



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

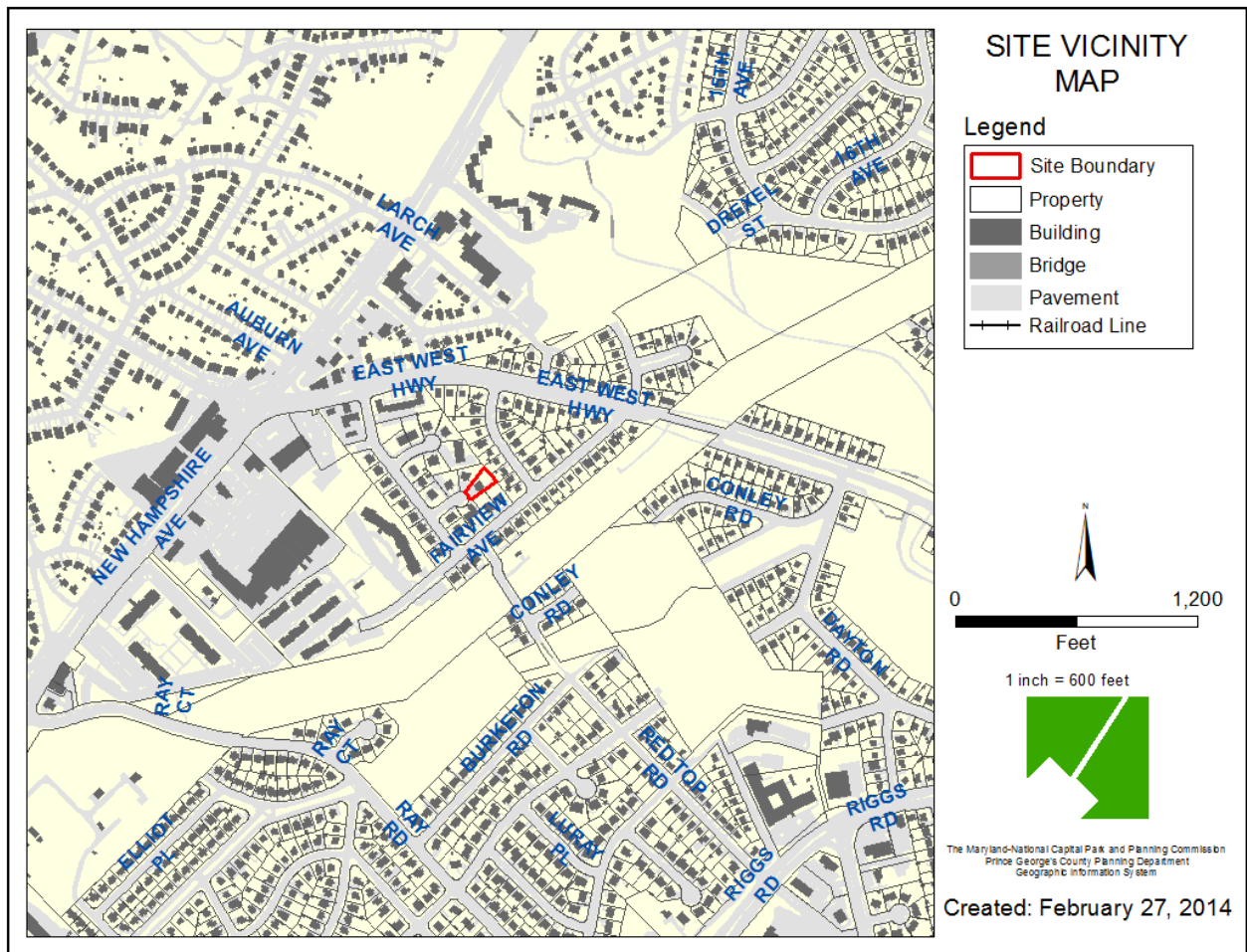
Certification of Nonconforming Use

CNU-30449-13

Application	General Data	
Project Name: 6807 Red Top Road Location: One-hundred-ninety-two feet east of Red Top Road and 689 feet south of East-West Highway (MD 410). Applicant/Address: Redtop Properties, LLC c/o Michael Trageser 113 Quincy Street Chevy Chase, MD 20815 Property Owner: Same as above	Planning Board Hearing Date:	10/09/14
	Staff Report Date:	09/22/14
	Date Accepted:	07/02/14
	Planning Board Action Limit:	N/A
	Plan Acreage:	0.257
	Zone:	R-18
	Gross Floor Area:	1,280 sq. ft.
	Lots:	1
	Parcels:	N/A
	Planning Area:	65
	Council District:	02
	Election District	17
	Municipality:	N/A
200-Scale Base Map:	208NE01	

Purpose of Application	Notice Dates	
Certification of a nonconforming use for a six-unit apartment building.	Informational Mailing	04/07/14
	Acceptance Mailing:	06/25/14
	Sign Posting Deadline:	09/09/14

