



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 14-26

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File No. CNU-23538-2013

RESOLUTION

WHEREAS, the Prince George's County Planning Board has reviewed CNU-23538-2013, Fleetwood Village Apartments, requesting certification of a nonconforming use for a 252-unit multifamily apartment building located on three separate parcels in the R-18 Zone in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on March 27, 2014, the Prince George's County Planning Board finds:

- A. **Location and Field Inspection:** The subject property is identified as three separate deed parcels located in the northeastern, northwestern, and southern quadrants of the intersections of Eastern Avenue, Greenlawn Drive, Knollbrook Drive, and Chillum Road. The multifamily garden-style apartment development has a total of 252 dwelling units on a combined 9.379 acres. All three parcels are zoned Multifamily Medium Density Residential (R-18).

Parcel One (3.75 acres) is located in the southern quadrant of Eastern Avenue and Chillum Road. Parcel One is developed with 12 two-story brick buildings and 8 three-story brick buildings, with 103 total units. Parking is available along the southeastern quadrant of Eastern Avenue and Chillum Road. There is an existing playground located in the center of the complex.

Parcel Two (2.17 acres) is located at the intersection of Knollbrook Drive and Chillum Road, and is developed with 7 two-story brick buildings and 3 three-story brick buildings, with 58 total units. Parking is along Knollbrook Drive and Chillum Road. There is a small green space area located in the center of the complex.

Parcel Three (3.45 acres) is located at the intersections of Eastern Avenue to the east, Chillum Road to the south, and Greenlawn Avenue to the northwest. Parcel Three is developed with 5 three-story brick buildings and 11 two-story brick buildings, with a total of 91 units. There is no designated play area. Parking is provided along Chillum Road and Greenlawn Drive.

There is no vehicular access to the development. Access to the development is provided via pedestrian walkways along Chillum Road, Knollbrook Drive, and Greenlawn Drive. A total of 209 parking spaces (which include 133 spaces in the right-of-way) are provided along Chillum Road, Knollbrook Drive, Greenlawn Drive, and a service drive off of Eastern Avenue. The property has access to multiple Metrobus routes (F1, F2, K6, K9, R2, and R4), which provides public transit service to residents. No loading spaces are required.

B. Development Data Summary:

	EXISTING	APPROVED
Zone	R-18	Unchanged
Acreage	9.37 total	Unchanged
Parcel One	3.75	
Parcel Two	2.17	
Parcel Three	3.45	
Use(s)	Multifamily Apartments	Unchanged
Site Density		Unchanged
Parcel One	7.4 d.u./a	
Parcel Two	26.7 d.u./a	
Parcel Three	26.4 d.u./a	

	EXISTING	APPROVED
Bedroom Percentages		Unchanged
Parcel One		
1BR	35 (34%)	
2 BR*	65 (66%)	
Parcel Two		
1BR	22 (38%)	
2 BR*	36 (62%)	
Parcel Three		
1BR	25 (27%)	
2 BR*	66 (73%)	
<i>*Unused bedroom percentages for three or more bedroom apartments may be added to the maximum allowed percentages for two-bedroom apartment units.</i>		
Lot Coverage	16,000 s.f./d.u.	Unchanged
Parcel One	163,350/ s.f./10.21 d.u.	
Parcel Two	94,525.2 s.f./5.9 d.u.	
Parcel Three	150,282 s.f./9.39 d.u.	

- C. History:** The Fleetwood Village Apartments were constructed as a 252-unit garden-style apartment complex in 1949 at a density of 27.4 dwelling units per acre. Off-street parking was not a requirement to serve the property at that time, so it was not provided. However, there are a total of 209 parking spaces provided. The complex became nonconforming on November 29, 1949 when the property was placed in the Multifamily Medium Density Residential (R-18) Zone via a comprehensive rezoning, when the density changed to 16,000 square feet per net lot area per unit. The site plan includes a table that indicates the Zoning Ordinance requirements of the

“Residence C” zone classification in place at the time the apartments were constructed, the current R-18 Zoning Ordinance requirements, and where the complex conforms to or deviates from those requirements. Bedroom percentages are also provided. There are no previously issued use and occupancy permits for the Fleetwood Village apartment complex. The applicant applied for a Use and Occupancy Permit (23535-2013) and was denied because no prior use and occupancy permits for the property could be found; therefore, a public hearing before the Planning Board is required.

- D. **Request:** The applicant requests certification of an existing, 252-unit, multifamily, garden-style apartment complex that was built in 1949, when the property was subject to the requirements of the Residence “C” zone classification. Because development regulations were changed or adopted after the apartment use was lawfully established, the complex became nonconforming. The nonconforming status began on November 29, 1949 when the property was rezoned to the R-18 Zone. Based on the current standard of square footage per dwelling unit for the R-18 Zone, only 239 dwelling units (25.5 d.u./acre) are permitted. The apartment complex, however, has 252 dwelling units, which is what was permitted according to the Residence “C” zone regulations in place at the time of construction in 1949.

- E. **Surrounding Uses:** The site is surrounded by the following uses:

North— Property zoned Commercial Shopping Center (C-S-C) and Rural Residential (R-18), developed with retail uses and multifamily apartments.

West— Eastern Avenue and buildings developed with retail and residential uses in Washington, District of Columbia.

East— Property zoned One-Family Detached Residential (R-55) improved with single-family residences.

