



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 cursive script, reading "Barbara J. Stone", is written over a horizontal line.

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.¹ Exhs. 2, 4 and 6 (A) thru (L).

¹ 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



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:
2"x4" RATTERS SHALL MEET THE MINIMUM SPAN REQUIREMENTS OF THE SPECIES AND
GRADE OF WOOD LISTED IN THE
2018 IRC TABLE 2304.7.2.
RATTERS SPANS FOR COMMON LUMBER SPECIES
(GROUND SNOW LOAD = 30 PSF)

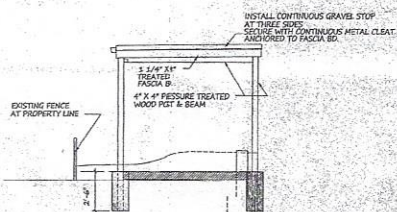
SOME GRADES AS LISTED:

SPECIES AND GRADE	SPAN	SPACING = 14" OC
DOUGLAS FIR-LARCH	SS	5'-0"
DOUGLAS FIR-LARCH	#1	23'-0"
DOUGLAS FIR-LARCH	#2	23'-0"
DOUGLAS FIR-LARCH	#3	23'-0"
HM - FIR	SS	23'-0"
HM - FIR	#1	23'-0"
HM - FIR	#2	23'-0"
HM - FIR	#3	23'-0"
SOUTHERN PINE	SS	5'-0"
SOUTHERN PINE	#1	23'-0"
SOUTHERN PINE	#2	23'-0"
SOUTHERN PINE	#3	23'-0"
SPRUCE PINE - FIR	SS	5'-0"
SPRUCE PINE - FIR	#1	23'-0"
SPRUCE PINE - FIR	#2	23'-0"
SPRUCE PINE - FIR	#3	23'-0"

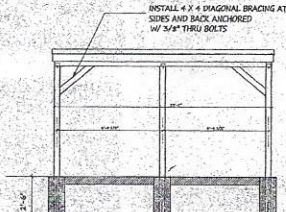
DESIGNED FOR ADDITIONAL STRENGTH FOR SNOW DRAFT
LOADS

LIST OF DRAWINGS

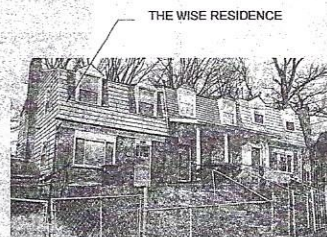
1. COVER SHEET
2. A-1 PLAN AND DETAILS
3. A-2 ELEVATIONS



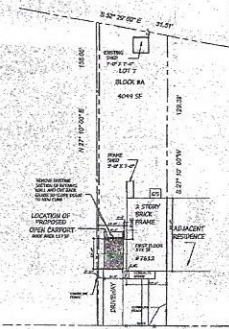
1 SOUTH ELEVATION
Scale: 3/8" = 1'-0"



2 EAST ELEVATION
Scale: 3/8" = 1'-0"



THE WISE RESIDENCE



3 SITE PLAN
Scale: 1" = 10'

RECOGNITION FOR SITE PLAN TAKEN FROM SURVEY
PREPARED BY
BUTLER & SONS INC. P.O. BOX 417
CLAYTON, MARYLAND
DATE: 05/11/2006

BOARD OF APPEALS
APPROVED: 05/14/2017

General Notes

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT
I AM A FULLY LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 0006
EXPIRATION DATE: JULY 25, 2020



SIGN & SEAL

KENNETH G. RAY
ARCHITECT
1000
6915 Laurel Bowie Rd. Suite 205
Bowie, Maryland 20715
EMAIL: kgray@kgrayarchitect.com
TEL NO: 301-975-7905

