



# Prince George's County Council

Wayne K. Curry  
Administration Building  
1301 McCormick Dr  
Largo, MD 20774

## Zoning Minutes - Final Sitting as the District Council

*Jolene Ivey, Chair, District 5*  
*Sydney J. Harrison, Vice Chair, District 9*  
*Wala Blegay, District 6*  
*Edward P. Burroughs, III, District 8*  
*Thomas E. Dernoga, District 1*  
*Wanika Fisher, District 2*  
*Mel Franklin, At-Large*  
*Calvin S. Hawkins, II, At-Large*  
*Eric C. Olson, District 3*  
*Krystal Oriadha, District 7*  
*Ingrid S. Watson, District 4*

*Jennifer A. Jenkins, Council Administrator*

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**Monday, March 11, 2024**

**10:00 AM**

**Council Hearing Room**

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### **10:00 AM CALL TO ORDER - (COUNCIL HEARING ROOM)**

*Pursuant to the provisions of Sections 27-131 and 27-132(a) of the Zoning Ordinance, the District Council meeting was convened by Council Chair Ivey at 10:11 a.m. with seven members present at roll call. (Absent: Council Member Harrison) (Council Members Franklin arrived at 10:20 a.m., Oriadha arrived at 10:23 a.m. and Watson arrived at 11:27 a.m.).*

**Present:**        10 -     Chair Jolene Ivey  
                                 Council Member Thomas Dernoga  
                                 Council Member Wala Blegay  
                                 Council Member Edward Burroughs  
                                 Council Member Wanika Fisher  
                                 Council Member Mel Franklin  
                                 Council Member Calvin S. Hawkins  
                                 Council Member Eric Olson  
                                 Council Member Krystal Oriadha  
                                 Council Member Ingrid Watson

**Absent:**                Vice Chair Sydney Harrison

*Also Present:*

*Jennifer A. Jenkins, Council Administrator*

*Karen T. Zavokas, Acting Associate Council Administrator*

*Stan Brown, People's Zoning Counsel*

*Rajesh Kumar, Principal Counsel to the District Council*

*Donna J. Brown, Clerk of the Council*

*James Walker-Bey, Associate Clerk of the Council*

*Akinjide Adeyemo, Zoning Reference Aide, Office of the Clerk*

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

*Pledge of Allegiance led by Council Member Fisher.*

**APPROVAL OF DISTRICT COUNCIL MINUTES**

[MINDC 03052024](#)

**District Council Minutes Dated March 5, 2024**

**A motion was made by Council Member Dernoga, seconded by Council Member Fisher, that these Minutes be approved. The motion carried by the following vote:**

**Aye:** 7 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Hawkins and Olson

**Absent:** Harrison, Franklin, Oriadha and Watson

**Attachment(s):** [3-5-2024 District Council Minutes Draft](#)

**ORAL ARGUMENTS****DSP-21001 Remand****Suffrage Point**

**Applicant(s):** Werrlein WSSC, LLC

**Location:** Located on the west side of 40th Place, at its intersection with Gallatin Street. (4.66 Acres; RSF-65 Zone (Prior R-55 and D-D-O Zones).

**Request:** Requesting approval of a Detailed Site Plan (DSP) to develop 41 single-family attached dwelling units on the lower parcel of the project formerly known as Magruder Pointe.

**Council District:** 2

**Appeal by Date:** 1/4/2024

**Review by Date:** 1/30/2024

**Action by Date:** 3/18/2024

**Municipality:** Hyattsville

**History:**

*Jill Kosack and James Hunt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Norman Rivera Esq. attorney for the applicant spoke in support. Jeff Ulysse representative of the City of Hyattsville, Shanna Fricklas, Janet Gingold, Julie Wolf and Greg Smith spoke in opposition. Council took case under advisement.*