South— Properties zoned R-18 improved with multifamily residences; and zoned Townhouse (R-T) and R-55 improved with single-family residences.

- F. **Certification Requirements:** Certification of a nonconforming use requires that certain findings be made. First, the use must either predate the pertinent zoning regulation or have been established in accordance with all regulations in effect at the time the use began. Second, there must be no break in operation for more than 180 days since the use became nonconforming.

Section 27-244 of the Zoning Ordinance sets forth the following specific requirements for certifying a nonconforming use:

- (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 and not illegal.

(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.**
- (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;**
 - (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 non-operation 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;**
 - (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;**
 - (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.**

Analysis—According to the applicant's documentation, the Fleetwood Village apartments were constructed in 1949. When the applicant applied for a use and occupancy permit in 2013, the Planning Information Services staff could not verify that the Fleetwood Village Apartments were built in accordance with requirements in effect at the time of construction because the original use and occupancy permit records were not available. Therefore, in accordance with Section 27-244(f), the Planning Board must determine whether, in fact, the use was legally established prior to the

date it became nonconforming (November 29, 1949) and that it has been in continuous operation since that time.

The applicant submitted the following documentary evidence in support of the application:

1. M-NCPPC aerial maps for the years 1965, 1968, 1980, 1984, 1993, 1998, 2000, 2005-2007, 2009, and 2011 (Exhibit 1).
2. Maryland State Department of Assessments and Taxation Property record, which notes the sale of the property on June 1, 1973 (Exhibit 2).
3. Prince George's County Rental Housing Licenses 2001–2015 (Exhibit 3).
4. Prince George's County Apartment License applications dated June 11, 1993; June 1, 1995; and June 17, 1997 (Exhibit 4).
5. Apartment Income and Expense questionnaires submitted to Prince George's County for the years 1982–2012 (Exhibit 5).
6. An electronic site plan dated July 17, 2001.
7. A letter from Arnold Berlin citing he resided on the property from 1951 to 1959.
8. A letter from WSSC citing WSSC account activation date of October 1, 1948 and a meter set date of March 14, 1989.
9. Prince George's County permit history showing case numbers and permit types for 1992, 1996, and 2002.
10. Income tax returns for the years 1973–1981.

DISCUSSION

The evaluation of the Fleetwood Village Apartments is based on both the Residence "C" zoning in place at the time of development construction in 1949 and a separate evaluation based upon the R-18 zoning requirements to reflect the current zoning of the property, which became effective November 29, 1949. The development exceeds the current allowable density in the R-18 Zone and the allowable bedroom percentages, hence the request for certification of a nonconforming use. The use became nonconforming on November 29, 1949 when the density changed from 625 square feet to 1,800 square feet of net lot area per unit. There is no previous record of a prior use and occupancy permit.

Parcel One has a total of 103 multifamily dwelling units. The allowable density on the subject site on November 29, 1949, per the R-18 Zone imposed at that time, was 10.2 dwelling units per acre on a total

of 3.75 acres. There is no vehicular access to Parcel One. Access to the development is provided via pedestrian walkways along Chillum Road and Eastern Avenue. A total of 94 parking spaces (which include 55 spaces in the right-of-way) are provided along Chillum Road and a service drive off of Eastern Avenue. No loading spaces are required.

Parcel Two has a total of 58 multifamily dwelling units. The allowable density on the subject site on November 29, 1949, per the R-18 Zone imposed at that time, was 5.9 dwelling units per acre on a total of 2.17 acres. There is no vehicular access to Parcel Two. Access to the development is provided via pedestrian walkways along Chillum Road and Knollbrook Drive. A total of 50 parking spaces (which include 45 spaces in the right-of-way) are provided along Chillum Road and a service drive off of Eastern Avenue. No loading spaces are required.

Parcel Three has a total of 91 multifamily dwelling units. The allowable density on the subject site on November 29, 1949, per the R-18 Zone imposed at that time, was 9.39 dwelling units per acre on a total of 3.45 acres. There is no vehicular access to Parcel Three. Access to the development is provided via pedestrian walkways along Chillum Road and Greenlawn Drive. A total of 65 parking spaces (which include 33 spaces in the right-of-way) are provided along Chillum Road and Greenlawn Drive. No loading spaces are required.

In staff's opinion, the above evidence which consists of M-NCPPC aerial maps, a Maryland State Department of Assessments and Taxation property record noting the sale and use of the property, Prince George's County Rental Housing Licenses, Prince George's County Apartment License applications, Apartment Income and Expense questionnaires submitted to Prince George's County, a letter from Mr. Arnold Berlin, a letter from WSSC citing the meter installation date and a continuous service statement, Prince George's County permit history showing case numbers and permit types, and income tax returns, supports the applicant's claim that the Fleetwood Village apartment complex has been in continuous operation since being constructed in 1949. The subject development has a total of 252 multifamily dwelling units. The site was developed in compliance with the Residence "C" zoning requirements when it was constructed, not subject to the R-18 Zoning Ordinance requirements.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the above-noted application.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Shoaff, Bailey and Hewlett voting in favor of the motion at its regular meeting held on Thursday, March 27, 2014, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 17th day of April 2014.

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department

Date

4/2/14

Patricia Colihan Barney
Executive Director

By

Jessica Jones

Jessica Jones
Planning Board Administrator

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