PROJECT:
PROPOSED NEW CARPORT
AT
THE WISE RESIDENCE
7612 ALLENDALE CIR.
HYATTSVILLE, MD

DRAWING:
COVER SHEET

PROJECT NO: 29163
DATE: 11/25/2019
SCALE: AS NOTED
SHEET NO: C-1

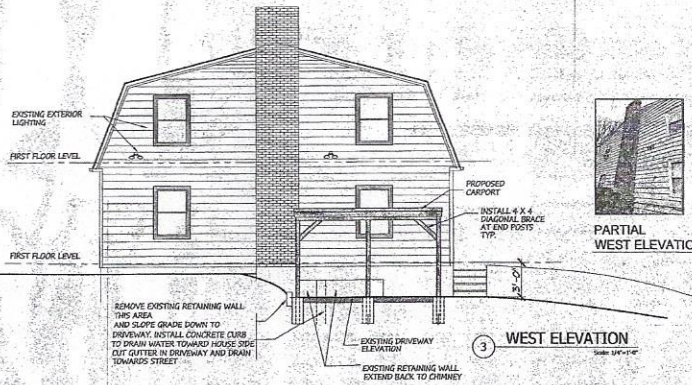
ED: 1 3
Y: 3-20



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PARTIAL WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

General Notes

DATE	NO.	REVISION/DESCRIPTION	BY

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT
I AM A FULLY LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 18808
EXPIRATION DATE: JULY 25, 2020



K & G RAY

K & G RAY
ARCHITECT
At the
Whiteland Professional Center
6015 Laurel Bowie Rd. Suite 205
Bowie, Maryland 20715
EMAIL: kgray@kgrayarchitect.com
TEL NO. 301-475-7989

PROJECT:
**PROPOSED NEW CARPORT
AT
THE WISE RESIDENCE
7612 ALLENDALE CIR.
HYATTSVILLE, MD**

DRAWING:
ELEVATIONS

PROJECT NO.:
DATE:
SCALE:
SHEET NO.: **A-2**

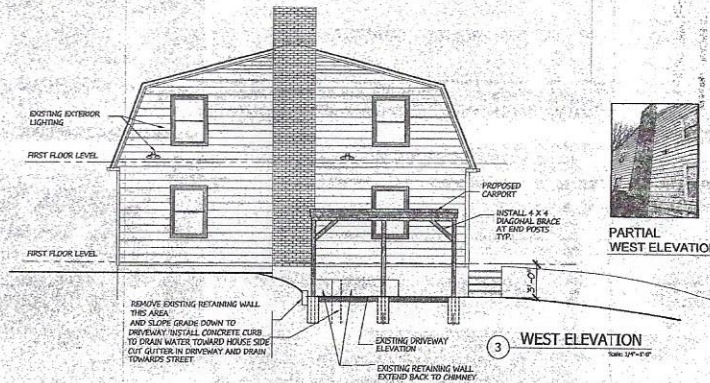
05/06/2017
wise_elevation.dwg



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

General Notes

DATE:	NO:	REVISIONS:	BY:

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 1806
EXPIRATION DATE: JULY 25, 2020

SIGN & SEAL

KENNETH G. RAY
ARCHITECT
Winchell Professional Center
6315 Laurel Bowie Rd. Suite 205
Bowie, Maryland 20715
EMAIL: kgraych1983@gmail.com
TEL: 410-326-9750/2081

