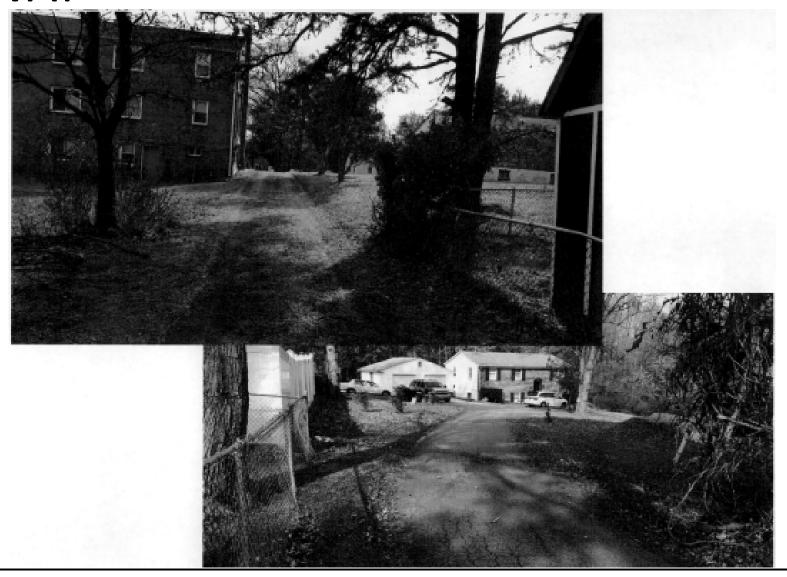
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FRONT PARKING LOT



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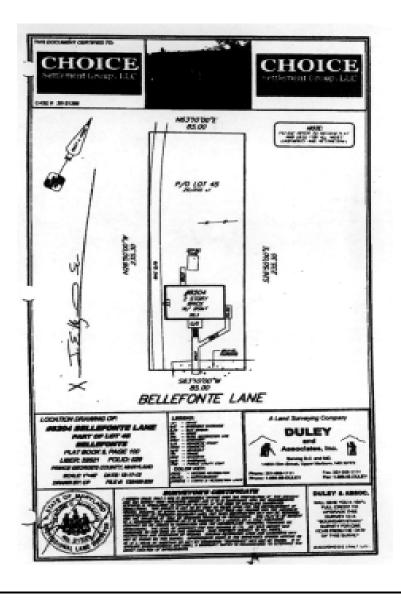
DRIVEWAY



• REAR PARKING LOT



2014 PERMIT PLAN



2013 ORIGINAL PARKING LOT AREA

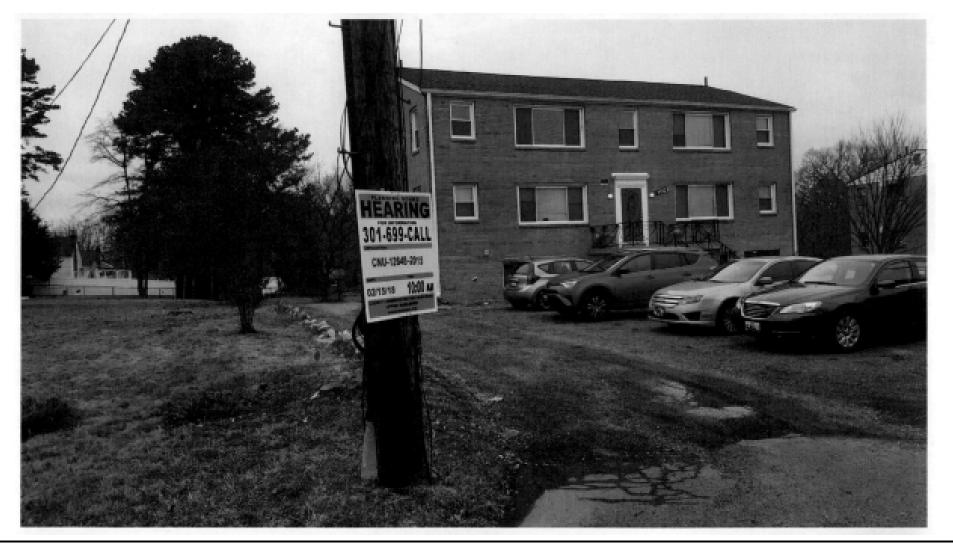


2017 RECENT PARKING EXPANSION



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2017 FRONT PARKING AREA



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STAFF RECOMMENDATION

DISAPPROVAL

Major Issues:

Lack of continuous use

Applicant Community Engagement:

Case: CNU-12648-2015

Informational Mailing: 10/31/21

Acceptance Mailing: 11/8/21

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AGENDA ITEM: 5
AGENDA DATE: 2/24/2022

FOR THE CONTINUATION OF 8204 BELLEFONTE LANE APARTMENTS AS A NONCONFORMING USE

I. INTRODUCTION

This is a request for the continuation of nonconforming use for Bellefonte Lane Apartments (the "use") which was built in 1960 according to the Maryland Department of Assessment records. This construction date of 1960 predates the zoning annexation date of April 24, 1961. Per Property Standards Division of DPIE, there is no prior use and occupancy permit requirement for the multifamily dwelling since the use was continuous from 1960 to present. The use was then continued as multifamily dwelling (see the attached "<u>Timeline 8204 Bellefonte Lane Use Affidavit</u>" for additional details and supporting documentation). The continuance of the nonconforming status of the use must be approved by the Planning Board in accordance with Section 27-243 & 27-244 of the Zoning Ordinance of the Prince George's County code, Subtitle 27 (the "Zoning Ordinance") prior to approval of Use and Occupancy permit application approval for this property.