**This Detailed Site Plan (Prior Ordinance) hearing was held; case taken under advisement.**

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**Attachment(s):** [DSP-21001 Remand Zoning Agenda Item Summary](#)  
[DSP-21001 Remand Presentation Slides](#)  
[DSP-21001 Remand Smith to Brown \(Response to applicants 3-4-2024 letter\) 3-7-2024](#)  
[DSP-21001 Remand Maloney to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Climate Change and Floodplains Part 2\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Climate Change and Floodplains\) 3-4-2024](#)  
[DSP-21001 Remand Smith to Brown \(Testimony\)\(Supplemental Comments Regarding Density\) 3-4-2024](#)  
[DSP-21001 Remand Veigas to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Fricklas to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Eisen to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Graham to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Broder to Brown \(Testimony\) 3-4-2024](#)  
[DSP-21001 Remand Corrected Notice of Oral Argument Hearing Continuance](#)  
[DSP-21001 Remand Smith to Brown \(Corrected Revised Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Smith to Brown \(Revised Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Davis to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Wolf to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-19-2024](#)  
[DSP-21001 Remand Blackerby to Brown \(Request to Reschedule Oral Argument & Testimony\) 2-18-2024](#)

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[DSP-21001 Remand Smith to Brown  
\(Testimony\) 2-16-2024](#)  
[DSP-21001 Remand Kole to Brown  
\(Testimony\) 2-16-2024](#)  
[DSP-21001 Remand Immordino to Brown  
\(Request to Reschedule Oral Argument &  
Testimony\) 2-16-2024](#)  
[DSP-21001 Remand Gingold to Brown  
\(Testimony\) 2-16-2024](#)  
[DSP-21001 Remand Butt to Brown \(Request to  
Reschedule Oral Argument & Testimony\)  
2-16-2024](#)  
[DSP-21001 Remand Graham \(Request to  
Reschedule Oral Argument & Testimony\)  
2-16-2024](#)  
[DSP-21001 Remand Simasek & Swisher to  
Brown \(Testimony\) 2-16-2024](#)  
[DSP-21001 Remand Butt to Brown \(Request to  
Reschedule Oral Argument & Testimony\)  
2-15-2024](#)  
[DSP-21001 Remand Boucher to Brown  
\(Request to Reschedule Oral Argument &  
Testimony\) 2-15-2024](#)  
[DSP-21001 Remand Marsh to Brown \(Request  
to Reschedule Oral Argument & Testimony\)  
2-15-2024](#)  
[DSP 21001 Remand City of Hyattsville to  
Brown \(Request to Reschedule Oral Argument\)  
2-12-2024](#)  
[DSP-21001 Remand Waszczak \(Request to  
Reschedule Oral Argument & Testimony\)  
2-12-2024](#)  
[DSP-21001 Remand Smith to Brown \(Request  
to Reschedule Oral Argument\) 2-9-2024](#)  
[DSP-21001 Remand Notice of Oral Argument  
Hearing](#)  
[DSP-21001 Remand Planning Board Resolution](#)  
[DSP-21001 Remand PORL](#)  
[DSP-21001 Remand Technical Staff Report](#)  
[DSP-21001 Remand Transcripts 11-2-2023](#)  
[DSP-21001 Remand Transcripts 10-5-2023](#)

[PZC Notice of Intention to Participate District  
Council 2-26-2024](#)

[PZC Notice of Intention to Participate District  
Council 3-11-2024](#)

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**ORAL ARGUMENTS (continued)****SE-4856****Alexander Landing**

**Applicant(s):** ESC 9401 Westphalia L.C.

**Location:** Located on the south side of Westphalia Road, approximately 300 feet east of its intersection with Rock Spring Drive (10.00 Acres; RR/ MIO Zones (Prior R-R Zone).

**Request:** Requesting approval of a Special Exception (SE) to develop approximately 10.00 acres of land in the RR (Residential, Rural ) /MIO (Military Installation Overlay) Zones as 61 One -Family Attached Housing for the Elderly.

**Council District:** 6

**Appeal by Date:** 1/22/2024

**Review by Date:** 1/30/2024

**Action by Date:** 5/29/2024

**Opposition:** Wanda Collins, et. al.

**History:**

*Natalia Gomez-Rojas, James Hunt and Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Christopher L. Hatcher Esq., attorney for applicant and David Nelson spoke in support. (Council took case under advisement).*

**This Special Exception (Prior Ordinance) hearing was held; case taken under advisement.**

**Attachment(s):** [SE-4856 Zoning Agenda Item Summary](#)  
[SE-4856 Presentation Slides](#)  
[SE-4856 Notice of Oral Argument Hearing](#)  
[SE-4856 Notice of ZHE Decision](#)  
[SE-4856 ZHE Decision](#)  
SE-4856 PORL  
[SE-4856 Technical Staff Report](#)  
[SE-4856 ZHE Exhibit List](#)  
[SE-4856 Exhibits #1-83](#)  
[SE-4856 ZHE Transcripts 6-21-23](#)  
[SE-4856 ZHE Transcripts 8-2-23](#)  
[SE-4856 ZHE Transcripts 8-30-23](#)  
[PZC Notice of Intention to Participate District Council 3-11-2024](#)

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**REFERRED FOR DOCUMENT****DDS-649****Riverdale Laundromat (Wildercroft)**

**Applicant(s):** NPKS LLC

**Location:** Located on the south side of Riverdale Road, approximately 1,000 feet east of its intersection with US 295 (Baltimore-Washington Parkway) (.629 Acres; CGO Zone (Prior C-A Zone).

