

# THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772  
TELEPHONE (301) 952-3220

***NOTICE OF FINAL DECISION  
OF BOARD OF APPEALS***

RE: Case No. V-3-20 Marlon Wise

Enclosed herewith is a copy of the Board Order setting forth the action taken by the Board of Appeals in your case on the following date: March 4, 2020.

***CERTIFICATE OF SERVICE***

This is to certify that on September 14, 2020, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink, appearing to read "Barbara J. Stone".

Barbara J. Stone  
Administrator

cc: Petitioner(s)  
Adjoining Property Owners  
M-NCPPC, Permit Review Section  
DPIE/Building Code Official, Permitting

**BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
*Sitting as the Board of Zoning Appeals*

Petitioner: Marlon Wise

Appeal No.: V-3-20

Subject Property: Lot 7, Block 8, Palmer Park Subdivision, being 7612 Allendale Circle, Hyattsville,  
Prince George's County, Maryland

Heard and Decided: March 4, 2020

Board Members Present and Voting: Albert C. Scott, Vice Chairman  
Anastasia T. Johnson, Member

**RESOLUTION**

This appeal is brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), requesting variances from the strict application of the provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance").

In this appeal, a proceeding pursuant to Section 27-229 of the Zoning Ordinance, Petitioner requests that the Board approve a variance from Section 27-442(d)(Table III) which prescribes that each lot shall have a minimum width of 80 feet measured along the front building line. Section 27-442(i)(Table VIII) prescribes that accessory buildings shall be set back 60 feet from the front street line, shall not exceed 15 feet in height and generally be located only in the rear yard. Petitioner proposes to validate an existing condition (front building line width) and obtain a building permit for the construction of an open carport. Variances of 49 feet front building line width and 34 feet front yard setback from the street for an accessory building are requested.

**Evidence Presented**

The following testimony and record evidence were considered by the Board:

1. The property was subdivided in 1959, contains 4,099 square feet, is zoned R-20 (One-Family Triple Attached Residential), and is improved with a single-family dwelling, driveway and two sheds. Exhibits (Exhs.) 2, 5, 8, 9 and 10 (A) thru (F).
2. Gas lines are located in the rear yard and the rear yard is sloped. Exhs. 2, 5, 8, 9 and 10 (A) thru (F).
3. Petitioner Marlon Wise proposes to validate an existing condition (front building line width) and obtain a building permit for the construction of an open carport on the left side of the dwelling. With the property being subdivided in 1959, and current front yard width regulation not being met, a variance of 49 feet front building line width is requested.
4. In addition, due to the proposed location of the accessory building (carport), a variance of 34 feet front yard setback from the street for an accessory building is requested. Exhs. 2, 4 and 6 (A) thru (L).
5. Petitioner testified that in order to meet the 60-foot setback from the street for an accessory building, he would need to level out 21 feet further into his rear yard, which would put the proposed carport on top of gas lines.<sup>1</sup> Exhs. 2, 4 and 6 (A) thru (L).

<sup>1</sup> Mr. Wise said he would also need to extend his driveway into an area that would need to be excavated. The area slopes toward his neighbor's driveway and a 21-foot retaining wall, therefore, would need to be constructed.

5. Mr. Wise further explained that to insure his vintage vehicle for its appraised value, his insurance company requires the vehicle to be kept under a covered structure.

Applicable Code Section and Authority

Section 27-230 of the Zoning Ordinance authorizes the Board to grant variances when, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of specific parcels of property, the strict application of the Zoning Ordinance would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, provided such relief can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan.

Findings of the Board

After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variance complies with the applicable standards set forth in Section 27-230, more specifically:

Due to the preexisting configuration of the lot, the rear yard location of utilities (gas lines) restricting the location of the proposed carport, and the character of the neighborhood, granting the relief requested would not substantially impair the intent, purpose and integrity of the General Plan or Master Plan, and denying the request would result in a peculiar and unusual practical difficulty upon the owner of the property.

BE IT THEREFORE RESOLVED, by majority vote, Ms. Bobbie Mack absent, that variances of 49 feet front building line width and 34 feet front yard setback from the street for an accessory building in order to validate an existing condition (front building line width) and obtain a building permit for the construction of a carport on the property located at 7612 Allendale Circle, Hyattsville, Prince George's County, Maryland, be and are hereby APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plan, Exhibit 4.