II. DESCRIPTION OF PROPERTY

Location- 2500 ft. on the NE side of Old Alexandria Ferry

Road and Bellefonte Lane

Premises Address 8204 Bellefonte Lane, Clinton MD

Municipality- n/a

Frontage Bellefonte Lane

Zoning RR

Area .459 acres

Rights-of-Way n/a

Tax Map 108B4

Subdivision Bellefonte

History The Bellefonte Lane apartments were

constructed in 1960 as a 6-unit multifamily property. It has been used in this capacity since

its inception.

Master Plan Old Alexander Ferry Road Corridor

Historical Sites

None

Council District

5

III. SITE DESCRIPTION

Neighborhood and Surrounding Uses

The site is surrounded by the following uses:

North - Single Family Homes and open woodlands area

East – Multifamily rental units and single family homes

South – Camp Springs Community Church & Business Strip

West – Self Storage Co and Community Park

IV. CONFORMANCE WITH SECTION 27-244

(a) 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).

COMMENT: A use and occupancy permit has been applied for.

- (b) (1) (a) Documentary evidence, such as tax records, business records, public utility installations 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 eight (180) consecutive calendar days between the time the use became nonconforming and the date when the application was 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:

COMMENT: Attached is documentary evidence of the project's continuous existence, specifically:

(1) Rental Housing Licenses (License # & Dates covered)

		1
(a)	# 1210	1972-1974
(b)	#2572	1974-1976
(c)	#3667	1978-1980
(d)	#5351	1980-1982
(e)	#0130	1982-1984
(f)	#1918	1984-1986
(g)	#3345	1986-1988

#4219	1988-1990	
#5049	1990-1992	
#5789	1992-1994	
#6462	1994-1996	
#7167	1996-1998	
#M0602	1998-2000	
#M0602	2000-2002	
#M0602	2002-2004	
#M0602	2004-2006	
#M0602	2006-2008	
#M0602	2008-2010	
#M0602	2014-2016	
#M0609	2016-2018	
#M0602	2018-2020	
#HOU-0027-20	20-MFR	5/2020-10/2021
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See Attachment Filenames: Rental licenses 8204 Bellefonte Previous-2018.pdf
Rental licenses 8204 Bellefonte 2012-2021.pdf

- (a) 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.

COMMENT: A survey plan prepared by Duley and Associates when the property was acquired by the current owner and has been filed with this application

(b) 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 on.

COMMENT: There is no use and occupancy permit for a date prior to April 24, 1961 when the use became nonconforming.

CONCLUSION

The Use was continuous since becoming approved as nonconforming in 1961 until present September 2021. Sufficient evidence of its continuous operation has been submitted with this application for the time period (1960-Oct 2021) that covers its initial build thru the present period.

Since the time of the applicant's ownership, the Use was continued as multifamily housing during the last 8 ½ years (December 2012-present). Sufficient evidence of the aforementioned actions and timeframes have been submitted this application. Because the Use is occupied & continuous as initially designated, the applicant respectfully requests approval of the continuation of the nonconforming use designation for the 8204 Bellefonte Lane and that the new Use and Occupancy permit application be approved.

Respectfully submitted

Joseph E. Myers Sr.

Director-8204 Bellefonte Lane LLC

8787 Branch Ave, Ste 355

Clinton, Md 20735

C: (240) 463-3646

Attachments
Rental licenses 8204 Bellefonte Previous-2018.pdf
Rental licenses 8204 Bellefonte 2012-2021.pdf
Zoning Sketch Map2-Bellefonte Lane.jpg
Site Plan 8204 Bellefonte Lane.pdf
Timeline 8204 Bellefonte Lane Use Affidavit.pdf

TO: M-NCPPC

DEVELOPMENT REVIEW DIVISION

FROM: MR. JOE MYERS

8204 BELLEFONTE LANE LLC

SUBJECT: AFFIDAVIT - Timeline of Operation for 8204 Bellefonte Lane (Updated 12/3/2021)

This is to verify the timeline of events pertaining to the continuous operational use of the subject property.

Based on my research of available county records; inputs from Daniel Holmes, a 9 year resident at 8219 Bellefonte Lane and Ms. G. Peaches, a 20 year resident and property manager of 8208 & 8212 Bellefonte Lane, the following timeline accurately represents the timeline of events for 8204 Bellefonte Lane apartments. All purchase dates are approximately 3 months before recordation dates in public records.

<u>1960 thru 2002</u> – Property initial build & occupied with use as multifamily rental housing by original owner (name not available in public records).

January 2002 - Property purchased, and ownership recorded by under owner 8204 Bellafonte LLC

February 2011 - Property purchased and ownership recorded under new owner Seabird Mortgage LLC

<u>December 2012</u> – Property purchased, and ownership recorded under new owner, Joseph E Myers SR - 8204 Bellefonte Lane LLC

January 2013-June 2014 - Property renovated by new owner, Joseph E. Myers Sr

August 2014 to present – Building fully leased and occupied with new residents.

