



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-12-25 Sylvia Hammett

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: April 9, 2025.

CERTIFICATE OF SERVICE

This is to certify that on September 19, 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
Michelle Clancy, Applied and Approved

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

Petitioner: Sylvia Hammett

Appeal No.: V-12-25

Subject Property: Lot 13, Northam Acres Subdivision, being 6406 Northam Road, Temple Hills,
Prince George's County, Maryland

Heard: April 9, 2025 and Decided: April 9, 2025

Board Members Present and Voting: Omar Boulware, Chair
Phillippa Johnston, Vice Chair
Dwayne A. Stanton, 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 27-3613 of the Zoning Ordinance, Petitioners request that the Board approve a variance from Section 27-4202(d)(2) that prescribes a lot shall have a front yard depth minimum of 25 feet. Section 27-4202(4) prescribes that each lot shall have a rear yard depth of a minimum of 20 feet. Section 27-11003(a)(1) Decks, Porches, and Balconies prescribes that decks, porches (screen or unscreened), stoops, or exterior stairways may extend up to five feet into any required yard. Variances of 1-foot front yard depth and 6-foot rear yard depth (rear lot line) are requested.

Evidence Presented

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

1. The property was subdivided in 2007, contains 10,853 square feet, is zoned RSF-95 (Residential, Single-Family-95), and is improved with a 2-story dwelling and a porch. Exhs. 3, 5, 8, and 9.
3. The Petitioner proposes to obtain a building permit for the proposed 12' x 20' screened porch. Variances of 1-foot front yard depth and 6-foot rear yard depth (rear lot line) are requested. Exhs. 1, 2, 3, 4 (A) thru (D), 6 (A) thru (P), and 10 (A) thru (F).
4. Petitioner, Ms. Hammett, testified that the need to screen in her porch was due to health reasons.
5. Vice Chair Johnston stated that the exhibits clearly illustrated that the subject property was unique compared to her surrounding neighbors and is an improvement on an existing structure. Exhs. 6 (A) thru (P), Aerial Photos (A) thru (F), and 11 (A) thru (D).
6. Administrator Watson inquired whether the Board's determination is that all six (6) criteria were satisfied in order to grant variances on the subject lot. The Board concurred. Exh. 2.
7. Vice Chair Johnston made the Motion to Approve V-12-25. The motion was seconded by Board Member Stanton. Motion carried by a 3-0 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:

The subject property is physically unique and unusual in a manner different from the nature of surrounding properties due to the property having vastly unique shape as compared with the surrounding neighborhood. *See, North v. Saint Mary's County*, 99 Md. App. 502, 638 A.2d 1175 (1994). The particular uniqueness and peculiarity of the specific property, if applied, would cause the Petitioner the inability to improve the subject property that is needed for her health concerns. Additionally, the Board concluded that these variances are minimally necessary to overcome the exceptional physical conditions found on the property due to the shallowness and steep curves contained on the subject 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 is no evidence in the record that the variances would substantially impair the use and enjoyment of adjacent properties. Lastly, the Board found the practical difficulty was not self-inflicted due to the Petitioner not commencing construction before seeking a permit.

BE IT THEREFORE RESOLVED, by a 3-0 vote, that variances of 1-foot front yard depth and 6-foot rear yard depth on the property located at 6406 Northam Road, Temple Hills, Prince George's County, Maryland, be and are hereby APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and approved elevation plans, Exhibit 4 (A) thru (D).

BOARD OF ZONING APPEALS

By: 
Omar Boulware (Sep 15, 2025 11:28:50 EDT)
Omar Boulware, Chair

APPROVED FOR LEGAL SUFFICIENCY

By: 
Keisha 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.

BOARD OF APPEALS

APPROVED APR - 9 2025

Ellis Watson

THIS DOCUMENT IS CERTIFIED TO:

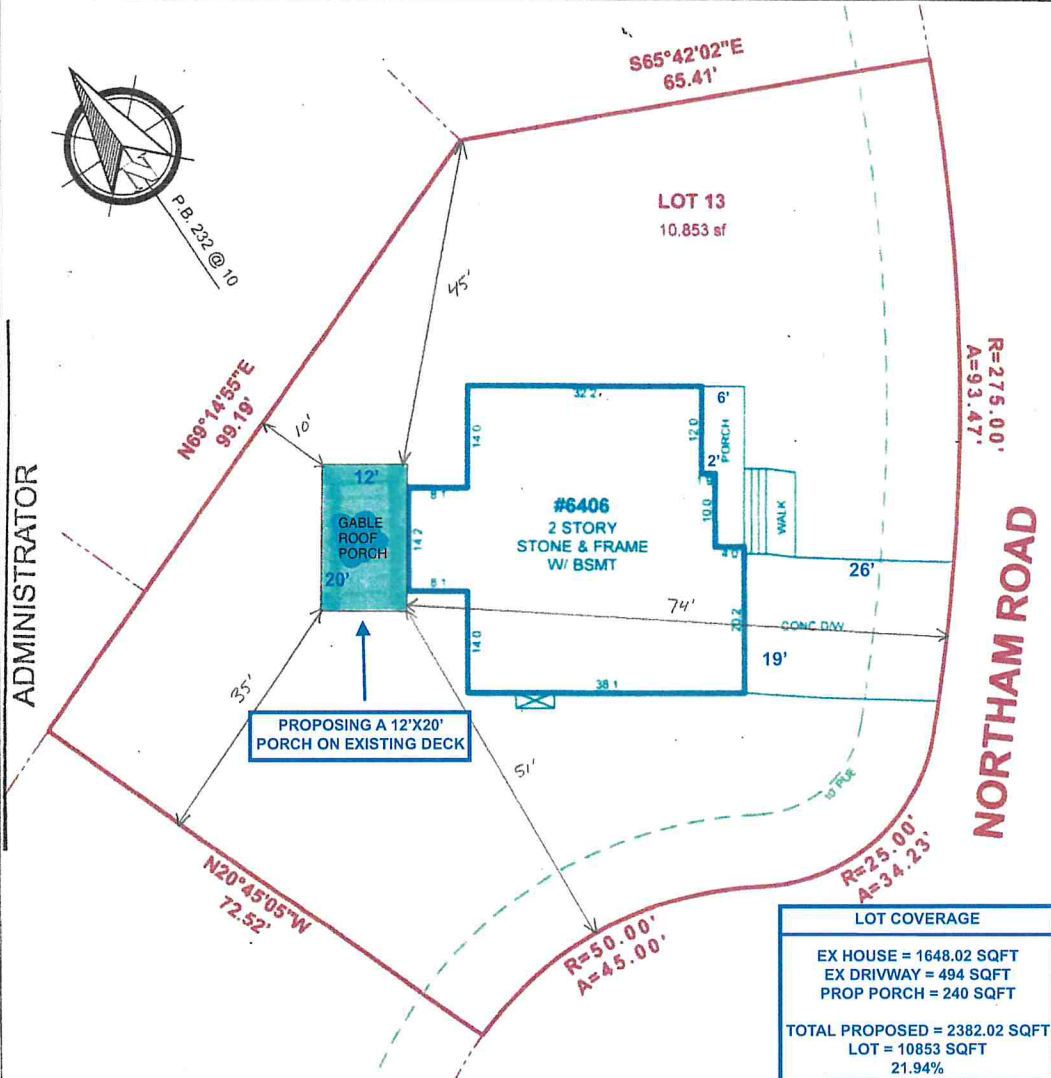


COMMUNITY
TITLE & ESCROW, LLC.

CASE #: 123093-23



Shaheena Byrd
4200 Forbes Blvd
Lanham, MD 20706
301-227-3948



LOCATION DRAWING OF:

**#6406 NORTHAM ROAD
LOT 13**

PLAT BOOK 232, PLAT 10

NORTHAM ACRES

LIBER 35678, FOLIO 29

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=20' DATE: 08-17-2023

DRAWN BY: AP FILE #: 236609-799

LEGEND:

W - FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
BR - BRICK
BRL - BLDG RESTRICTION LINE
BSMT - BASEMENT
C/S - CONCRETE STOOP
CONC - CONCRETE
D/W - DRIVEWAY
EX - EXISTING
FR - FRAME
MAC - MACADAM
N/F - NOW OR FORMERLY
O/H - OVERHANG
PUE - PUBLIC UTILITY ESMT
PIE - PUBLIC IMPROVEMENT ESMT

COLOR KEY:

(RED) - RECORD INFORMATION
(BLUE) - IMPROVEMENTS
(GREEN) - EASEMENTS & RESTRICTION LINES

A Land

**EXH. # 3
V-12-25**

DULEY

and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08 13 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE 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. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar as IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1: NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

WILL GIVE YOU A 100%
FULL CREDIT TOWARDS
UPGRADING THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FROM THE DATE
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)



We'll See You Out Back!