BOARD OF ZONING APPEALS

*Albert C. Scott*

By: \_\_\_\_\_  
Albert C. Scott, Vice Chairperson

**NOTICE**

Within thirty (30) days from the date of this decision, any person, firm, corporation, or governmental agency who was a party to the Board's proceedings and is aggrieved by its decision may file an appeal to the Circuit Court of Prince George's County.

Further, Section 27-233(a) of the Prince George's County Code states:

A decision of the Board, permitting the erection of a building or structure, shall not be valid for more than two (2) years, unless a building permit for the erection is obtained within this period and the construction is started and proceeds to completion in accordance with the terms of the decision and the permit.

PROPOSED  
CARPORT  
FOR  
THE WISE RESIDENCE  
7612 ALLENDALE CIR.  
HYATTSVILLE, MD.

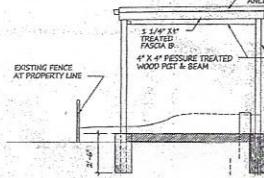
NOTE:  
2X4 RAFTERS SHALL MEET THE MINIMUM SPAN REQUIREMENTS OF THE SPECIES AND  
GRADE OF WOOD LISTED IN THE  
2018 IBC TABLE 2304.7.2  
RAFTERS SPANS FOR COMMON LUMBER SPECIES  
(GROUND SNOW LOAD = 30 PSF)

SOME GRADES AS LISTED:

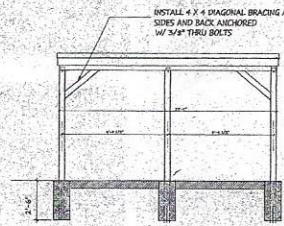
SPECIES AND GRADE	SPAN	SPACING = 16" OC
Douglas Fir-Larch #5	14'-0"	
Douglas Fir-Larch #4	13'-0"	
Douglas Fir-Larch #3	12'-0"	
Hem-Fir #5	13'-0"	
Hem-Fir #4	12'-0"	
Hem-Fir #3	12'-0"	
Southern Pine #5	13'-0"	
Southern Pine #4	12'-0"	
Southern Pine #3	12'-0"	
Spruce Pine - Fir #5	13'-0"	
Spruce Pine - Fir #4	12'-0"	
Spruce Pine - Fir #3	12'-0"	

DESIGNED FOR ADDITIONAL STRENGTH FOR SNOW DRIFT  
12425

INSTALL CONTINUOUS GRAVEL STOP  
AT THE TOP OF THE FENCE  
SECURE WITH CONTINUOUS METAL CLEAT  
ANCHORED TO FASCIA BO.



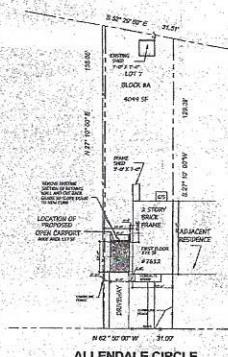
1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"