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

12-3-21

Mr. Joe Myers Sr

Date

Director/Managing Member

8204 Bellefonte Lane LLC, Suite 355

Clinton, MD 20735

Email Business: joe.myers@TheADGroupLLC.com

Email Direct: jemyers92@msn.com

Phone: 240.463.3646

Check one:

PARTMENT LICENSE APPLICATION

Application for New License

COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY

DEPARTMENT OF INSPECTIONS AND PERMITS

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MAKE CHECKS PAYABLE TO COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY CNU-12648-2015_Backup 6 of 35

Check one:

APARTMENT LICENSE APPLICATION

Application for COUNTY COMMISSIONERS FOR PRINCE GEORGE'S COUNTY New Licenso

DEPARTMENT OF INSPECTIONS AND PERMIT	DEPARTMENT O	INSPECTIONS	AND	PERMIT
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HNCE GEORGE'S COUNTY, MARYLAND ARTMENT OF LICENSES AND PERMITS

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Application for	,
Initial License	-

RINCE GEORGE'S COUNTY, MARYLAND

Initial License Transfer Renewal	COUNTY	SERVICE BUILDING, I	HYATTSVILLE, M	ARYLAND 20781	A	PPLICATIO	N NO.	
Name of Apartments		24 hr. Emergency Phone No.	9. Entrance No.		Name or Num	Der	No. of Dwelling Units	
2. Owner's Name, Address, Zip Code	And the second s	Phone No.						
				MATERIAL PROPERTY AND ADDRESS OF THE PARTY AND	**************************************	***************************************		
					Bornstottestottesta incress in pro-	and the second beautiful and		
3. Management's Name, Address, Zip) Code	Phone No.			one in the second s			
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					***************************************	**************************************		
4. Mortgage Holder's Name, Address	, Zip Code	Phone No.	,					
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5. Resident Manager's Name, Addres	s, Zip Code	Phone No.	CONTRACTOR COMPANIES CONTRACTOR C		The second second second second	DOMESTIC CONTRACTOR (CONTRACTOR CONTRACTOR C		
			Account the second seco				Market Street Street Street	
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6. Current License No.	Date Issued					THE SOURCE SALES AND ADDRESS OF THE SALES AND ADDRESS		
v. vanger, charing rec.	Date Haned	Election District			·		-	
7. No. of Bulldings	Total No. of D	welling Units						
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8. Calculation of Feet and at					THE CONTRACT OF THE CONTRACT O	1000000000000000000000000000000000000		
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Ticens	enalty Fee \$_		NUMBER of Dwelling Units Listed on CONTINUATION PAGES					
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George's County Ordinances and Stat	e Laws will be com	plied with whether herei	n specified or not.	that in renting these of	velling units al	Provisions	of l'rince	
Date	Signature			Title		-	-	
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Project Inspected/Approved 1/1/	iles TRI	CONDITIONAL	MNCPPC Fire Marshall	#08 Larsacs	10 5	35		
	Annual Control of the		Building	WHICH EAP.R	» <u></u>	-14-8	Solidario asconomias	
Mall License to: (2) 3	4 5		Electrical		No.		**************************************	
Inspector JWRUSELE	Date	11/18/80	Property Stand.			V		
Supervisor O. H. Ben	Oere _	11/18/80	L . 3	Conditions To I		?		
License Issued	New License I	<u> </u>		3 - Jemo OK 6/18/86	,	se Number		
PSD No	Expires	11-111-82	Jochk	DK 6/1986	4			
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Initial License	and the second

RINCE GEORGE'S COUNTY, MARYLANE

Application for Initial License		PARTMENT OF L ERVICE BUILDING,			Particular consistence of the constitution of	and the second second second second
			9-2800	CONTRACTOR OF SERVICE CONTRACTOR	APPLICATIO	N NO.
Renewal	Al	PARTMENT LIC	ENSE APPLIC	ATION		**************************************
Name of Apartments		24 hr. Emergency Phone No.	9. Entrance No.	Street Name or	Number	No. of Dwelling Units
2. Owner's Name, Address, Zip Code	ana kanda kand	Phone No.				
			Marijan (Free-Polanica Bolanica de de desacra en mario	SINA DESCRIPTION OF THE PROPERTY OF THE PROPER		
3, Managament's Name, Address, Zip C	Code	Phone No.				
		B. B. C. T. C.				
4. Rental Office Address, Zip Code		Phone No.				
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5. Mortgage Holder's Name, Address, 2	let Carla	Phone No.		WEST CONTROL OF CONTRO		
The state of the s						
		Approximation of the second se				
6. Current License No.	Date Issued	Election District				
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Per Property Space and Lic	halty Fee \$		NUMBER of Dw	eiling Units Listed on CONTING	JATION PAGES	
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T LA	· Signification	FOR OFFI	CE USE ONLY	Title		
PROPERTY STANDAR	DS DIVISION AP		AGENCY	DATE SEND RETURN DATE	SIGNATURE APPROVED	DENIED
Project Inspected/Approved			MNCPPC Fire Mershall		10130	3
Mail License to: (2) 3 4			Building Electrical			
Inspector Alphael) Chane		Property Stand.			
Supervisor ###	Date	2/7/83		Conditions To Issued Li	cense	
License Issued 1-14-82	Mew License N	0. 1054			Case Number	
PSD No	Expires	11-111-84				٠
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1. Name of Apartments		1 hr. Emergency hone No.	9. Entrance No.	Street Na	ame or Number	No. of Dwellin Units
2, Owner's Name, Address, Zip Code		Phone No.				Units
3. Management's Name, Address, Zip C	ode	Phone No.				
4. Rental Office Address, Zip Code		Phone No.				
5. Mortgage Holder's Name, Address, Z	ip Cade	Phone No.				
6. Current License No.	Cate Issued 8.2	Election District				
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8. Calculation of Fee:	inse Fee 8					
i di	1163 		NUMBER of Dwg	elling Units Listed on CO	NTINUATION PAGES	
Total Lice	nse Fee \$		TOTAL Dowelling	Units to be LICENSED		
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PROPERTY STANDARI	DE DIVISION APP	CONTRACTOR	AGENCY MNCPPC	DATE SEND HETURN	DATE SIGNATURE APPROVED	DENIED
Project Inspected/Approved Mail License to: 2 3 4		Acre	Fire Marshall Building Electrical Property Stand.		18/14/80	

TREASURER'S VALIDATION

License No.

