



THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

WAYNE K. CURRY COUNTY ADMINISTRATION BUILDING, LARGO, MARYLAND 20774
TELEPHONE (301) 952-3220

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

RE: Case No. V-54-24 Jeutang Robert Ayemele Jeutong

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: September 25, 2024.

CERTIFICATE OF SERVICE

This is to certify that on April 23, 2025, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.

Ellis Watson

Ellis Watson
Administrator

cc: Petitioner
Adjoining Property Owners
M-NCPPC, Permit Review Section
DPIE/Building Code Official, Permitting
Cesar Umana, Unlimited Design Builders, Inc.

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

Petitioner: Jeutang Robert Ayemele Jeutong

Appeal No.: V-54-24

Subject Property: Lot 143, Block E, Templeton Knolls Subdivision, being 6110 Longfellow Street, Riverdale, Prince George's County, Maryland

Heard: September 25, 2024 and Decided: September 25, 2024

Witnesses: Kenneth Harrison, Department of Permitting, Inspection, and Enforcement (DPIE) Inspector
Cesar Umana, Builder

Board Members Present and Voting: Omar Boulware, Chair
Phillippa Johnston, Vice Chair

Board Member Absent: Dwayne A. Stanton, Board 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 a variance 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 27-3303 of the Zoning Ordinance, Petitioners request that the Board approve a variance from Section 27-4202(f)(2) that prescribes a lot shall have a minimum width of 60 feet measured along the front building line and 48 feet measured along the front street line, and minimum rear yard depth of 20 feet. Variances of 19.5 feet lot width, 7.96 feet lot frontage at the front street line, and 17 feet rear yard depth are requested.

Evidence Presented

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

1. The property was subdivided in 1950, before the adoption of the *Prince George's County Zoning Ordinance and Subdivision Regulations*, contains 3,571 square feet, is zoned RSF-A (Residential, Single-Attached), and is improved with a single-family dwelling, shed, deck, and fence. Exhibits Exhs. 2, 5, 8, 9, and 11.

3. The Petitioner proposes to obtain a building permit for the unauthorized construction of a 17.8' x 17' one-story addition, a 10' x 12' shed, and a 6-foot wooden fence. Variances of 19.5 feet lot width, 7.96 feet lot frontage at the front street line, and 17 feet rear yard depth are requested. Exhs. 2, 3, 6 (A) thru (L), 10 (A) thru (F), and 11.

4. The Petitioner, Mr. Jeutong, testified that he purchased the subject property in August 2022 with the one-story addition that had previously been constructed without a permit. Exh. 8.

5. The Builder, Mr. Umana, reiterated the statements made by the Petitioner that the one-story addition was a preexisting structure and added that the Petitioner is performing their due diligence to receive the appropriate permit(s).

6. The DPIE Inspector, Mr. Harrison, testified that he agreed that the Petitioner is trying to receive the appropriate permits so fines would not continue to accrue.

7. Vice Chair Johnston asked the Petitioner if the shed, fence, and one-story addition were preexisting before he purchased the subject property. The Petitioner responded in the affirmative.

8. Vice Chair Johnston stated that she found the property to be unique in comparison to the surrounding properties and asked to see the subdivision plat. Exh. 5.

9. Chair Boulware stated that he also found the property unique, agreed with Vice Chair Johnston's rationale, and asked for a Motion.

10. Vice Chair Johnston made the Motion to Approve V-54-24 and the Motion was seconded by Chair Boulware. Motion carried by a 2-0 vote.

Applicable Code Section and Authority

The Board is authorized to grant the requested variances if it finds that the following provisions of Section 27-3613(d) of the Prince George's County Zoning Ordinance are satisfied:

(d) General Variance Decision Standards

A variance may only be granted when the review board or official, as appropriate, finds that:

- (1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);
- (2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property.
- (3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions.
- (4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the General Plan or any Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property.
- (5) Such variance will not substantially impair the use and enjoyment of adjacent properties; and
- (6) A variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

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 27-3613(d), more specifically:

Due to the subject property being subdivided in 1950 before the adoption of the *Prince George's County Zoning Ordinance and Subdivision Regulations*, the subject property is physically unique and unusual in a manner different from the nature of surrounding properties due to its triangular shape. The particular uniqueness and peculiarity of the specific property, if applied, would cause the Petitioner to have to demolish the preexisting one-story addition, shed, and fence. Additionally, the Board concluded that these variances are minimally necessary to overcome the exceptional physical conditions found on the property. The Board reviewed the record and found that granting the relief requested would not substantially impair the intent, purpose, and integrity of the General Plan or Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property. Moreover, there was no evidence presented or contained in the record that the variances would not substantially impair the use and enjoyment of adjacent properties. Lastly, the

Board found the practical difficulty was not self-inflicted due to the Petitioner purchasing the subject property with the preexisting structures that are the subject of the variance requests.