LIST OF DRAWINGS

1. COVER SHEET
2. A-1 PLAN AND DETAILS
3. A-2 ELEVATIONS



3 SITE PLAN  
Scale: 1" = 20'

ALLENDALE CIRCLE

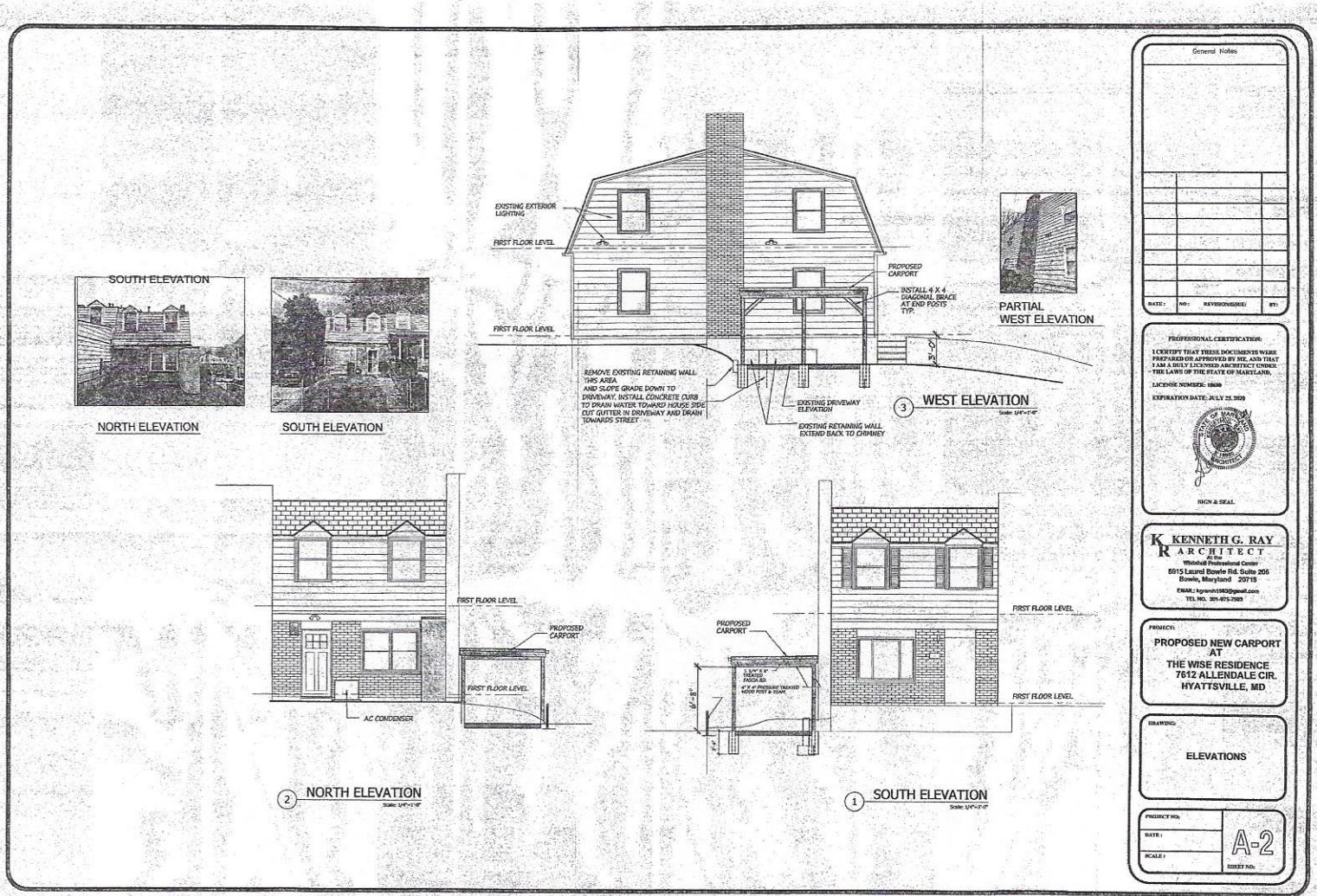
INFORMATION FOR SITE PLAN TAKEN FROM GLOVEY  
REREASERIALIZED SURVEY R.C.P. NO. 417  
ERIKSON MEASURES, INC.  
CLOTHIER, MD 20744  
DATE 12/20/2006

