



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

October 7, 2019

RECEIVED

OCT 08 2019

MEMORANDUM

TO: Donna J. Brown
 Acting Clerk of the Council

FROM: James Hunt, Division Chief
 Development Review Division

CLERK OF THE COUNCIL
 PRINCE GEORGE'S COUNTY MARYLAND

SUBJECT: Notification of Recommendation for Certification of Nonconforming Use

Permit Application Number: **32201-2019-U**

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

Location of Property: **000 Branchville Road
 College Park**

Current Zone(s): **C-S-C**

Sign Posting Date: **August 28, 2019**

Reason for Certification: **Certification of existing outdoor advertising signs is required pursuant to Council Bill 84-2016 which requires that applications for the certification of outdoor advertising signs in existence as of January 1, 2002, be filed no later than December 31, 2021. This outdoor advertising sign was erected in 1986.**

This is to advise that the above-captioned permit application relating to certification of a nonconforming use has been reviewed by this office. It has been found to fulfill the requirements of the Zoning Ordinance for administrative certification of the use in question, and no request for the Planning Board to conduct a public hearing was received within the time period specified on the public notice sign. Therefore, we are recommending that the use be certified as nonconforming.

Pursuant to Section 27-244(e) of the Zoning Ordinance (as amended by CB-78-1991), the

District Council has the option of reviewing this recommendation, provided it votes to do so within 30 days of receipt of the recommendation. If you advise us that the Council has not elected to review this recommendation after expiration of the 30-day period, we will certify this use as nonconforming and transmit that action to the Department of Environmental Resources, so that the permit may be issued.

APPLICATION FORM

DO NOT WRITE IN THIS SPACE

Application No.(s): 32201-2019 Planning Board Review Planning Director Review
 Acceptance Date: 8/20/19 70-day limit Limit waived–New limit _____
 Posting Date: 8/28/19 No. of Signs Posted: 1 Agenda Date: _____
 Filing Fee: _____ Posting Fee: \$30 Case Reviewer: Kelsey Shatter
 Date: _____
 Referral Mail-Out Date: _____ Referral Due Date: _____
 Date of Informational Mailing: _____ Date of Acceptance Mailing: _____

APPLICATION TYPE: NCU Revision of Case # _____

Case(s): NCU 32201-2019

PROJECT NAME: Branchville Road

Complete address (if applicable) and Geographic Location (distance related to or near major intersection)
 Branchville Rd, College Park, MD 20740, approximately 1,050 feet SE of the intersection with Rhode Island Ave.

Total Acreage: 0.1470		Election District: 21
Tax Map/Grid: 025/F4	Current Zone(s): C-S-C (Comm Shop Ctr)	Council District: 1
WSSC Grid: 210NE05	Existing Lots/Blocks/Parcels:	Dev. Review District: N/A
COG TAZ: 910	PG TAZ: 4682	Aviation Policy Area: N/A
Planning Area: 66	In Municipal Boundary: College Park	Is development exempt from grading permit pursuant to 32-127(a)(6)(A): <input type="checkbox"/> Y <input type="checkbox"/> N

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

Proposed Use of Property and Request of Proposal: Certification of outdoor advertising sign as a non-conforming use	Please list and provide copies of resolutions of previously approved applications affecting the subject property:
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Applicant Name, Address & Phone: April Mackoff, Clear Channel Outdoor 9590 Lynn Buff Court #5 Laurel, Maryland 20723 (240) 755-9203, aprilmackoff@clearchannel.com Owner Name, Address & Phone: (if same as applicant indicate same/corporation see Disclosure) Phillips Kleiner Post No. 5627 Veterans of Foreign Wars of the United States, 5051 Branchville Road College Park, Maryland 20740 (240) 481-4382	Consultant Name, Address & Phone: Contact Name, Phone & E-mail: same as applicant (240) 755-9203, aprilmackoff@clearchannel.com
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SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures)

Phillips Kleiner Post No. 5627 VFW

 Owner's Signature typed & signed Date 7-17-19



 Applicant's Signature typed & signed Date 7-17-19

please see section 5 Clear Channel Outdoor Lease Agreement.