CONTACT INFORMATION

OWNER

SYLVIA HAMMETT
6406 NORTHAM ROAD
TEMPLE HILLS, MD 20748
PH: 240-695-2871

GENERAL CONTRACTOR / DESIGNER

DECK & FENCE COMPANY LLC.
408 HEADQUARTERS DR., SUITE 1
MILLERSVILLE, MD. 21108

MATERIAL SPECIFICATIONS

ITEM REF.	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
DECKING BOARDS	COMPOSITE	TREX	ENHANCE BASIC	BEACH DUNE	
RAILING	VINYL	DMV VINYL	ORIOLE T-RAIL	WHITE	
RAIL CAP					
RAIL POST	VINYL	DMV VINYL	4X4 SLEEVES	WHITE	
POST CAP					
BALLUSTERS	VINYL	DMV VINYL	SQUARE	WHITE	

SCOPE OF WORK

SCOPE OF WORK TO INCLUDE:

- REMOVE EXISTING RAIL POSTS, RAILING, AND FASCIA
- INSTALL NEW FRONT BEAM & CONSTRUCT NEW GABLE ROOF SCREEN PORCH ON EXISTING DECK FRAME

DRAWING INDEX

G1	COVER SHEET, GENERAL NOTES, & DRAWING INDEX
A1	POST AND BEAM PLAN
A2	FRAMING PLAN
A3	ROOF FRAMING PLAN
A4	SIDE CROSS SECTION
A5	REAR CROSS SECTION
A6	FRONT ELEVATION
A7	SIDE ELEVATIONS

NOTES

DECK HEIGHT IS APPROXIMATELY 10'