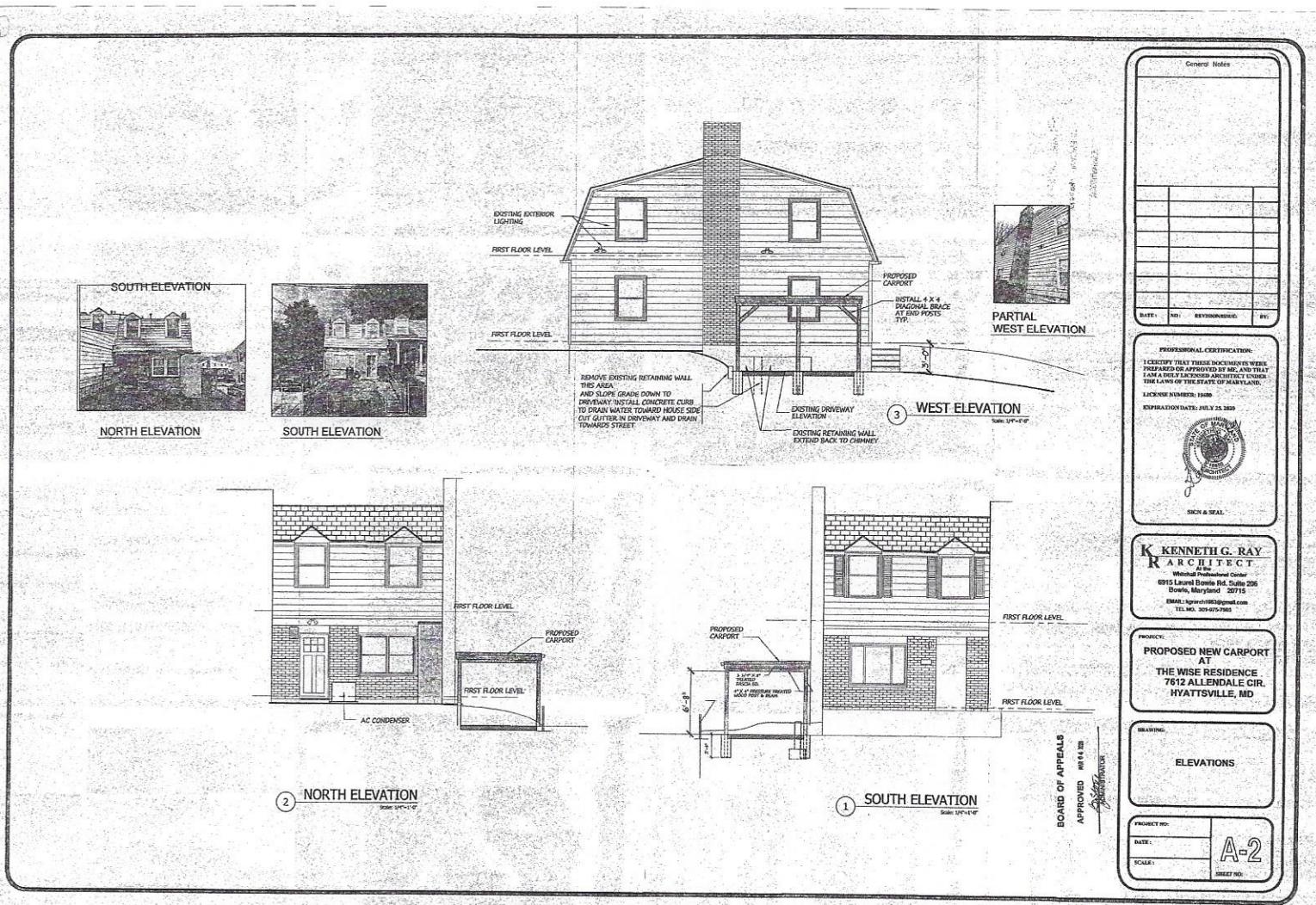


BOARD OF APPEALS  
APPROVED

General Notes		
10/09/2019		
DATE:	NO.:	REVISION NUMBER:
PROFESSIONAL CERTIFICATION:		
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.		
LICENSE NUMBER: 1800		
EXPIRATION DATE: JUNE 2021		
 SIGN & SEAL		
<b>K. KENNETH G. RAY</b> ARCHITECT At the Whiting Professional Center 6915 Laurel Bowie Rd. Suite 206 Bowie, Maryland 20715 E-mail: kkray@optonline.net Tel. No. 301-859-7505		
PROJECT: <b>PROPOSED NEW CARPORT</b> AT THE WISE RESIDENCE 7612 ALLENDALE CIR. HYATTSVILLE, MD		
DRAWING: <b>COVER SHEET</b>		
PROJECT NO.: 26163 DATE: 11/25/2019 NAME: C-1 AS NOTED SHEET NO.		