**Request:** Requesting approval of a Departure from Design Standards (DDS) for a 37.2-foot departure for a 12.8-foot offset from a residential zone (Multifamily Medium Density Residential (R-18) located to the west of the property.

**Council District:** 3

**Appeal by Date:** 2/8/2024

**Review by Date:** 2/8/2024

**Action by Date:** 3/18/2024

**History:**

*Council adopted prepared order of approval with conditions (Vote:8-0; Absent: Council Members Fisher, Harrison and Watson).*

**A motion was made by Council Member Olson, seconded by Council Member Burroughs, that this Departure from Design Standards be approved with conditions. The motion carried by the following vote:**

**Aye:** 8 - Ivey, Dernoga, Blegay, Burroughs, Franklin, Hawkins, Olson and Oriadha

**Absent:** Harrison, Fisher and Watson

**Attachment(s):** [DDS-649 Zoning Agenda Item Summary](#)  
[DDS-649 Presentation Slides](#)  
[DDS-649 Notice of Oral Argument Hearing](#)  
[DDS-649 Planning Board Resolution](#)  
DDS-649 PORL  
[DDS-649 Technical Staff Report](#)  
[DDS-649 Transcripts 12-7-2023](#)



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**REFERRED FOR DOCUMENT (continued)****[ZMA-2022-003](#)****Smith Lake Estates**

**Applicant(s):** DR Horton, Inc.

**Location:** Located approximately 800 feet southwest of the intersection of Commo Road and Frank Tippet Road in Upper Marlboro, Maryland. (62.52 Acres; RR Zone (Prior R-R Zone).

**Request:** Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 62.52 acres in the RR (Residential, Rural) Zone to the R-PD (Residential Planned Development) Zone for the development of a maximum of 150 single-family detached and townhouse dwelling units.

**Council District:** 9

**Appeal by Date:** 2/26/2024

**Action by Date:** 5/24/2024

**History:**

*Council adopted prepared order of approval with conditions (Vote:9-0; Absent: Council Members Fisher and Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Franklin, that this Zoning Map Amendment be approved with conditions. The motion carried by the following vote:**

**Aye:** 9 - Ivey, Dernoga, Blegay, Burroughs, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison and Fisher

**Attachment(s):** [ZMA-2022-003 Zoning Agenda Item Summary](#)  
[ZMA-2022-003 Notice of ZHE Decision](#)  
[ZMA-2022-003 ZHE Decision](#)  
ZMA-2022-003 PORL  
[ZMA-2022-003 Technical Staff Report](#)  
[ZMA 2022-003 ZHE Exhibit List](#)  
[ZMA-2022-003 Exhibits 1-35](#)

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**ITEM(S) FOR DISCUSSION****CSP-21001 Remand****Linda Lane Property**

**Applicant(s):** Curtis Investment Group, Inc.

**Location:** Located in the southwest quadrant of the intersection of Linda Lane and MD 5 (Branch Avenue) (5.60 Acres; CN Zone (Prior M-X-T/ M I O Zones).

**Request:** Requesting approval of a Conceptual Site Plan (CSP) for a mixed-use development consisting of 105 multifamily units and 104,600 square feet of commercial/retail space.