7-609

Supervisor

License Issued _

Case Number

Conditions To Issued License

PRINCE GEORGE'S COUNTY MARYLAND DEPARTMENT OF ENVIRONMENTAL RESOURCES COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781 699-2800

APPLICATION	NO.
10.0	OKM

	APA	RTM	ENT	LICENSE	APPLIC	ATION
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entone Mil	843-6300	8204	Bellelones Lane	Units
2. Owner's Name, Address, Zip Code	Phone No.			¥.,
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3. Management's Name, Address, Zip Code	Phone No.			
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6. Mortgage Holder's Name, Address, Zip Code	Phone No.		- P	
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PRINCE GEORGE'S COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL RESOURCES
COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781 609-2800

APPLICATION NO.

AFA	Commence and a series	a supplement such such	A PRINCE SINGLE WILLIAM SER
apa	MIMENI	LILENSE	APPLICATION

1. Name of Apartments 8304 Bollefonte Lane Citation Md	24 hr. Emergency Phone No. 843-6300	to. Entrance No. 8204	Street Name or Number Bellefonte Lane	No. o Dwell Units
2. Owner's Name, Address, Zip Code William D. Zantzinger D. Box 185	Phone No. 843 * 6300			P AP
White Plains, Md. 20695	Row and the Management of the Control of the Contro			
2. Management's Name, Address, Zip Code V & Z Realty P. O. Box 185	Phone No.			
White Plains, Md. 20095	The state of the s	В		
PM.'S Name: ASSENT SELLAD Partic. 4. Rontal Office Address, Zip Code	Phone No.	and the state of t		
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5. Mortgage Holder's Name, Address, Zip Code	Phone No.		10000000000000000000000000000000000000	
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PROPERTY STANDARDS DIVISION AP		253	Conditions To Issued License	
Supervisor Date Date	16/89			
License Issued ####################################	NO. 4219		Case Number	
Lic. Term 2 LiC. Expires	LOPINI		CNU-12648-2015 Backup	14 of 35
FORM #747 (Revised t/85)	- N		5115 12070-2010_Backup	. + 01 00

PRINCE GEORGE'S COUNTY MARYLAC
DEPARTMENT OF ENVIRONMENTAL RESOURCES COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781 699-2600

8204 Bellefonte Lane Clinton, Md. 20735	24 hr. Fmergency Phone No. 798-1650	10. Entrance No.	Street Name or Number	No. of Dwell. Units
2 Owner's Name, Address, Zip Code Elizabeth H. Wilson 4024 Solomons Island Rd. Harwood, Md. 20776	Phone No. 798-1650	1	8204 Bellefonte Lane	6
	Phone No.			
Same as above PM.'S Name: 4. Rental Office Address, Zip Code Same as above 5. Mortgage Holder's Name, Address, Zip Code Demand Note	CONTINUE CONT			
4. Rental Office Address, Zip Code	Phone No.			The state of the s
Same as above				
	Phone No. 267-8686			
Annapolis Federal Savings Box 413, Annapolis, Md. Mortgage Acct. No.: 011-10-08702 6 Property Tax Acct. No.: 09-88802-41-007	21404			- Contraction of the Contraction
6. Property Tax Acct. No.: 09-88802-41-007				
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9. Calculation of Section License Fee: \$ 30		FOR 12	EXCESS THUMP	
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Prince George's County Ordinances and State Plus Date \$ 21 90 Signature	explicitly	I Culion	and that in renting these dwelling units all procified or not. Title	visions of
PROPERTY STANDARDS DIVISION APP	ž.	DE USE ONLY	Conditions To Issued License	
Supervisor C. Kul Date /	1922/76 10/23/90 5049			
License Issued /// License I	No. 11/14/92		Case Number M-60	<u> </u>
P.G.C. FORM #747 (Hevised 1/86)			CNU-12648-2015 Backup 1	5 of 35

PRINCE GEORGE'S COUNTY MARYLAND. DEPARTMENT OF ENVIRONMENTAL RESOURCES

COUNTY SERVICE BUILDING, HYATTSVILLE, MARYLAND 20781 699-2800

APPLICATION NO.