ED. 2  
V. 1-20





# IDENTIFYING The members

A. Post 4x4

B. BEAMS 2x6

C. END RAFTERS 2x6

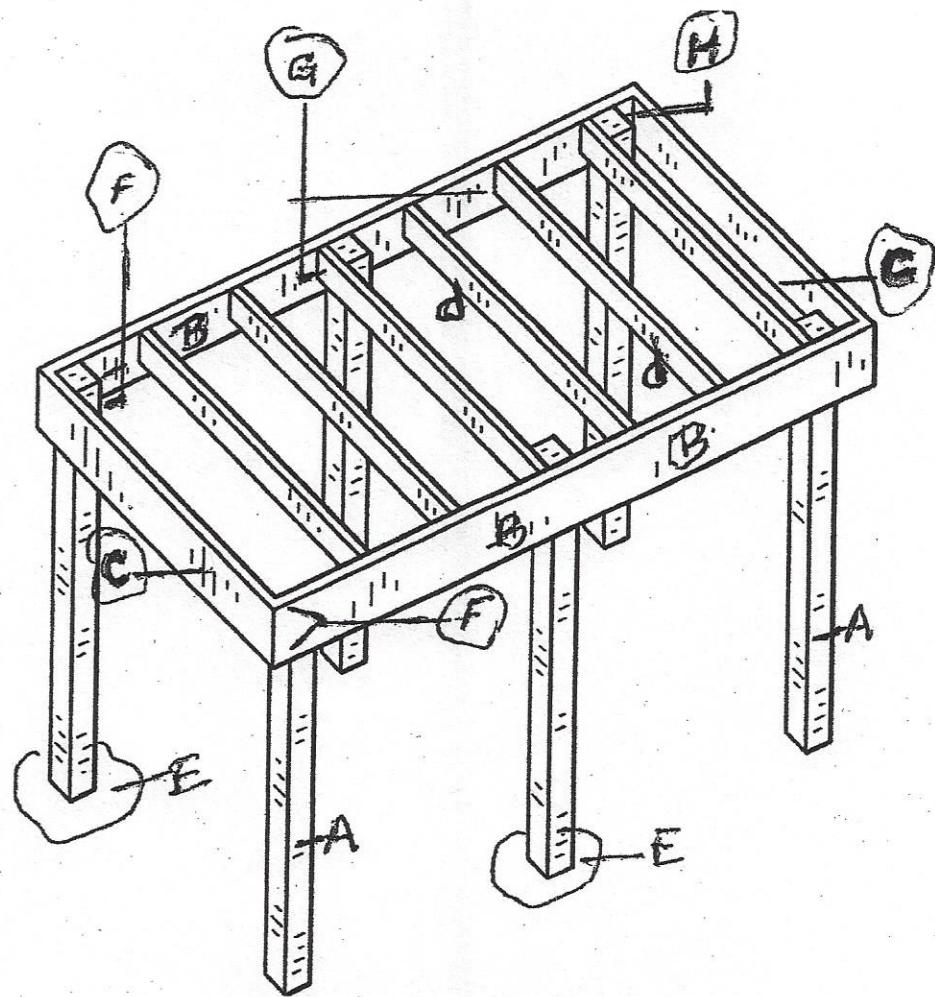
D. RAFTERS / PURLINS 2x6

E. CONCRETE ANCHORS 30 inches

F. GALVANIZED BOLTS 5 inch

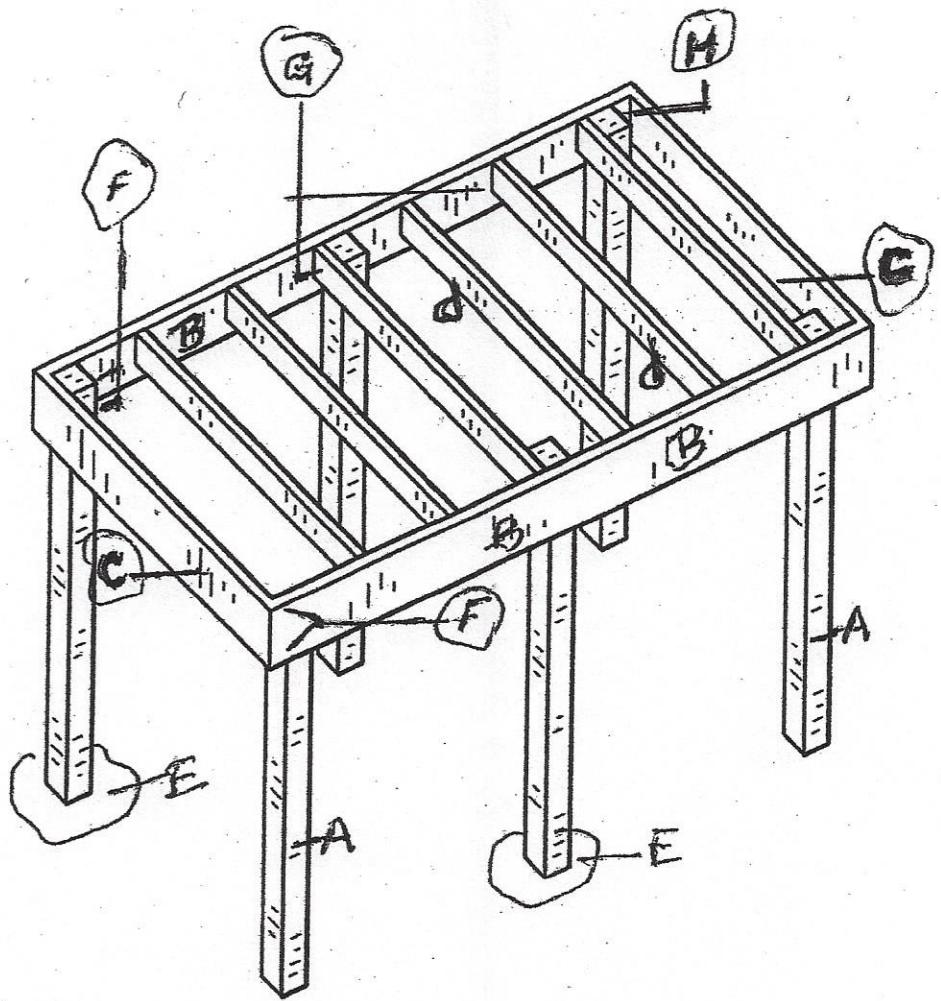
G. JOIST HANGERS

H. GALVANIZED ANGLE BRACKET



# IDENTIFYING THE MEMBERS

- A. Post 4x4
- B. Beams 2x6
- C. END RAFTERS 2x6
- D. RAFTERS / PURLINS 2x6
- E. CONCRETE ANCHORS 30 inches
- F. GALVANIZED Bolts 5 inch
- G. JOIST HANGERS
- H. GALVANIZED ANGLE BRACKET



# S I T E   D A T A

ZONE DISTRICT -

BLOCK NO. -

LOT NO.-

R-20 ONE FAMILY TRIPLE ATTACHED

8A

7

## BULK REGULATIONS

ITEM	REQUIRED	PROVIDED	PROPOSED	COMMENTS
<b>TABLE I</b>				
NET LOT AREA	2000 SF	4099 SF	4099 SF	
<b>TABLE II</b>				
LOT COVERAGE AND GREEN AREA	40 %			COMMENTS
<b>TABLE III</b>				
LOT WIDTH / FRONTAGE IN FT	80 FT			EXISTING LOTS
<b>TABLE IV</b>				
YARDS MIN DEPT WIDTH IN FT				
FRONT	25 FT	25 FT	25 FT	THIS LOT
SIDE	20/10	13 FT	13 FT	THIS LOT
REAR	45 FT	72 FT +	72 FT +	
<b>TABLE V</b>				
BUILDING HEIGHT	35 FT	20'-6" FT +	20'-6" FT +	
