



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

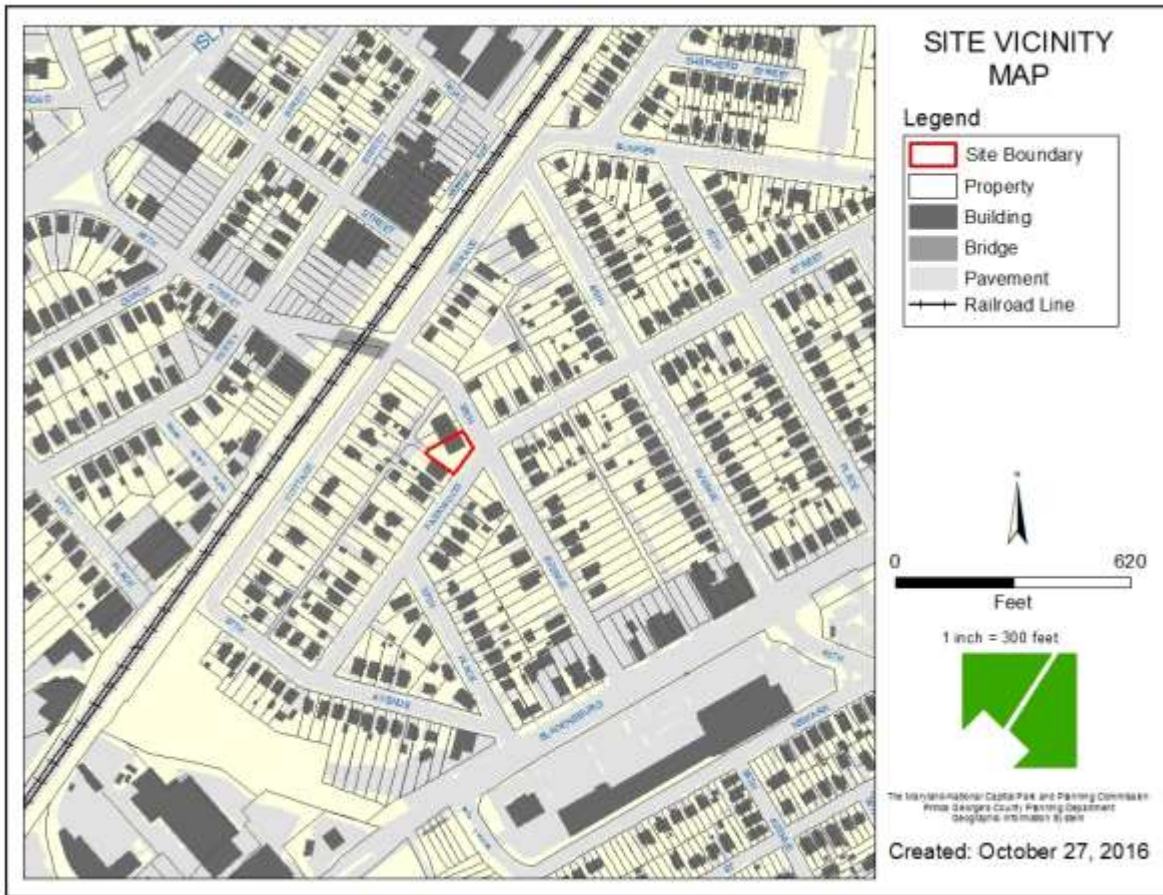
Certification of Nonconforming Use

CNU-30038-2015

Application	General Data	
Project Name: Obinne Enterprise, LLC 3800 38 th Avenue Location: 3800 38th Avenue, Brentwood Southwest of 38 th Ave and approximately 790 feet north of Bladensburg Road Applicant/Address: Ferdinand & Anthonia Obichere 12903 Autumn Drive Silver Spring, MD 20904 Property Owner: Ferdinand & Anthonia Obichere 12903 Autumn Drive Silver Spring, MD 20904	Planning Board Hearing Date:	03/16/17
	Staff Report Date:	02/27/17
	Date Accepted:	01/04/17
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.167 acres
	Zone:	R-18
	Lots:	1
	Parcels:	N/A
	Planning Area:	68
	Council District:	05
	Election District:	02
	Municipality:	N/A
200-Scale Base Map:	205NE03	

Purpose of Application	Notice Dates	
Certification of Nonconforming Use for a four-unit apartment building.	Informational Mailing	10/05/16
	Acceptance Mailing:	12/27/16
	Sign Posting Deadline:	02/14/17

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board

VIA: Christina Pompa, Interim Supervisor, Zoning Review Section, Development Review Division

FROM: Ivy Thompson, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: **Certification of Nonconforming Use Application No. CNU-30038-2015**

REQUEST: **Certification of a nonconforming use for an existing, four-unit apartment building that was constructed in 1936.**

RECOMMENDATION: **APPROVAL**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of March 16, 2017. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

FINDINGS

- A. **Location and Field Inspection:** The subject property, 3800 38th Avenue, is located on the southwest side of 38th Avenue approximately 800 feet west of Bladensburg Road. The site is developed with a two story, four-unit apartment building with basement on a 7,263-square-foot lot. The subject building adjoins two other multifamily apartment buildings to the west. Access to the site is via a 25-foot-long concrete walkway from 38th Avenue. There is no designated parking available on the site. However, some street parking is available on Parkwood Street located to the south of the subject site and there is access to public transportation on 38th Avenue.