BUILDING INFORMATION

BUILDING: 2 STORY SINGLE FAMILY DWELLING

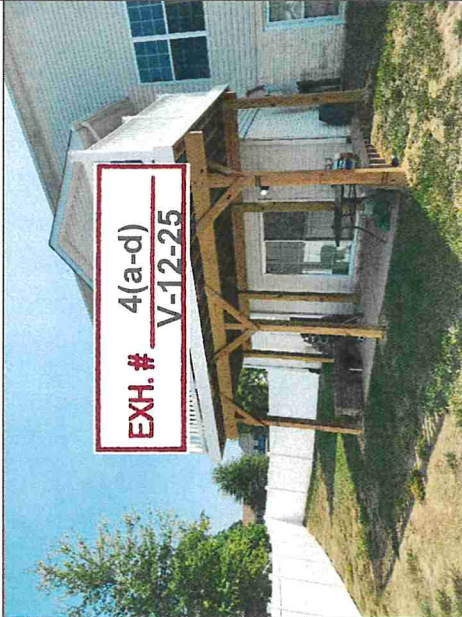
COUNTY: PRINCE GEORGES

BOARD OF APPEALS

APPROVED APR -9 2025

Ellis Watson
ADMINISTRATOR

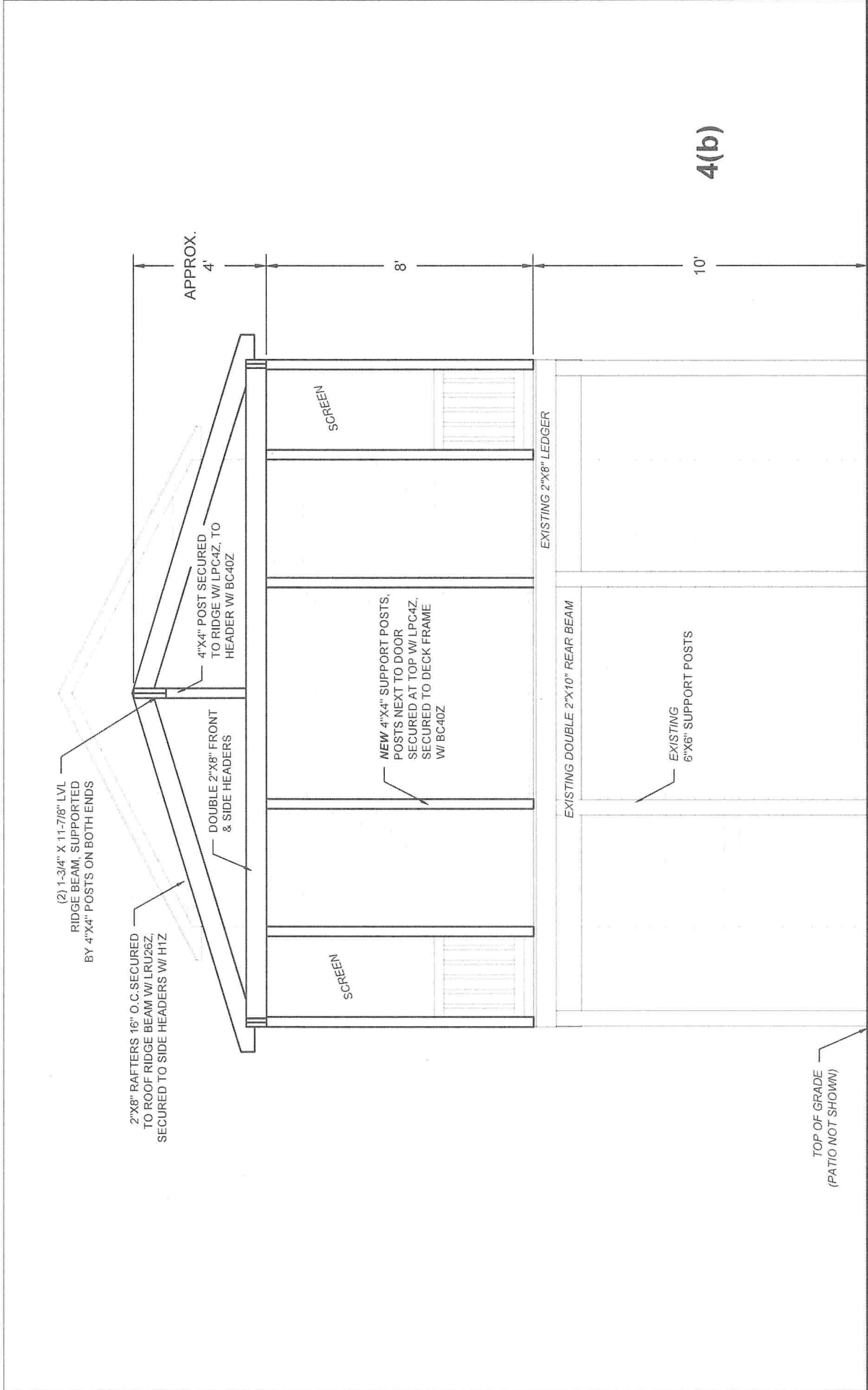
4(a)



SHEET NAME: COVERSHEET,
GENERAL NOTES, DRAWING
INDEX, & MATERIAL SCHEDULE

SHEET NUMBER:

G1



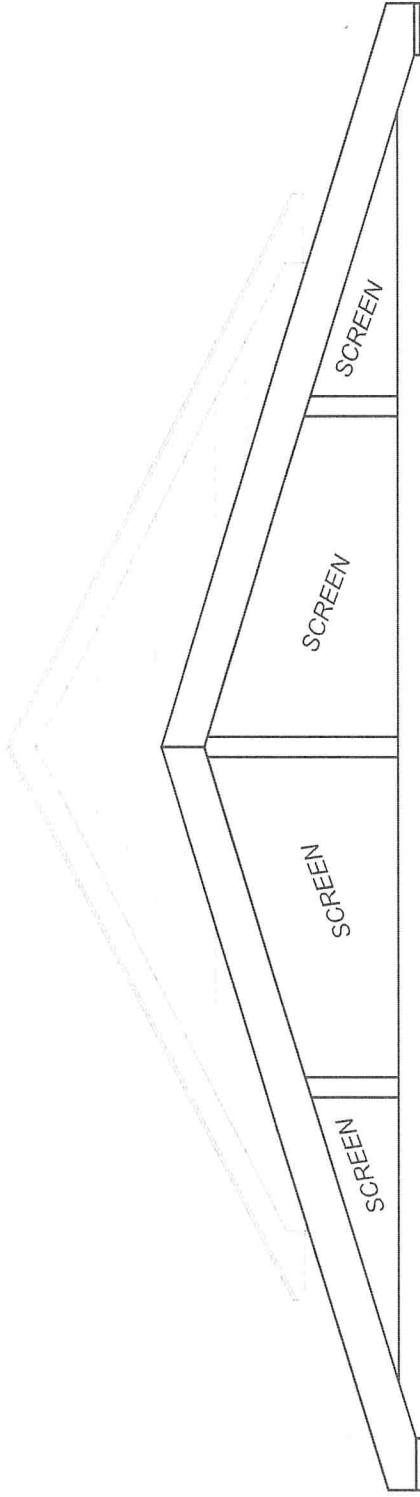
HAMMETT RESIDENCE

6406 NORTHAM ROAD
TEMPLE HILLS, MD 20748

SHEET NAME: REAR CROSS SECTION
SCALE: 1/4" = 1'-0"

SHEET NUMBER:

A5



SCREEN

SCREEN

SCREEN

SCREEN

4(c)