<b>TABLE VI</b>				
DISTANCE BETWEEN UNATTACHED DWELLINGS AND COURTS	NA			
<b>TABLE VII</b>				
DENSITY	16.33			
<b>TABLE VIII</b>				
ACCESSORY BUILDINGS				
COVERAGE (MAXIMUM PERCENTAGE OF YARD)	25	.0198	.051	
SETBACKS (MIN IN FT.) IN GENERAL				
FROM FRONT LINE	60'		26'-4"	
SIDE LOT LINE	2 FT		2'-10"	
REAR LOT LINE	2 FT		92 FT	MIDPOINT OF ANGLE
ALLEY LINE	5 FT			



PRINCE GEORGE'S COUNTY  
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT  
PERMITTING CENTER  
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900



**YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC  
ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE  
IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT  
REQUIRED APPROVALS.**

Date : 12/05/2019

**ACTIVITY:** Building Permit Application  
**WORK DESCRIPTION:** car port  
**USE TYPE:**  
**EXISTING USE:** drive way  
**PROPOSED USE:** car shelter

## **PERMIT APPLICATION**

**PERMIT APPLICATION FILING  
FEES ARE NON-REFUNDABLE**

Case Number: 56351-2019-00

LOT : 7  
BLOCK : 8A  
PARCEL :