 Contract Purchaser's Signature typed & signed Date

 Applicant's Signature typed & signed Date 7-17-19

SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:**Type of Application (Check all that apply)**

Conventional <input type="checkbox"/>	Comprehensive Design <input type="checkbox"/>	Conservation Sketch Plan <input type="checkbox"/>	Pre-Preliminary Plan <input type="checkbox"/>
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Variation, Variance or Alternative Compliance Request(s)
 Yes No

Applicable Zoning/Subdivision Regulation Section(s):

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units:
 Attached _____ Detached _____ Multifamily _____

Gross Floor Area (Nonresidential portion only):

SUBDIVISION CASES – FINAL PLAT:

Water/Sewer: DER Health Dept.

Number of Plats:

CSP/DSP/SDP No.:

WSSC Authorization No.:

Preliminary Plan No.:

Approval Date of Preliminary Plan:

URBAN DESIGN AND ZONING CASES:

Details of Request:
 Certification of nonconforming use for existing billboard.

Zoning Ordinance Section(s):
 Sections 27-244 & 241

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units:
 Attached _____ Detached _____ Multifamily _____

Gross Floor Area (Nonresidential portion only):

Variance Request
 Yes No

Applicable Zoning/Subdivision Regulation Section(s):

Departure Request
 Yes No

Application Filed
 Yes No

Alternative Compliance Request
 Yes No

Application Filed
 Yes No

APPLICATION FORM DISCLOSURE

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

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

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

Officers	Date Assumed Duties	Residence Address	Business Address

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

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

Statement of Justification

1. Case Name

NCU 32201-2019

Branchville Road

2. Description of proposed use/request

Certification of an outdoor advertising sign located at Branchville Road, College Park, Maryland 20740 (the "Property"), as a nonconforming use.

3. Description and location of the subject property

The outdoor advertising sign on the Property is located on Branchville Road, approximately 1,050 feet southeast of the intersection with Rhode Island Avenue. Specifically, the Property is located on Map 025, Grid F4, and is approximately 0.1470 acres in size. The Property is zoned C-S-C (Commercial Shopping Center).

The outdoor advertising structure on the Property is constructed on a single metal post and contains two bulletin faces. Our documentary evidence demonstrates that the structure has existed on the Property since at least 1987.

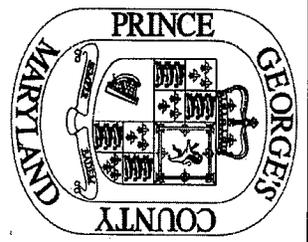
4. Description of each required finding

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

5. Variance requests and required findings for each request

The applicant is not requesting a variance for the Property.

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: 07/16/2019

PERMIT APPLICATION

Case Number: 32201-2019-00

ACTIVITY: Building Permit Application
WORK DESCRIPTION: Certification of outdoor advertising structure
USE TYPE:
EXISTING USE: Outdoor advertising structure
PROPOSED USE: Outdoor advertising structure

SITE INFORMATION

SITE ADDRESS: 00000 BRANCHVILLE RD COLLEGE PARK 20740	PROJECT NAME: SUBDIVISION: V F W POST NO 5627	EST. CONSTRUCTION COST:
OWNER: Phillips-Kleiner Post #5627 Veterans Foreign W: 5051 Branchville RD College Park MD 20740	OCCUPANT: Clear Channel Outdoor LLC 9590 Lynn Buff #5 Laurel MD 20723	ELECTION DISTRICT: 21 PROPERTY TAX ACCOUNT #: 2353548
CONTRACTOR: Clear Channel Outdoor LLC 9590 Lynn Buff #5 Laurel MD 20723	ARCHITECT:	

FOR OFFICE USE ONLY

	Reviewer	Date	Reviewer	Date
M-NCPPC				
Site / Road Eng.				
Structural Eng.				
Electrical Eng.				

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.