CF01/420318/541205

Name of Apartments 8204 Bellcfonte Lane Clinton, Md. 20735	24 hr. Emergency Phone No. 410-798-16	Entrance No.	Street Name or	Number	No. of Dwell. Units
2. Owner's Name, Address, Zip Code Elizabeth H. Wilson	Phone No.				
4024 Solomons Island Road Harwood, Maryland 20776	798-1650		8204 Bellefon	te Lane	6
3. Management's Name, Address, Zip Code	Phone No.		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4,4	
s. Managament a Manie, Additioss, 21p Code	Findle No.				
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PM.'S Name:		*		Othor and the second se	
Rental Office Address, Zip Code	Phone No.				
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5. Mortgage Holder's Name, Address, Zip Code Annapolis Federal Savings Box 413	Phone No. 410- 224-6051	S 48			
Annapolis, Md. 21404	manufacture of a page measure	The second district of the second		·	
Mortgage Acct. No.:11-10-08702	ran Magazina Tanàna				
6. Property Tax Acct. No.: 93-00-09-88802-41-007			The state of the s		-
7. Bedrooms - MINIMUM Rent:	, sty	457		·	
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Tenant-Paysil None: (Elec.) Gas:		LAY	CHEVE NO.	4-4	
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ON Store Penalty Fee \$	in an interpretation	NUMBER of Dwelling	Units Listed on CONTINU	ATION PAGES	
Standam License Fee \$ 300	0.00	TOTAL Dwelling Unit	and the second s		6
I have carefully examined and read the above application. Prince George's County Ordinances and State Laws v	on and know the sa	me is true any correct, :	and that in renting these dy	elling units all prov	isions of
Date Depter bur 9, 1992 Signature	Nech	Whener harein spec	Title (loper_	and the same of th
The second secon	Annear the same of	CÉ USE ONLY			
PROPERTY STANDARDS DIVISION APPR	ROVAL		Conditions To Issued Lice	nse	
Supervisors Of the Classific Costs /	126/12		grand and profession region of the second	Control of the state of the sta	
Supervisor The License Issued 114193 New License No.	5729			Cass Number	
Lic. Term Expires	1/14/94		A STANDARD S	M-608	<u>ڳ</u>
FORM #747 (Revised 1/86)	1 1		CNU-12648-2	2015_Backup 16	of 35

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

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APPLICATION NO.

1. Name of Apartments 8204 Bellefonte Lane Clinton, Md. 20735	24 hr. Emergency Phone No. (410 798-1650) Entrance No.	Street Name or Number	No. of Dwell. Units
2. Owner's Name, Address, Zip Code Elizabeth H. Wilson 4024 Solomons Island Road Harwood, Md. 20776	Phone No. (410) 798-1650	1	8204 Bellefonte Lane	6
3. Management's Name, Address, Zip Code Same as Above	Phone No.			
PM.'S Name:	Agency or reproper proper and a second control of the second contr	nno-makalishi kanumusaki katabata ya Loba da sace terbanagan		
4. Rental Office Address, Zip Code Same as Above	Phone No.			
5. Mortgage Holder's Name, Address, Zip Code Crestar Bank Box 79055	Phone No. (301) 596-7600			
Baltimore, Md 21279 Mortgage Acct. No.: 049-970-16237	92-8001			
6. Property Tax Acct. No.: 098928-5 7. Bedrooms - MINIMUM Rent:		Control of the Contro		
### Effic. Min. Rent \$	5.00 5.00		5289	
8. Utilities (circle) Tenant Pays: None: Elec. Gas:			11/4/94	
9. Calculation of Fee: License Fee \$ 3 Penalty Fee \$	00.00	NUMBER of Owelling	g Units Listed on CONTINUATION PAGES	
	00.00	TOTAL Dwelling Uni		6
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Inspector Challet Date Supervisor Challet Challet Date PROPERTY STANDARDS DIVISION API Date Date Date	A THE RESIDENCE OF THE PROPERTY OF THE PROPERT		Conditions To Issued License	
License Issued /// 1994 License Lic. Torm Expires .	же:7°° ПЦЦЦ		Case Number	2

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PRINCE GEORGE'S COUNTY MARYLANE IRI CFO 142318/54/205 DEPARTMENT OF ENVIRONMENTAL RESOURCES IRI CFO 142318/54/205 1200 Caraway Count Landover, Manyand 20784

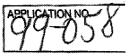
1200 Caraway Count Landover, Maryland 20785 (301) 833-6100 TOD (301) 925-5167

APPLICATION NO.

8204 Beliefonte Lave Clinton ind 20435	24 hr. Emergency Phone No. (+10) 7-98 - 1650	Entrance No.	Street Name or Number	No. of Owell. Units
2. Owner's Name, Address, Zip Code	Phone No.	0.00	8204 Bellefonte Ln	6
Flizabeth H-Wilson 4024 Solomons Is. Rt.	748-1450	2 m 2 12 m 18 m		
				
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3. Management's Name, Address, Zip Code	Phone No.			
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PM.S.Name: 250-822 Hs (2007) 200 100 100 100 100	Set were more than the second			
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5. Mortgage Holder's Name, Address, Zip Code	Phone No.			
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i. Property Tax Acct. No.: 098928				
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Date 10/8/96 Signature 2	week	Il Yellian	Title Owner	Element .
	FOR OFFI	CE USE ONLY		TOLUNCTION TO SERVICE
PROPERTY STANDARDS DIVISION APPR	ROVAL		Conditions To Issued License	
nspector Me Oate	1911/56	a de la composición	j.	
Supervisor Jahm Clanford Date 1	7167			
License Issued License No.	114/98		Case Number of Manager	
ORM #747 (Rev. 993)			CNU-12648-2015_Backup 18	of 35

PG.C. FORM #747 (Rev. 9/93)

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) 925-5167
APARTMENT LICENSE APPLICATION