**Council District:** 8

**Appeal by Date:** 2/8/2024

**Review by Date:** 2/8/2024

**Action by Date:** 3/22/2024

**History:**

*Council referred item to staff for preparation of an approving document, with conditions (Vote: 8-0-1; Abstain: Council Member Oriadha; Absent: Council Members Fisher and Harrison).*

**A motion was made by Council Member Burroughs, seconded by Council Member Hawkins, that this Conceptual Site Plan be referred for document. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CSP-21001 Remand Zoning Agenda Item Summary](#)  
[CSP-21001 Remand Presentation Slides](#)  
[CSP-21001 Remand Notice of Oral Argument Hearing](#)  
[CSP-21001 Remand Planning Board Resolution](#)  
CSP-21001 Remand PORL  
[CSP-21001 Remand Technical Staff Report](#)  
[CSP-21001 Remand Transcripts 12-7-2023](#)  
[CSP-21001 Remand Planning Board Record](#)

**PENDING FINALITY****(a) PLANNING BOARD'S REPRESENTATIVE****CNU-32670-2023-U****5016 46th Avenue Hyattsville****Applicant(s):** Kurt Rutherford, Eastern Outdoor**Location:** Located on the northwest side of 46th Ave., approximately 400 ft. south of the intersection of 46th Ave & Gallatin Street (39,000 sq. ft.; M-X-T Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 2000.**Council District:** 5**Review by Date:** 3/29/2024**History:**

*Council waived election to review for this item (Vote:9-0; Absent: Council Members Fisher and Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Dernoga, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 9 - Ivey, Dernoga, Blegay, Burroughs, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison and Fisher

**Attachment(s):** [CNU-32670-2023-U Zoning Agenda Item Summary](#)  
[CNU 32670-2023-U Casefile](#)  
[CNU 32670-2023-U PLB Memo](#)

**PENDING FINALITY**[CNU-35164-2023-U](#)**2008 Beaver Road Hyattsville****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located off of Columbia Park Road running west, approximately 164 feet northwest of the intersection with Beaver Road ( 1.35 Acres; I-2 Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1984.**Council District:** 5**Review by Date:** 3/29/2024**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35164-2023-U Zoning Agenda Item Summary](#)  
[CNU 35164-2023-U Casefile](#)  
[CNU 35164-2023-U PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35166-2023-U](#)**16010 Robert Crain Highway Brandywine**

**Applicant(s):** April Mackoff, Clear Channel Outdoor

**Location:** Located to the right of SE Robert Crain Highway running north, approximately 1,335 feet northwest of the intersection with Cedarville Road ( 11.84 Acres; I-1 Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This door advertising sign was erected in 1987.

**Council District:** 9

**Review by Date:** 3/29/2024

**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35166-2023-U Zoning Agenda Item Summary](#)  
[CNU 35166-2023-U Casefile](#)  
[CNU 35166-2023-U PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35169-2023-U](#)**3802 38th Street Brentwood**

**Applicant(s):** April Mackoff, Clear Channel Outdoor

**Location:** Located to the right of 38th Street running southeast, approximately 785 feet southeast of the intersection with Rhode Island Avenue running northeast (.0690 Acres; U-L-I Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1977.

**Council District:** 2

**Review by Date:** 3/29/2024

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Harrison).*

**A motion was made by Council Member Fisher, seconded by Council Member Watson, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35169-2023-U Zoning Agenda Item Summary](#)  
[CNU 35169-2023-U Casefile](#)  
[CNU 35169-2023-U PLB Memo](#)

**PENDING FINALITY (continued)**[CNU-35170-2023-U](#)**4525 Addison Road Capitol Heights**

**Applicant(s):** April Mackoff, Clear Channel Outdoor.

**Location:** Located approximately 65 feet south of the intersection of Addison Road and Antelope Lane (2.49 Acres; I-1 Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1977.

**Council District:** 5

**Review by Date:** 3/29/2024

**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35170-2023-U Zoning Agenda Item Summary](#)  
[CNU 35170-2023-U Casefile](#)  
[CNU 35170-2023-U PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35174-2023-U](#)**12949 Old Marlboro Pike Upper Marlboro**

**Applicant(s):** April Mackoff, Clear Channel Outdoor.

**Location:** Located off of Old Marlboro Road running east, approximately 512 feet southwest of the intersection with Ritchie Marlboro Road (13.57 Acres; R-R Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This door advertising sign was erected in 1960.