B. **Development Data Summary:**

	EXISTING	APPROVED
Zone	R-18	Unchanged
Acreage	0.167	Unchanged
Use(s)	Multifamily dwellings	Unchanged
Total Units	4	Unchanged
Site Density	24.2 dwelling units/acre	Unchanged
Lot Coverage	22.7%	Unchanged

- C. **History:** The site was recorded as Lot 42, Block 3, of Cottage City in April 1936. The subject apartment building was constructed in 1936. At the time of the building construction, the property was zoned Residential “C” and was in conformance with the regulations in effect. The property was placed in the Multifamily Medium-Density Residential (R-18) Zone in November 29, 1949 thus allowing four (4) dwelling units. The nonconforming status commenced January 1, 1964 when the Zoning Ordinance was amended to increase the original minimum net lot area per dwelling unit from 1,800 square feet of gross lot area per dwelling unit to 2,000 square feet of lot area per unit. Density requirements were changed in 1975 to the current maximum of twelve (12) units per acre.
- D. **Master Plan Recommendation:** The 1994 *Approved Master Plan and Sectional Map Amendment* for Planning Area 68 retained the subject property in the R-18 (Multifamily Medium-Density Residential) Zone.
- E. **Request:** The applicant requests certification of an existing, four-unit apartment building that was constructed in 1936. At that time, the property was subject to the requirements of the Residential “C” Zone classification. Because development regulations were changed or adopted after the use was lawfully established, the density of the multifamily apartment building became nonconforming. Based on the current standard of square footage per dwelling unit for the R-18 Zone, the existing building exceeds the current maximum density; thus, a request for certification of nonconforming use is required.
- F. **Surrounding Uses:** The site is primarily surrounded by single-family residential development in the R-55 Zone except the two contiguous apartment buildings attached to the subject apartment compound and another apartment building to the southeast (on Parkwood Street).

The site is surrounded by the following uses:

North— Thirty-Eighth Avenue and across the right-of-way is a vacant Cottage City Fire Department building and other single-family detached houses zoned R-55.

- South—** A multifamily apartment building zoned R-18, Parkwood Street and single-family detached houses zoned R-55.
- East—** Contiguous to the subject building are multifamily apartment buildings zoned R-18 and a residential property zoned R-55.
- West—** A multifamily apartment building zoned R-18.

G. Definition of a Nonconforming Use:

- (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.

Certification Requirements: Certification of a nonconforming use requires that certain findings be made. Section 27-244 of the Prince George’s County 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 (except as provided for in Section 27-246 and Subdivision 2 of this Division).
- (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 nonoperation for more than one hundred eighty (180) consecutive calendar days between the time the use became nonconforming and the date when the application is submitted, or that conditions on 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;

(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—Per the applicant's documentation, the apartment building, 3800 38th Avenue was constructed in 1936. When the applicant applied for a use and occupancy permit, it was determined that certification of nonconforming use is required because the apartment exceeds the current maximum density for a multifamily property in the R-18 Zone. The Property Standards Division could not verify that the multifamily apartment building was 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) of the Zoning Ordinance, the Planning Board must determine whether, in fact, the use was legally established prior to the date it became nonconforming and that it has been in continuous operation since that time.

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

1. Prince George's County Rental Housing Licenses dated May 1997–May 1999, May 2005–May 2007, and May 2011–May 2013.
2. Lease Agreement for unit #1- dated July 2004, unit #3-dated November 2003, and unit #4-dated April 2004 and renewed April 2006.
3. Affidavit of Ms. Rose Arthur indicating she has lived at 3802 38th unit #4 Avenue, unit #4 from in 1973 to the present and affirming that 3800 38th Avenue operates as a multifamily property.
4. A letter dated March 2, 2016 from the Washington Suburban Sanitary Commission (WSSC) stating that the address has had an active WSSC service since April 1, 1949. The record shows that the water and sewer services have been in use and available to this property since at least April 7, 1995.

5. A Maryland Department of Assessments and Taxation record indicating the structure was built in 1936.
6. Alban Home Inspection Service dated September 30, 1998 and June 6, 2016.
7. Maryland Department of the Environment Lead Inspection Service dated September 16, 1998 and May 23, 2001.
8. Prince George's County Consolidated Tax Bill dated July 1, 2003.
9. Pepco service application dated May 8, 1997.
10. Standard Burner Service Agreement with Griffith dated December 31, 1998.
11. Certificate of Satisfaction date January 3, 2014 prepared by Lien Release.
12. A site plan of the subject property was submitted that contains a comparison of the regulations in effect when the apartments were built to current regulations. The site plan shows building locations, setbacks, and pedestrian connections.

In addition, a review of the Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department, aerial imagery of the site 1938 through 2016 shows the location of the existing building on the site in its present configuration.

DISCUSSION

The above evidence supports the applicant's claim that the subject multifamily dwelling was constructed in conformance with development standards in place in 1936 and has been in continuous operation since 1964. The nonconforming use began in January 1, 1964 when the density regulations in the Residential "C" changed from a minimum 1,800-square-foot lot area per dwelling unit to a minimum of 2,000-square-foot lot area per dwelling unit in the current R-18 Zone and again in 1975 to the maximum of 12-units per acre. The allowable density on the subject site prior to the change was four (4) units on a 0.167-acre property. After that date, a maximum of three units are allowed on a site that size.

CONCLUSION

Based on the evidence submitted by the applicant, together with the lack of contradictory evidence from other sources, it is reasonable to conclude that the multifamily apartment building, 3800 38th Avenue, was constructed in accordance with the requirements of the Zoning Ordinance in effect prior to 1949. There is also no evidence to suggest a lapse of continuous operation as a multifamily rental property since the building became nonconforming January 1, 1964. Pursuant to Subtitle 27 of the Prince George's County Code, it is recommended that Certification of Nonconforming Use Application No. CNU-30038-2015 be APPROVED as a certified nonconforming use.