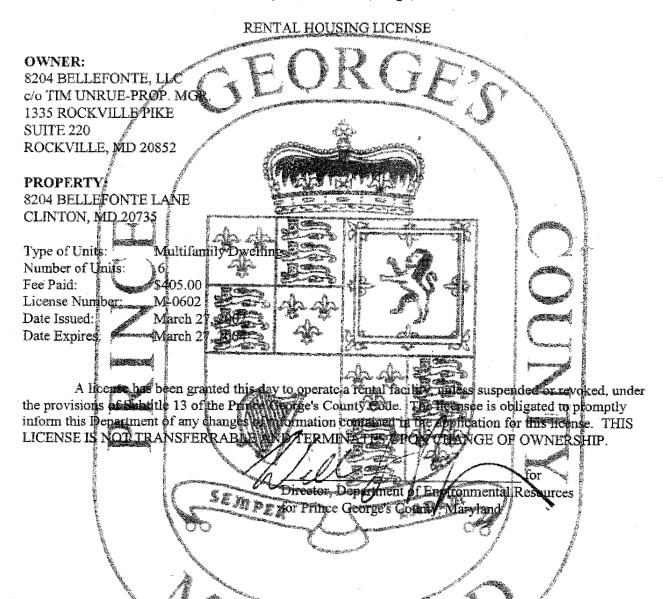
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	Calla Cala	4 hr. Emergency Phone No. 10) +941650	10. Entrance No.	Street Name or Number	No. of Dwell. Units	
	2. Owner's Name, Address, Zip Code	Phone No.		8204 Bellefonte	6	
	Elizabeth H-Wilson	SAME				
	4024 SOLOMONS IS Rd			A CONTRACTOR OF THE CONTRACTOR	1	
	MAKERONA MD 20776		to the state of th	and the second of the second s	1	
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	PM.'S Name:					
3	4. Rental Office Address, Zip Code	Phone No.				
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3	5. Mortgage Holder's Name, Address, Zip Code	Phone No.		1990 - 1987 - 19	-	
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	Mortgage Acct. No.:					
Ė	6. Property Tax Acct. No.:			**************************************		
į	098928.5		TO THE SECOND STATE OF THE SECOND			
3	7. Bedrooms - MINIMUM Rent:		` '			
	Effic. Min. Rent \$ 570	000				
	2 BR 5 Min. Rent \$ 600	NUMBER of Dwellin	g Units Listed on CONTINUATION PAGES			
	3 BR Min. Rent S	TOTAL Dwelling Units to be LICENSED				
	4+ BR Min. Rent \$ Total Apts:	resistant .	TOTAL Dwelling On	is to be LICENSED	6	
	8. Utilities (circle)		4.			
	Tenant Pays: None: (Elec:) Gas:	O No was in the contract of	11. Use and Occupancy Permit number:			
	9. Calculation of Fee:	00	i great marries			
		/	12. See attached	Apartment License		
. 7	Penalty Fee S	internation is a contract to the late of the contract of the c	Supplemental			
	Total License Fee s 300	2,00	Pages 2 and 3			
K. N	I have carefully examined and read the above application	and know the sar	ne is true and correct.	and that in renting these dwelling units all pro	visions of	
j Proti	I have carefully examined and read the above application Prince George's County Ordinances and State Laws will	l be complied wit	h whether herein spe	A 1		
	Date 9 1 9 Signature Le	someth y	Llubon	Title Clone's	are salasanin in an	
		total and the second se	E USE ONLY	The second secon		
	COMMUNITY STANDARDS DIVISION APPE	BOVAL /		Conditions To Issued License		
	Inspector Date 1/6	14/98 1		1194-11111		
	The 40 Holmes al	21/00	2000			
	Supervisor/ Date 7/e	7/1				
	License Issued 11 4198 New License No.	060-2		Case Number .		
	21/	14/2000		INA /	h2	
	Lic. Term Expires	TIENNA			10 1/05	
PG.C	FORM #747 (Rev. 9/93)			CNU-12648-2015_Backup	19 of 35	

PRINCE GEORGE'S COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL RESOURCE
Community Standards Division
1220 Caraway Court, Suite #1050
Largo, Maryland 20774
(301) 883-6100
TDD (301) 925-5167

APPLICATION NO.

	i. Name of Apartments	24 nr. Emergency	10.		No. of			
:	MELLEFONTE	Phone No. 410 • 798 • 1650	Entrance No.	Street Name or Number	Owell. Units			
	2. Owner's Name, Address, Zip Code	Phone No.	1 :	8204 BRILEFONTE LANE	6			
	Flizabeth H-Wilson	EAM C	den in the state of the state o		1			
	4024 SOLOMONS IS Rd. SAME			The Standard Color of the Color	_			
	Harwood, MD 20776		NAMES OF THE PARTY					
l Pg	Management's Name, Address, Zip Code Phone No.							
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	PM.'S Name:							
1	Rental Office Address, Zip Code	Phone No.						
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3								
))	5. Mortgage Holder's Name, Address, Zip Code	Phone No.	MANUAL AND		-			
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Ž	NONE							
j	Mortgage Acct. No.:							
	6. Property Tax Acct. No.:							
	098928.5							
3	7. Bedrooms - MINIMUM Rent:			•				
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	2 BR 5 Min. Rent \$ 6.2.	NUMBER of Dwelling Units Listed on CONTINUATION PAGES						
	3 BR Min. Rent \$							
. and commenced the second	4+ BR Min. Rent \$	TOTAL Dwelling Units to be LICENSED						
	Total Apts:	4		1921 WE (1921 WE (192				
	8. Utilities (circle) Tenant Pays; None (Bec) Gas:		11. Use and Occupancy					
		-0	Permit number: 12. See attached Apartment License Supplemental Application					
	CK NO License Fee s 30	000						
1	DATE 83/ Benalty Fee \$							
X	The state of the s	Pages 2 and 3						
t	Total License Fee \$ 30							
	I have carefully examined and read the above application and know the same is free 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.							
	$\mathcal{F}_{\mathcal{O}}$.	(1)						
	Date Signature Signature	E USE ONLY	Title Course					
	ÇQMMUNITY STANDARDŞ DIVISION AP		Oneditions To towned Livenes	***************************************				
	1 A - O N 0/2/-		Conditions To Issued License					
	Inspector Oration Sulfuc pate 4/5/00		FOR LICENSE NO. COUCH					
	Million lad	WHICH EXPIRES IIII4 (80)						
	Supervisor Chick / Ann Date // S / O C				-			
	License Issued 1114 60 New License No. 0602		Case Number					
	Ours	m-122						
	Lic. Term Expires	CNU-12648-2015 Backup 20 01 35						
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Department of Environmental Resources
Community Standards Division
1220 Caraway Ct., Suite 1050, Largo, MD 20774