## SITE INFORMATION

SITE ADDRESS:		PROJECT NAME:		EST. CONSTRUCTION COST:	
7612	ALLENDALE	CIR			\$ 2,000.00
LANDOVER		20785	SUBDIVISION: PALMER PARK	ELECTION DISTRICT:	13
OWNER		OCCUPANT		CONTRACTOR	
marlon francis wise 7612 allendale cir.				marlon francis wise 7612 allendale	CIR
hyattsville md	MD			hyattsville	MD
	20785				20785

FOR OFFICE USE ONLY

Reviewer	Date	Reviewer	Date
M-NCPPC		Fire Eng.	
Site / Road Eng.		Mechanical Eng.	
Structural Eng.		Health	
Electrical Eng.		Issuance	

I hereby certify that I have permission of the property owner to submit this application on his/her behalf and that the information is complete and correct.

APPLICANT marlon wise owner (202) 441 - 3062 Marlon F. Wise  
NAME COMPANY PHONE SIGNATURE

## Stone, Barbara J.

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**From:** marlonz1954@aol.com  
**Sent:** Monday, October 05, 2020 7:39 PM  
**To:** Stone, Barbara J.  
**Subject:** Fwd: 41055-2020-0  
**Attachments:** 56351-2019003.pdf; 56351-2019006.pdf; 56351-2019010.pdf; A2.pdf; Application.pdf; Board of Appeals.pdf; C1.pdf; Doc 1.pdf; S1.pdf; S2.pdf

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

-----Original Message-----

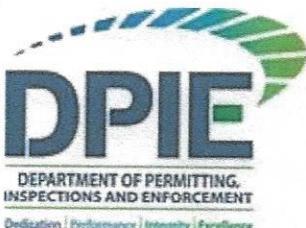
From: eplan <eplan@co.pg.md.us>  
To: marlonz1954@aol.com <marlonz1954@aol.com>  
Sent: Wed, Sep 30, 2020 10:10 am  
Subject: 41055-2020-0

Good Morning Mr. Wise,

Per our discussion, your new case number is 41055-2020-0. I went ahead and assisted you by uploading your documents (attached for your records). All you have to do now is submit the project to us for review.

Regards,

**Tyler Thomas**  
Plans Coordinator  
Prince Georges County, Department of Permitting Inspection and Enforcement  
9400 Peppercorn Place  
1<sup>st</sup> Floor, suite 102  
Largo, MD 20774  
Permits and Licensing Division  
240-695-3415-Direct  
301-883-7138-Fax  
[TMThomas1@co.pg.md.us](mailto:TMThomas1@co.pg.md.us)



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DATE 1/6/20 **RECEIPT** 022618

RECEIVED FROM Marion Wise

ADDRESS 7612 ALLENDALE Cir  
Hyattsville Md 20785 DOLLARS \$ 200.00

FOR Filing Fee Variance

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK <u>200</u> -
BALANCE DUE	MONEY ORDER

ck# 1526  
BY Bj

DATE 1/6/20 **RECEIPT** 022619

RECEIVED FROM Marion Wise

ADDRESS 7612 ALLENDALE Cir  
Hyattsville Md 20785 DOLLARS \$ 30.00

FOR Sign Posting

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK <u>30</u> 00
BALANCE DUE	MONEY ORDER

ck# 1527  
BY Bj

DATE 1/6/00**RECEIPT** 022618RECEIVED FROM MARION WISEADDRESS 7602 ALLENDALE CirHyattsville Md 20785 DOLLARS \$ 200.00FOR Filing Fee Variance

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ACCOUNT		HOW PAID		
BEGINNING BALANCE		CASH		
AMOUNT PAID		CHECK	<u>200</u>	<u>-</u>
BALANCE DUE		MONEY ORDER		

ck# 1526BY Bj80

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DATE 1/6/00**RECEIPT** 022619RECEIVED FROM Maelon WiseADDRESS 7602 ALLENDALE CirHyattsville Md 20785 DOLLARS \$ 30.00FOR Sign Posting

© 2001 REDIFORM® S1657N-CL

ACCOUNT		HOW PAID		
BEGINNING BALANCE		CASH		
AMOUNT PAID		CHECK	<u>30</u>	<u>00</u>
BALANCE DUE		MONEY ORDER		

ck# 1527BY Bj80

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