PROJECT:
PROPOSED NEW CARPORT AT THE WISE RESIDENCE 7612 ALLENDALE CIR. HYATTSVILLE, MD

REVISION:
ELEVATIONS

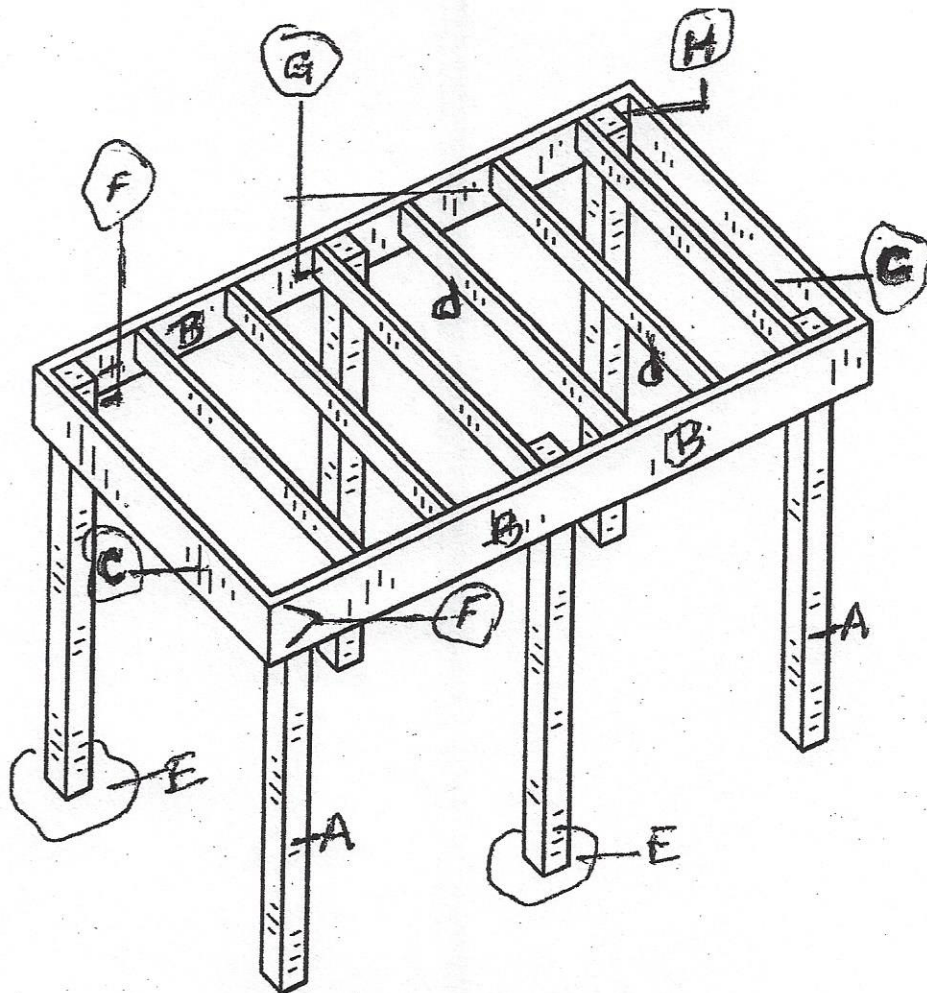
PROJECT NO:
DATE:
SCALE:
SHEET NO: **A-2**