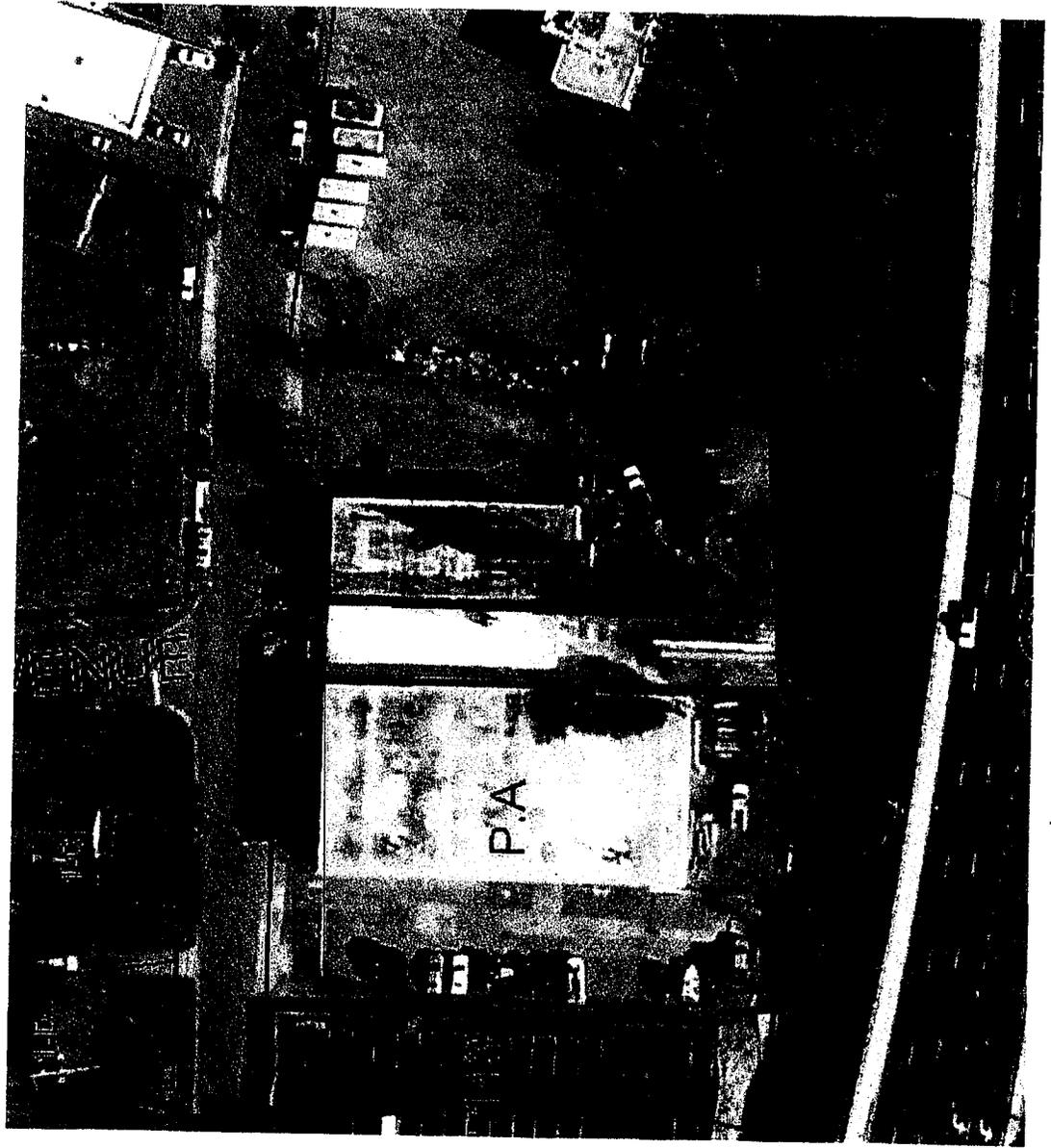
APPLICANT April Mackoff - *Stephanie Cleary* Clear Channel Outdoor
NAME **COMPANY** **PHONE** (240) 755 - 9203 **SIGNATURE** *SM*