BE IT THEREFORE RESOLVED, by a 2-0 vote, that variances of 19.5 feet lot width, 7.96 feet lot frontage at the front street line, and 17 feet rear yard depth on the property located at 6110 Longfellow Street, Riverdale, Prince George's County, Maryland, be and is hereby APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and elevation plans, Exhibit 3.

BOARD OF ZONING APPEALS

By: 

Omar Boulware, Chair

APPROVED FOR LEGAL SUFFICIENCY

By: 

Keisha A. Garner, Esq.

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 27-3613(c)(10)(B) 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.

LOCATION DRAWING

ADDRESS: 8110 LONGFELLOW STREET

NOTES:

1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT'S REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH A CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THIS LOCATION DRAWING IS NOT TO BE USED FOR BUILDING OF FENCES OR OTHER IMPROVEMENTS.
3. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
4. LEVEL OF ACCURACY IS 1/4.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED, NOR, APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREIN. NO TITLE REPORT WAS FURNISHED.



PROFESSIONAL SEAL

DATE

FILE #6110 LONGFELLOW STREET (10ASE-4 MD22 12988)

PAPERS 111 111

APPROVED SEP 25 2024

Ellis Watson

ADMINISTRATOR

EXHIBIT

V-54-24

24

LAND PRO ASSOCIATES, LLC

8843 GREENBELT ROAD SUITE 234

GREENBELT ROAD 301
LANHAM, MD 20770

PHONE 301-368-1944

FAX 301-794-8761

LANDPRO@MAIL.COM

LOCATION DRAWING
TEMPLETON KNOTS
LOT 43 BLOCK E
BOOK 39125 PAGE 99
PLAT BOOK 18@56
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 8/17/22