**Council District:** 6

**Review by Date:** 3/29/2024

**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Harrison).*

**A motion was made by Council Member Blegay, seconded by Council Member Watson, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35174-2023-U Zoning Agenda Item Summary](#)  
[CNU 35174-2023-U Casefile](#)  
[CNU 35174-2023-U PLB Memo](#)



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**PENDING FINALITY (continued)**[CNU-35177-2023-U](#)**6913 Old Landover Road Hyattsville****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located on the north side of Landover Road approximately 1000 feet NW of the intersection with Old Landover Road and is also located approximately 550 feet NW of the intersection of Pennsy Drive and Old Landover Road (2.4210 Acres; C-O Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1986.**Council District:** 5**Review by Date:** 3/27/2024**History:**

*Council waived election to review for this item (Vote: 10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35177-2023-U Zoning Agenda Item Summary](#)  
[CNU 35177-2023 Casefile](#)  
[CNU 35177-2023 PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35179-2023-U](#)**9101 Old Marlboro Pike Upper Marlboro****Applicant(s):** Clear Channel Outdoor**Location:** Located at the intersection of Old Marlboro Pike and Dower House Road  
(.59 Acres; I-E Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 2000.**Council District:** 9**Review by Date:** 3/27/2024**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson,  
Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35179-2023-U Zoning Agenda Item](#)  
[Summary](#)  
[CNU 35179-2023 Casefile](#)  
[CNU 35179-2023 PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35180-2023-U](#)**14000 SE Robert Crain Highway Brandywine****Applicant(s):** Clear Channel Outdoor**Location:** Located south of the intersection of 301 N & Brandywine Road (38,420 Sq. ft.; I-E Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1952.**Council District:** 9**Review by Date:** 3/27/2024**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Watson, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35180-2023-U Zoning Agenda Item Summary](#)  
[CNU 35180-2023 Casefile](#)  
[CNU 35180-2023 PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35181-2023-U](#)**16104 Cadillac Drive Brandywine****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located on the right side of Robert Crain Highway running south, approximately 175 feet northwest of the intersection with Berry Street (.9230 Acres; C-M Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1984.**Council District:** 9**Review by Date:** 3/27/2024**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Blegay, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35181-2023-U Zoning Agenda Item Summary](#)  
[CNU 35181-2023 Casefile](#)  
[CNU 35181-2023 PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35183-2023-U](#)**15409 Marlboro Pike Upper Marlboro****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located to the right of Marlboro Pike running east, approximately 836 feet southwest of the intersection with Robert Crain Highway (3.37 Acres; I-1 Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1979.**Council District:** 9**Review by Date:** 3/27/2024**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35183-2023-U Zoning Agenda Item Summary](#)  
[CNU 35183-2023 Casefile](#)  
[CNU 35183-2023 PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35184-2023-U](#)**7200 Martin Luther King Jr. Highway Hyattsville**

**Applicant(s):** April Mackoff, Clear Channel Outdoor

**Location:** Located between MLK Jr. Hwy heading south and Sheriff Road north, approximately 232 feet NE of the MLK Jr. Hwy intersection with Hill Road (.59 Acres; M-U-I Zone).

**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1965.

**Council District:** 5

**Review by Date:** 3/27/2024

**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Chair Ivey, seconded by Council Member Watson, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35184-2023-U Zoning Agenda Item Summary](#)  
[CNU 35184-2023 Casefile](#)  
[CNU 35184-2023 PLB Memo](#)

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**PENDING FINALITY (continued)**[CNU-35189-2023-U](#)**3211 Branch Avenue Temple Hills****Applicant(s):** April Mackoff, Clear Channel Outdoor**Location:** Located to the right of Naylor Road running NW, approximately 745 feet NW of where Naylor Road splits off to the west and Branch Ave starts on the east ( .5130 Acres; M-X-T Zone).**Request:** Requesting Certification of Nonconforming Use for an outdoor advertising sign. 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, 2023. This outdoor advertising sign was erected in 1963.**Council District:** 7**Review by Date:** 3/27/2024**History:**

*Council waived election to review for this item (Vote:10-0; Absent: Council Member Harrison).*

**A motion was made by Council Member Oriadha, seconded by Council Member Fisher, that Council waive election to review for this Certification of a Nonconforming Use. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison

**Attachment(s):** [CNU-35189-2023-U Zoning Agenda Item Summary](#)  
[CNU 35189-2023-U Casefile](#)  
[CNU-35189-2023 PLB Memo](#)

**ADJOURN**[ADJ29-24](#)**ADJOURN****History:**

*This meeting adjourned at 12:43 p.m.*

**A motion was made by Council Member Watson, seconded by Council Member Olson, that this meeting be adjourned. The motion carried by the following vote:**

**Aye:** 10 - Ivey, Dernoga, Blegay, Burroughs, Fisher, Franklin, Hawkins, Olson, Oriadha and Watson

**Absent:** Harrison