Planning DIRECTOR case: CNU-32201-2019

Reviewer: Kelsey Shaffer

1 single-sided signs 0 double-sided signs (for a total of 1 physical signs)

indicate on the map which are double and single via A= single B= double



CNU-32201-2019, 0000 Branchville Road, College Park

Sign posted by: Stephenie Clevenger

Posted on: 8/28/19



JOB NOTES:

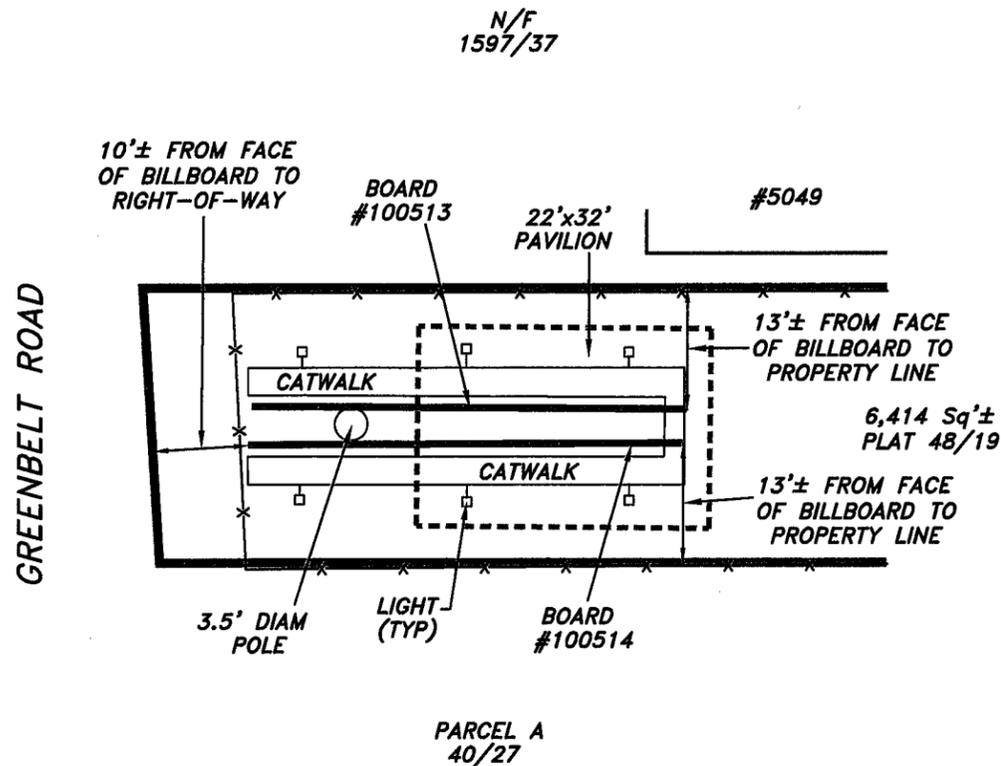
- 1) PROPERTY ZONED C-S-C (COMMERCIAL SHOPPING CENTER)
- 2) TAX ID# 21-2353548
- 3) ROAD FRONTAGE OF OLD BRANCHVILLE ROAD: 30.00'
ROAD FRONTAGE OF GREENBELT ROAD: 30.06'
TOTAL ROAD FRONTAGE: 60.06'
- 4) NEAREST BILLBOARD WAS OBSERVED APPROXIMATELY 660' FROM THE EXISTING BILLBOARD.

SIGN HEIGHTS:

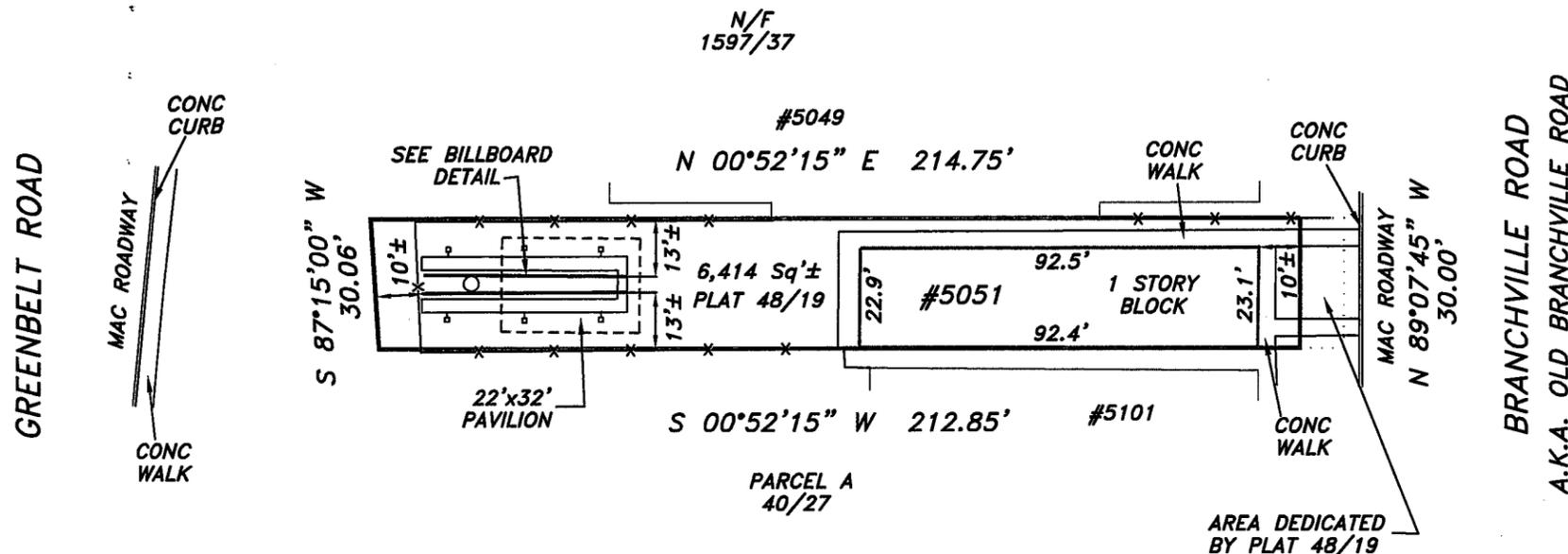
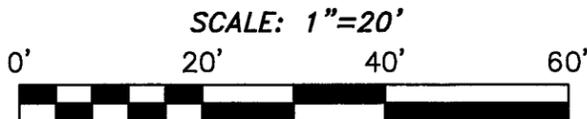
SIGN #100513 TOP: 59.5'
BOTTOM: 40.0'
SIGN #100514 TOP: 54.0'
BOTTOM: 40.0'
(HEIGHT AT GREENBELT ROAD)

SIGN LENGTHS:

SIGN #100513: 48'
SIGN #100514: 48'



BILLBOARD DETAIL:



APPARENT ENCROACHMENT NOTES:

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



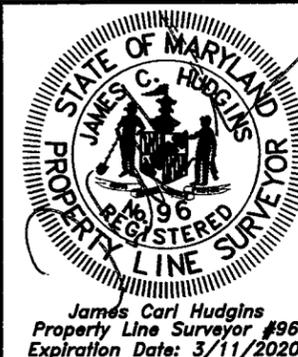
GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 3'±.
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

The purpose of this drawing is to locate, describe, and represent the positions of the billboard and buildings affecting the property shown hereon, being known as: The 6,414 Sq'± Lot of land shown on the plat entitled "PROPERTY OF PHILLIPS-KLEINER POST #5627 VETERANS OF FOREIGN WARS INC. BRANCHVILLE" recorded among the Land Records of Prince George's County, Maryland in Plat Book 48, folio 19.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone X on the FIRM Map of Prince George's County, Maryland on Community Panel Number 24033C0131 E, effective 9/16/2016



SPECIAL PURPOSE SURVEY
5051 BRANCHVILLE ROAD
21st ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale: 1"= 40'
Date: 5/20/2019
Field By: TOM
Drawn By: SCK
File No.: MISC 12788
Page No.: 1 of 1