BOARD OF APPEALS

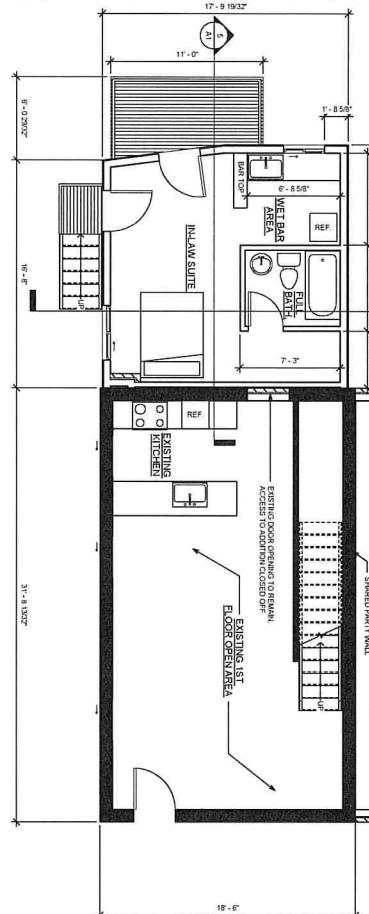
APPROVED SEP 25 2024

Ellis Watson
ADMINISTRATOR

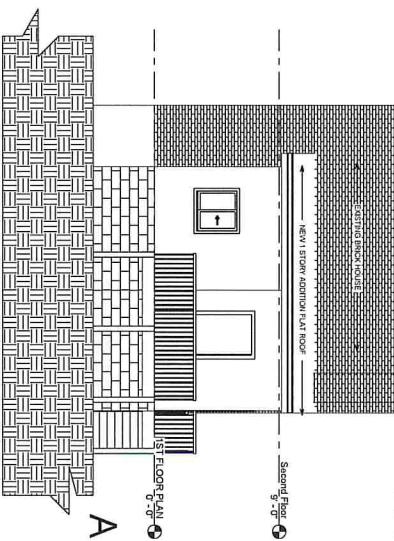


LEGEND

- NEW 2" X 6" EXTERIOR WALL FRAMING
- NEW 2" X 6" DRYWALL/INTERIOR WALL
- EXISTING TYP. BRICK EXTERIOR WALL



① 1ST FLOOR PLAN



② REAR SIDE

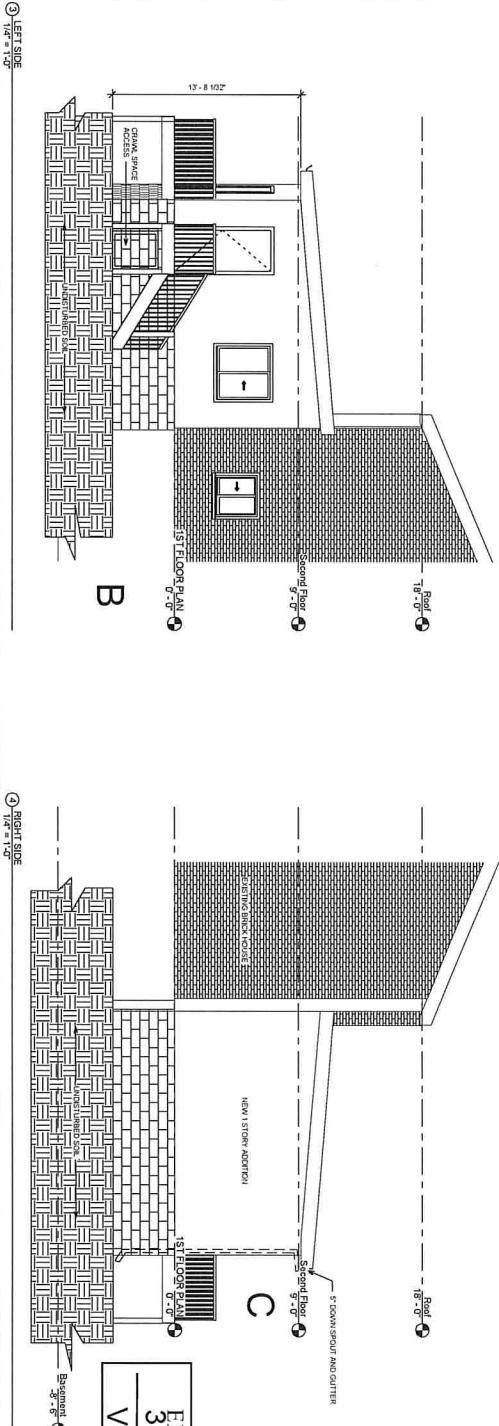


EXHIBIT
3
(A-C)
V-54-24

No.	Description	Date
1	Architectural Drawing A	10/10/2023
2	Architectural Drawing B	10/10/2023
3	Architectural Drawing C	10/10/2023
4	Architectural Drawing D	10/10/2023
5	Architectural Drawing E	10/10/2023
6	Architectural Drawing F	10/10/2023
7	Architectural Drawing G	10/10/2023
8	Architectural Drawing H	10/10/2023
9	Architectural Drawing I	10/10/2023
10	Architectural Drawing J	10/10/2023
11	Architectural Drawing K	10/10/2023
12	Architectural Drawing L	10/10/2023
13	Architectural Drawing M	10/10/2023
14	Architectural Drawing N	10/10/2023
15	Architectural Drawing O	10/10/2023
16	Architectural Drawing P	10/10/2023
17	Architectural Drawing Q	10/10/2023
18	Architectural Drawing R	10/10/2023
19	Architectural Drawing S	10/10/2023
20	Architectural Drawing T	10/10/2023
21	Architectural Drawing U	10/10/2023
22	Architectural Drawing V	10/10/2023
23	Architectural Drawing W	10/10/2023
24	Architectural Drawing X	10/10/2023
25	Architectural Drawing Y	10/10/2023
26	Architectural Drawing Z	10/10/2023

Jeffrey Robert Averill, AIA, LEED AP
Rivertown, MD 20737

FLOOR PLANS & ELEVATIONS

Project Name	Project Number
100 Main Street	100-12345
Architect	Architect A
Contractor	Contractor B
Date	10/10/2023
Drawn By	Jeffrey Robert Averill
Checked By	John Doe
Supervised By	Jane Smith
Scale	1/4" = 1'-0"

A0

11/16/2024 5:01:01 PM