BOARD OF APPEALS
APPROVED:
DATE: 08/06/2017

08/06/2017 new elevation.dwg

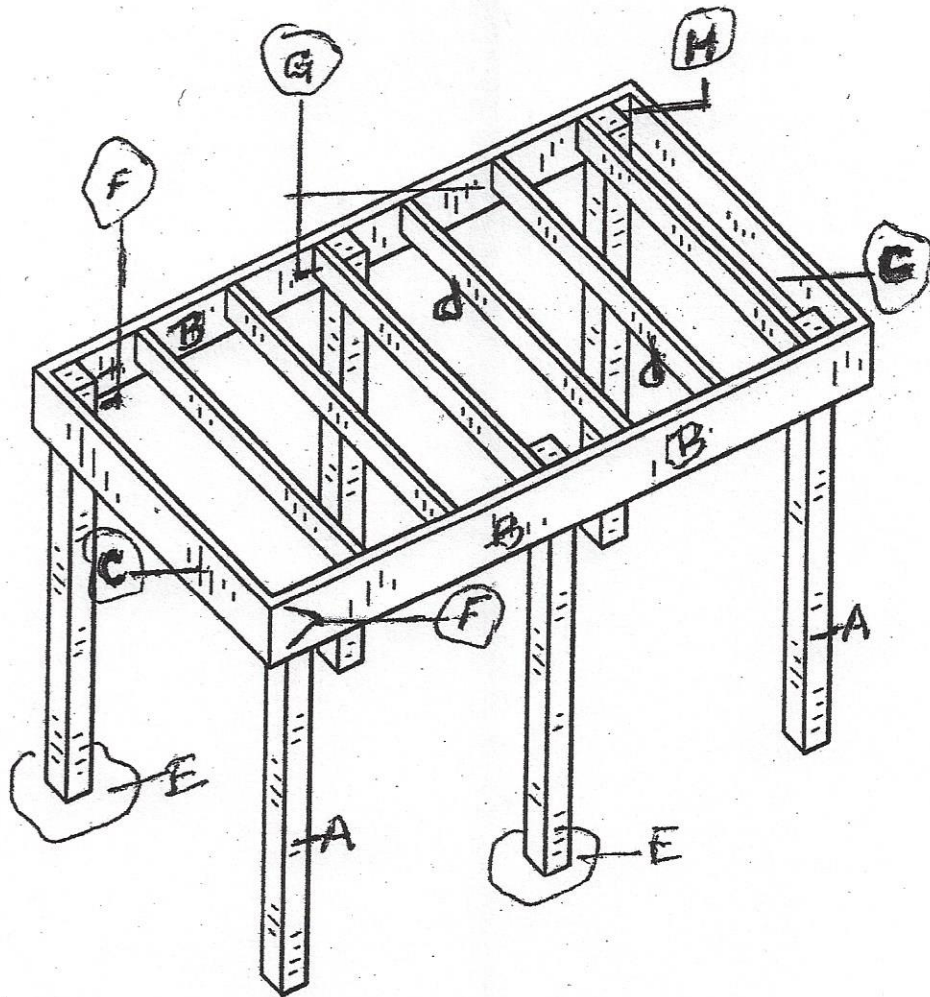
Identifying The members

- 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
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- 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
TABLE I				
NET LOT AREA	2000 SF	4099 SF	4099 SF	
TABLE II				
LOT COVERAGE AND GREEN AREA	40 %			COMMENTS
TABLE III				
LOT WIDTH / FRONTAGE IN FT	80 FT			EXISTING LOTS
TABLE IV				
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 +	
TABLE V				
BUILDING HEIGHT	35 FT	20'-6" FT +	20'-6" FT +	
TABLE VI				
DISTANCE BETWEEN UNATTACHED DWELLINGS AND COURTS	NA			
TABLE VII				
DENSITY	16.33			
TABLE VIII				
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

PERMIT APPLICATION

PERMIT APPLICATION FILING
FEES ARE NON-REFUNDABLE

Case Number: 56351-2019-00

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

LOT: 7
BLOCK: 8A
PARCEL:

SITE INFORMATION

SITE ADDRESS: 7612 ALLENDALE CIR. LANDOVER 20785	PROJECT NAME: SUBDIVISION: PALMER PARK	EST. CONSTRUCTION COST: \$ 2,000.00 ELECTION DISTRICT: 13 PROPERTY TAX ACCOUNT #: 1446343
--	--	---

OWNER	OCCUPANT	CONTRACTOR	ARCHITECT
marlon francis wise 7612 allendale cir. hyattsville md MD 20785		marlon francis wise 7612 allendale CIR hyattsville MD 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.

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

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

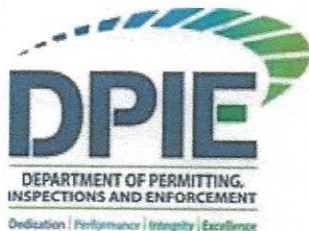
From: eplan <eplan@co.pg.md.us>
To: marlonz1954@aol.com <marlonz1954@aol.com>
Sent: Wed, Sep 30, 2020 10:10 am
Subject: 41055-2020-0

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
1st Floor, suite 102
Largo, MD 20774
Permits and Licensing Division
240-695-3415-Direct
301-883-7138-Fax
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 [Signature]

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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> <u>00</u>
BALANCE DUE		MONEY ORDER	

ck # 1527
 BY [Signature]

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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>	<u>-</u>
BALANCE DUE			MONEY ORDER		

ck # 1526BY [Signature]

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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>	<u>00</u>
BALANCE DUE			MONEY ORDER		

ck # 1527BY [Signature]

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