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: Jimi Jones, 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-30449-13**

REQUEST: **Certification of a nonconforming use for a six-unit apartment building in the R-18 Zone.**

RECOMMENDATION: **APPROVAL**

NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of October 9, 2014. 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, 6807 Red Top Road, is located 192 feet from the intersection of Red Top Road and 689 feet south of East-West Highway (MD 410). The site is developed with a two-story, brick frame, six-unit apartment building on a cul-de-sac. Red Top Road is accessible from East-West Highway to the north and Fairview Avenue to the southeast. Off-street parking is available for the subject property. District Council Resolution 82-1970 waived the off-street parking requirements for this property, in addition to the other apartment buildings in the Hampshire View Subdivision, because a portion of the parking spaces extend beyond the property onto Red Top Road.

B. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-18	Unchanged
Acreage	0.257	Unchanged
Use(s)	Multifamily dwellings	Unchanged
Total Units	6	Unchanged
Site Density	24 units/acre	Unchanged
Lot Coverage	11.8%	Unchanged

- C. **History:** In November 1949 when the comprehensive zoning of the county took place, the property was placed in the new Multifamily Medium Density Residential (R-18) Zone. The subject apartments were constructed in 1949 in accordance with the requirements in place. The development standards at that time permitted the allowable density based on 1,800 square feet of gross lot area per dwelling unit, which would permit six units. The complex became nonconforming on January 1, 1964 when the Zoning Ordinance was amended to require a minimum of 2,000 square feet net lot area per dwelling unit in the R-18 Zone, which would only permit five units. Current standards only permit three units. The applicant applied for a Use and Occupancy Permit (30449-2013) because no prior use and occupancy (U&O) permits for the property could be located.
- D. **Master Plan Recommendation:** The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67* recommends multifamily development at an urban density. The SMA retained the property in the R-18 Zone. The vision for this area in the *Plan Prince George's 2035 Approved General Plan* is for a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods.
- E. **Surrounding Uses:** The site is surrounded by similar garden-style apartment buildings in the R-18 Zone. Many of these surrounding apartments were also certified as nonconforming uses. The site is surrounded by the following uses:
- North and East—** Developed property with single-family residences zoned One-Family Detached Residential (R-55).
- South and West—** Developed property with multifamily garden-style apartment buildings zoned Multifamily Medium Density Residential (R-18).
- F. **Request:** The applicant requests certification of an existing six-unit apartment building that was

constructed in 1949. Because some development regulations in the R-18 Zone were changed or adopted after the apartment use was lawfully established, the complex became nonconforming. 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.

- G. **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 it 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:

Section 27-244. Certification.

(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 nonoperation 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—Per the state assessment database, the apartments were constructed in 1949. When the applicant applied for a U&O permit in 2013, the Permit Review Section could not verify that the apartments were built in accordance with requirements in effect at the time of construction because original U&O 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. A letter dated July 2, 2014 from the Washington Suburban Sanitary Commission (WSSC) stating that the service was activated on October 1, 1950. WSSC noted that there has been no service interruption since 1995.
2. Prince George's County Multifamily Rental Licenses for 6807 Red Top Road for the years 1970 through 2015 which consistently show six apartments on the property.
3. Affidavit of Michael E. Trageser citing knowledge of the subject property.
4. A Maryland Department of Assessments and Taxation record indicating the structure was built in 1949.
5. Apartment Income and Expense questionnaires for 1999 through 2003 and 2010 through 2013.
6. M-NCPPC PGAtlas aerial photos of the site from 1965 to 2014. Each of these photos shows the existing building located on the site in its present configuration.
7. A site plan of the subject property that contains a comparison of the regulations in effect when the apartments were built to current regulations. The site plan shows building location, setback, parking, and pedestrian connections.

DISCUSSION

In staff's opinion, the above evidence supports the applicant's claim that the apartment complex has been in continuous operation since its construction in 1949. The letter from WSSC indicates that a service account serving the property was activated on October 1, 1950. There is no indication of service interruption to the property. Additional evidence, which consists of apartment license applications, aerial photographs, income and expense questionnaires, and the affidavit from Michael E. Trageser demonstrate that the property has continuously operated since the nonconforming use began in January 1964 when the density regulations in the R-18 Zone were changed.

The complex became further nonconforming when the R-18 Zone was amended to allow a maximum of 12 units per acre. The allowable density on the subject site prior to January 1, 1964 was six units on a total of 0.257 acres. The current maximum density only allows three units.

CONCLUSION

Based on the evidence submitted by the applicant, together with the lack of contradictory evidence from other sources, staff concludes that the subject apartments were constructed in accordance with the requirements of the Zoning Ordinance in effect prior to January 1, 1964. There is also no evidence to suggest a lapse of continuous apartment use since their construction. Therefore, it is recommended that Certification of Nonconforming Use Application No. CNU-30449-13 be APPROVED as a certified nonconforming use.