



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

July 23, 2021

**RE: CNU-51074-2020-U (6313 Rhode Island Avenue Riverdale)
April Mackoff, Clear Channel Outdoor LLC, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on July 13, 2021.

CERTIFICATE OF SERVICE

This is to certify that on July 23, 2021, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink, reading "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No. CNU-51074-2020-U
6313 Rhode Island Avenue
Riverdale

Applicant: April Mackoff, Clear Channel
Outdoor LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

ORDER CERTIFYING A NONCONFORMING USE

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Zoning Hearing Examiner, to approve Certification of a Nonconforming Use for an Outdoor Advertising Sign ("Billboard"), on approximately 0.14 acre of land in the M-U-TC Zone (Mixed Use Town Center), located at the intersection of East-West Highway and Rhode Island Avenue on Map 042, Grid D3, and identified as 6313 Rhode Island Avenue, Riverdale Park, Councilmanic District 3, which property lies within the municipal boundaries of the Town of Riverdale Park, is hereby APPROVED.

As the basis for this final decision, the District Council adopts the findings and conclusions of the Zoning Hearing Examiner. Applicant has filed for certification of a Use and Occupancy permit and submitted a copy. Applicant has submitted copious documents that verify the existence of the billboard prior to the date that such uses became nonconforming and its continuous existence until today, including: aerial photos from various years as early as 1993 until the present time showing the structure on site; leases between the various property owners and the various billboard owners that cover the period from the late 1970's until the present time; documents showing the various advertising campaigns placed on the two billboard owners over the years and the revenue generated; aerials and photos showing a Billboard on site prior to the enactment of the law banning such uses and the present date; and an affidavit from the present owner indicating the sign's

existence as early as 1981 and its continued existence since that time. Applicant submitted a legal description of the property, and a Site Plan, that shows the exact nature, precise location, and limits of the Billboard uses on site. Finally, Applicant has submitted a copy of Use and Occupancy permit issued to its predecessor prior to the changes in the Zoning Ordinance that rendered the use nonconforming.

The Outdoor Advertising Sign ("Billboard"), on approximately 0.14 acre of land in the M-U-TC Zone (Mixed Use Town Center), located at the intersection of East-West Highway and Rhode Island Avenue on Map 042, Grid D3, and identified as 6313 Rhode Island Avenue, Riverdale Park, Councilmanic District 3, which property lies within the municipal boundaries of the Town of Riverdale Park, shall be declared a Certified Nonconforming Use.

ORDERED this 13th day of July, 2021, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.


Opposed:

Abstained:

Absent:

Vote: 11-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 
Calvin S. Hawkins, II, Chair

ATTEST:



Donna J. Brown
Clerk of the Council