SHEET NAME: REAR ELEVATION
SCALE: 3/8" = 1'-0"

SHEET NUMBER:

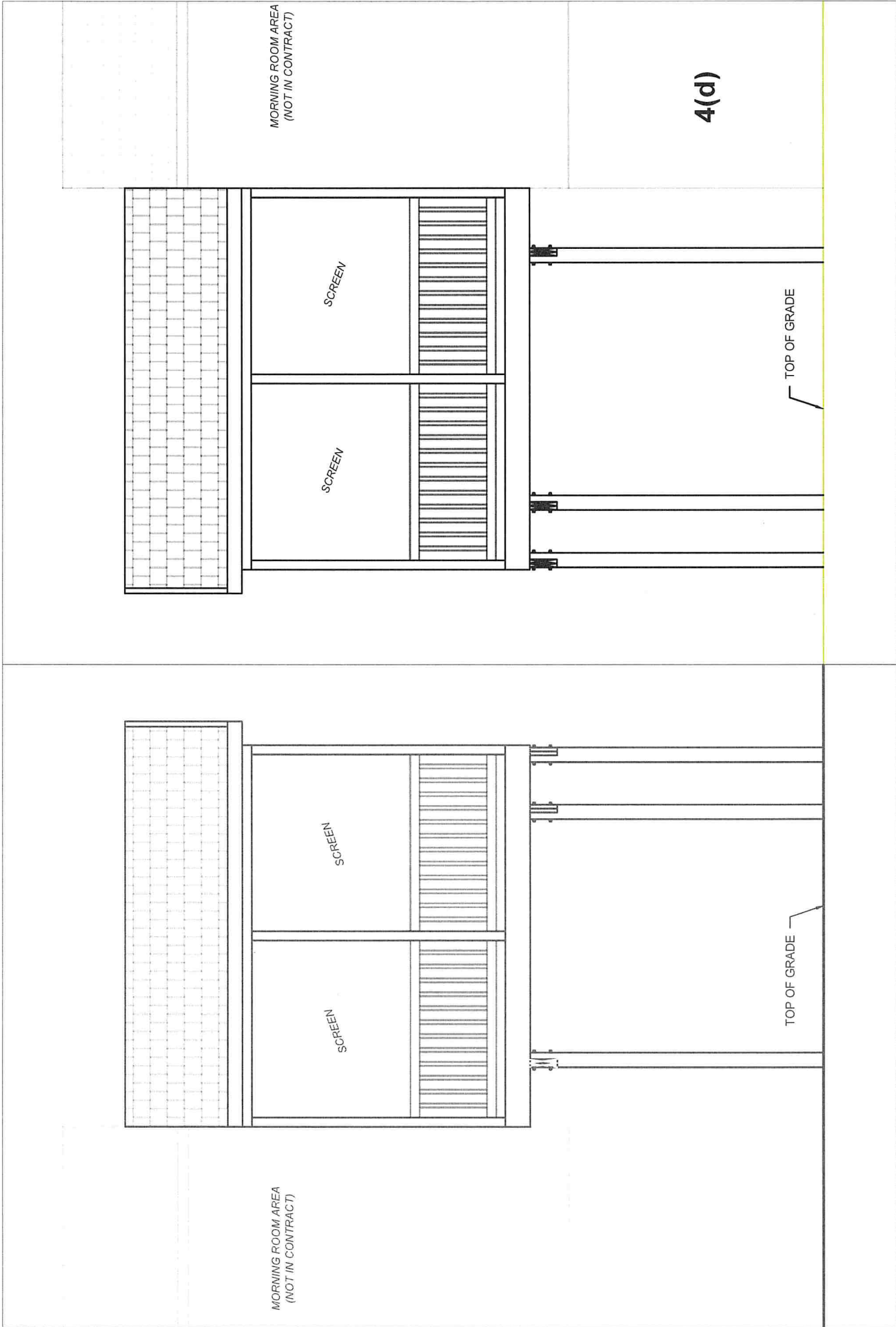
A6

HAMMETT RESIDENCE

6406 NORTHAM ROAD
TEMPLE HILLS, MD 20748



We'll See You Out Back!



<p>4(d)</p>	<p>HAMMETT RESIDENCE</p> <p>6406 NORTHAM ROAD TEMPLE HILLS, MD 20748</p>	<p>The Deck & Fence Company LLC</p> <p>We'll See You Out Back!</p>
<p>SHEET NAME: SIDE ELEVATIONS SCALE: 1/4" = 1'-0" SHEET NUMBER: A7</p>		