

February 15, 2011

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Zoning Supervisor, Development Review Division

FROM: John Ferrante, Senior Planner, Zoning Section, Development Review Division

SUBJECT: **Departure from Sign Design Standards, DSDS-662
Fort Washington Shell
Addendum to Technical Staff Report–Additional Recommended Condition**

REQUEST: **Departure from Section 27-614(a)(1) of the Zoning Ordinance to reduce the
required 40-foot building setback for a main building associated with a freestanding
sign.**

RECOMMENDATION: **Approval with conditions**

The Planning Board has scheduled this application for a public hearing on the agenda date of February 24, 2011. A site inspection was conducted on the property on February 2, 2010, prior to the formal acceptance of the case. The technical staff report was released on January 13, 2011 with a staff recommendation of approval with conditions. A second site inspection was conducted on the property on January 20, 2011.

Section 27-593(a)(1) of the Zoning Ordinance states that any sign not expressly permitted in this Subtitle (Subtitle 27) are considered prohibited signs. Sections 27-607(a)(1 and 2) of the Zoning Ordinance defines an illegal sign as being one that does not conform to the current provisions of this Part; and which was erected or maintained in violation of the applicable requirements of the previously existing County Ordinances.

During the site inspection on January 20, 2011, several illegal signs were found to be present on the property. Some of the lamp posts that are internal to the site contain signage to advertise the sale of lottery tickets and tobacco products and the availability of an automatic teller machine (ATM) on the premises. A temporary banner was also found on the property attached to the existing canopy. These signs were not reflected on the approved Special Exception SE-4040, site plan for the property, and no sign permits were found to be approved for the structures.

Two conditions of approval were recommended in the original staff report. As a result of the above analysis, staff would like to amend the staff report to include the following recommended condition, which will be labeled as **Condition 3**.

RECOMMENDED CONDITION:

- 3. Prior to the issuance of a sign permit for the freestanding sign, the applicant shall remove all signs on the premises that do not have a validly issued sign permit from the Department of Environmental Resources (DER).**

cc: Mr. Todd Pounds, Attorney for the Applicant