Department of Environmental Resources Community Standards Division 1220 Caraway Ct., Suite 1050, Largo, MD 20774

RENTAL HOUSING LICENSE

OWNER:

8204 BELLEFONTE, LLC c/o TIM UNRUE-PROP, MGR. 1335 ROCKVILLE PIKE SUITE 220 ROCKVILLE, MD 20852

PROPERTY:

8204 BELLEFONTE LANE CLINTON, MD 20735

Type of Units: -Multifamily Dwelling

Number of Units:

Fee Paid: \$300.00

License Number:

M-0602

Date Issued:

March 27, 2004

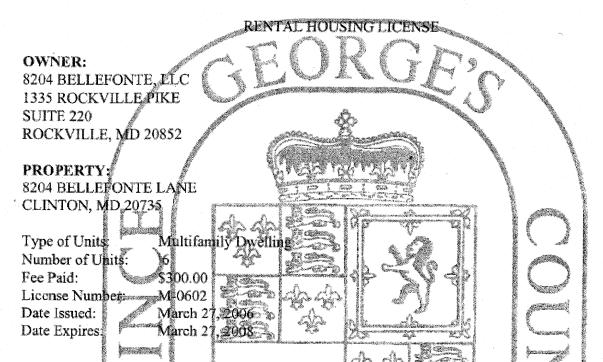
Date Expires:

March 27, 2006

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 Prince George's County, Maryland

Department of Environmental Resources Community Services Division 1220 Caraway Ct., Suite 1050, Largo, MD 20774



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 licensec 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.

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

Department of Environmental Resources

Property Standards Group 1220 Caraway Ct., Suite 1050, Largo, MD 20774 RENTAL HOUSING LICENSE

Owner:

8204 BELLAFONTE LLC 1335 ROCKVILLE PIKE #220 ROCKVILLE MD 20852

Property:

8204 BELLEFONTE LAÑE CLINTON MD 20735

Type of Units:

Multifamily Dwelling

Number of Units:

Fee Paid:

\$ 300.00

License Number:

Date Issued:

M-0602

March 27, 2008

Date Expired: March 27, 2010

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

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

Department of Permitting, Inspections and Enforcement Enforcement Division 9400 Peppercorn Place, 6th Floor, Largo, MD 20774 RENTAL HOUSING LICENSE

Owner:

MYERS JOSEPH E SR ADVANCED DEVELOPMENT GROUP 3521 JEFF ROAD STE 200 UPPER MARLBORO MD 20774

Property:

8204 BELLEFONTE LNAPTS
CLINTON MD 20735

Type of Units:
Number of Units:
Fee Paid
License Number
Date Issued
Date Expired

Multifamily Dwelling

\$ 300,00 M-0602

December 27, 2014 December 27, 2016

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 THRMINATES UPON CHANGE OF OWNERSHIP.

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

Department of Permitting, Inspections and Enforcement Enforcement Division 9400 Peppercorn Place, 6th Floor, Largo, MD 20774 RENTAL HOUSING LICENSE

Owner:

JOSEPH MYERS
3521 JEFF ROAD STE 200
UPPER MARLEORO, MD 2077

Property:

8204 BEELEFONTE LÂNE CLINTON MD 2073

Type of Units: Number of Units Fee Park:

License Number:
Date Issued:

Date Expired.

Multifamily Dwelling

450,00

December 27-2018

A license has been granted this day to operate a rental facility in est suspended or revoked, under the provisions of Subtitle 18 of the Funce George's County Code. The licensee is obligated to prorapily information became the application for this license. This License is over the provision of information command in the application for this license. This License is over the provision of the pro

Director Department of Perinting Inspections and Enforcement for Prince George's County, Manyland

Department of Permitting, Inspections and Enforcement Enforcement Division 9400 Peppercorn Place, 6th Floor, Largo, MD 20774 RENTAL HOUSING LICENSE

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JOSEPH MYERS 3521 JEFF ROAD STE 200 UPPER MARLBORO, MD 20774

Property:

8204 BELLEFONTE LANE CLINTON, MD 20735

(Padrine)

Type of Units:
Number of Units:

Fee Paid: License Number:

Date Issued:

Date Expired:

Multifamily Dwelling

\$ 450.00

M-0602 December 27, 2018

December 27, 2020

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

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

301-952-3972

January 18, 2022

MEMORANDUM

TO: Jeremy Hurlbutt, AICP. Subdivision and Zoning Review, Development Review Division

VIA: David A. Green, MBA, Master Planner, Community Planning Division

FROM: Maha Tariq, Senior Planner, Neighborhood Revitalization Section, Community Planning

Division

SUBJECT: CNU-12648-2015 Bellefonte Lane Apartments

FINDINGS

Pursuant to Part 3, Division 6, Subdivision 1 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Certification of Nonconforming Use of existing multifamily property

Location: 8204 Bellefonte Lane, Clinton MD

Size: 459 Acres

Existing Uses: Residential - Multi-family

Proposal: Certification of a non-conforming use of multi-family property in the RR (Rural Residential)

zone GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is in the Established Communities policy area. The vision for Established Communities is context-sensitive infill and low- to medium-density development.

Master Plan: The 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan recommends Industrial land use on the subject property.

Planning Area: PA 81A Community: Clinton & Vicinity

Aviation/MIOZ: This application is located within an Aviation Policy Area or the Military Installation Overlay Zone. Area Label: B; App/Dep Clearance (50:1) – South End

SMA/Zoning: The 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan retained the subject property into the RR (Rural-Residential) zone.

c: Long-range Agenda Notebook

Frederick Stachura, JD, Supervisor, Neighborhood Revitalization Section, Community Planning Division.

14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 TTY: (301) 952-4366

Www.mncppc.org/pgco

Countywide Planning Division Historic Preservation Section

301-952-3680

December 27, 2021

MEMORANDUM

TO Jeremy Hurlbutt, Zoning Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division #8B

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

Tyler Smith, Historic Preservation Section, Countywide Planning Division 7AS

SUBJECT: CNU-12648-2015 8204 Bellefonte Lane Apartments

The subject property comprises 0.46 acres located in the north side Bellefonte Lane approximately 2500 feet northeast of its intersection with Old Alexandria Ferry Road. The subject application proposes certification of non-conforming use of an existing multifamily property. The subject property is Zoned R-R.

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. The subject property does not contain and is not adjacent to any Prince George's County Historic Sites or resources. This proposal will not impact any historic sites, historic resources or known archeological sites. A Phase I archeology survey is not recommended. Historic Preservation staff recommend approval of CNU-12648-2015 8204 Bellefonte Lane Apartments with no conditions.

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

January 18, 2022

MEMORANDUM

TO: Jeremy Hurlbutt, Zoning Section

FROM: Kelsey Shaffer, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for CNU-12648-2015 – 8204 Bellefonte Lane Apartments

1. A note shall be added to the site plan indicating that this site predates Zoning requirements.

- 2. There was an unauthorized and unpermitted expansion of the parking lot at this site sometime between 2014 and 2016 that should be validated through a Commercial Grading (CG) permit in conjunction with the Use & Occupancy permit or through an alternative means, as determined by the Planning Board.
- 3. This review does not include the review of any signage.

From: Heath, Antoine

Sent: Friday, January 21, 2022 2:27 PM

To: Sievers, Thomas < Thomas.Sievers@ppd.mncppc.org>

Subject: CNU-12648-2015 Bellefonte Apartments

Good Afternoon Tom,

I am providing this email in lieu of a referral for CNU-12648-2015 Bellefonte Apartments, as subdivision has no major issues or comments.

Thanks

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Afternoon Mr. Hurlbutt,

The Office of the Fire Marshal has reviewed the referral for CNU-12648-2015 8204 Bellefonte Lane. We have no comments for this referral. Regards. Jim

James V. Reilly Contract Project Coordinator III



Office of the Fire Marshal Division of Fire Prevention and Life Safety Prince George's County Fire and EMS Department 6820 Webster Street, Landover Hills, MD 20784

Office: 301-583-1830
Direct: 301-583-1838
Cell: 240-508-4931
Fax: 301-583-1945
Email: jvreilly@co.pg.md.us

Jeremy,

I have no comments on the subject referral.

Thanks, Kwesi

Jeremy,

AT&T Local does not have any facilities in the proposed area.

Regards,

Sam Azzam Connect USA Email – <u>aa9168@att.com</u> Mob – 304-871-6146

AGENDA ITEM: 5 AGENDA DATE: 2/24/202**2**

Additional Back-up

For

CNU-12648-2015 8204 BELLEFONTE LANE APARTMENTS



8204 BELLEFONTE LANE LLC

Phone: 240.463.3646

eFax: 1.877.935.4899

8787 BRANCH AVE, SUITE 355 CLINTON, MD 20735

Email: jemyers92@msn.com

Email2: joe.myers@TheADGroupLLC.com

DATE: February 22, 2022

To: MNCP&P Hearing Board

FROM: Joe Myers Sr

Director-8204 Bellefonte Lane LLC

Subject: CNU-12648-2015 Additional Comments & Items to Hearing Board

Good morning,

Please add the additional items to the materials for Item 5 of the Hearing Board meeting for the subject application.

Recommend update Applicant Address: 87878 BRANCH AVE, #355, CLINTON MD 20735

Original structure at time of purchase was uninhabitable (shell) needing significant renovation and upgraded...U&O request would have lead to unapproval

Applicants' full renovation construction time was approximately 15 months, only 3 months in excess of 'Section 27-243 a1B' allowable 12 months

Pictures showing before and after renovations are included.

Thank you again for your assistance.

J E Myers

Joseph E. Myers Sr Director

