



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-35-25 Travis Hudnall

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: July 23, 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

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

Petitioners: Travis Hudnall

Appeal No.: V-35-25

Subject Property: Lot 2, Map 127, grid F1, Putter's Choice-Plat One Subdivision, being 12304 Putters Court, Upper Marlboro, Prince George's County, Maryland

Heard: July 23, 2025 Decided: July 23, 2025

Witnesses: Verlin Douglas, Neighbor

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, Petitioners request relief from Zoning Ordinance Section 27-6603, which prescribes that unless stated in Section 27-6600, fences and walls shall comply with the height standards set in Table 27-6603(a): Fence and Wall Height. Fences within a required front yard, build-to zone, and corner lot side yard in front of the principal building over 4 feet in height require a Security Exemption Review and approval. A security exemption for a fence 2 feet over the allowable height in front yard and side yards (abutting Putters Court) is requested.

Evidence Presented

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

1. The property was subdivided in 2001, contains 34,114 SF, is zoned RR (Residential Rural), and is improved with a 2-story single-family dwelling, asphalt driveway, in-ground pool, Koi Pond, and a shed. Exhs. 2, 4, 6 (A) thru (I), 8, 9, and 10 (A) thru (F).

2. The Petitioner proposes to obtain a building permit for the construction of a 6-foot black aluminum space picket fence in both side yards and a 12-foot-wide x 6-foot-height automated steel dual swing black steel driveway gate. A security exemption review for a fence 2 feet over the allowable height in front yard and side yards (abutting Putters Court) is requested. Exhs. 1, 2, 3 (A) & (B), 6 (A) thru (L) and 10 (A) thru (F).

3. The Petitioner, Mr. Hudnall, testified that he purchased the subject property recently. Further, Mr. Hudnall testified that the subject property was in foreclosure, and several people still visit his property without permission. Exh. 5.

4. Further, Mr. Hudnall testified that previously, a neighbor indicated that the property was overrun by squatters. Additionally, the subject property is located in a secluded area surrounded by an abundance of trees. Exhs. 6 (A) thru (L), 10 (A) thru (F), and 11 (A) thru (D).

5. Mr. Hudnall also testified that the subject property contains an in-ground pool and a Koi Pond, which create additional safety concerns for trespassers. Exh. 2.

6. The Neighbor, Ms. Douglas, testified that several squatters lived on the subject property before Mr. Hudnall purchased it. Also, Ms. Douglas testified that there were two boats, several cars, and unleashed pit bulls on the subject property.

7. Chair Boulware stated that the criteria for a security exemption review have been satisfied due to the property's secluded location.

8. Vice Chair Johnston made the Motion to Approve V-35-25, and 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 27-6610(b)(1)(2) of the Prince George's County Zoning Ordinance are satisfied:

27-6610. Security Exemption Plan

(a) A landowner in need of heightened security may submit to the Planning Director, or, where delegated pursuant to Section 27-3308(b), the municipality in which the development application is located a security exemption plan proposing a fence or wall taller than those permitted by this Section, an electric fence, or proposing the use of barbed and/or razor wire atop a fence or wall for security reasons.

(b) The Board of Appeals or municipality may approve or approve with conditions, the security exemption plan, upon finding all of the following:

(1) **Need for Safety or Security Reasons**

The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage than surrounding land, or represent a significant hazard to public safety without:

(A) A taller fence or wall;

(B) An electric fence; or

(C) Use of barbed and/or razor wire atop a fence or wall.

(2) **No Adverse Effect**

The proposed fence or wall will not have a significant adverse effect on the security, functioning, appearance, or value of adjacent lands or the surrounding area as a whole.

(c) If the Board of Appeals or municipality finds the applicant fails to demonstrate compliance with Sections 27-6610(b)(1) and 27-6610(b)(2) above, the security plan shall be disapproved.

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 27-6610(b), more specifically:

The Board determined that the Petitioners' property was located in an area that warranted the particular fence in their proposal due to the presence of safety hazard found on the property (in-ground pool and Koi Pond), the subject property's secluded location, and to deter squatters from returning. Additionally,

the Board found that the fence would not significantly adversely affect the security, functioning, appearance, or value of adjacent properties or the surrounding area as a whole.

BE IT THEREFORE RESOLVED, by a 3-0 vote, that a security exemption review for a fence 2 feet over the allowable height in front yard and side yards (abutting Putters Court) located at 12304 Putters Court, Upper Marlboro, 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 approved elevation plan, Exhibit 3 (A) & (B).

BOARD OF ZONING APPEALS

By: 
Omar Boulware, Chair

APPROVED FOR LEGAL SUFFICIENCY

By: 
Keisha A. Garner, Esq.

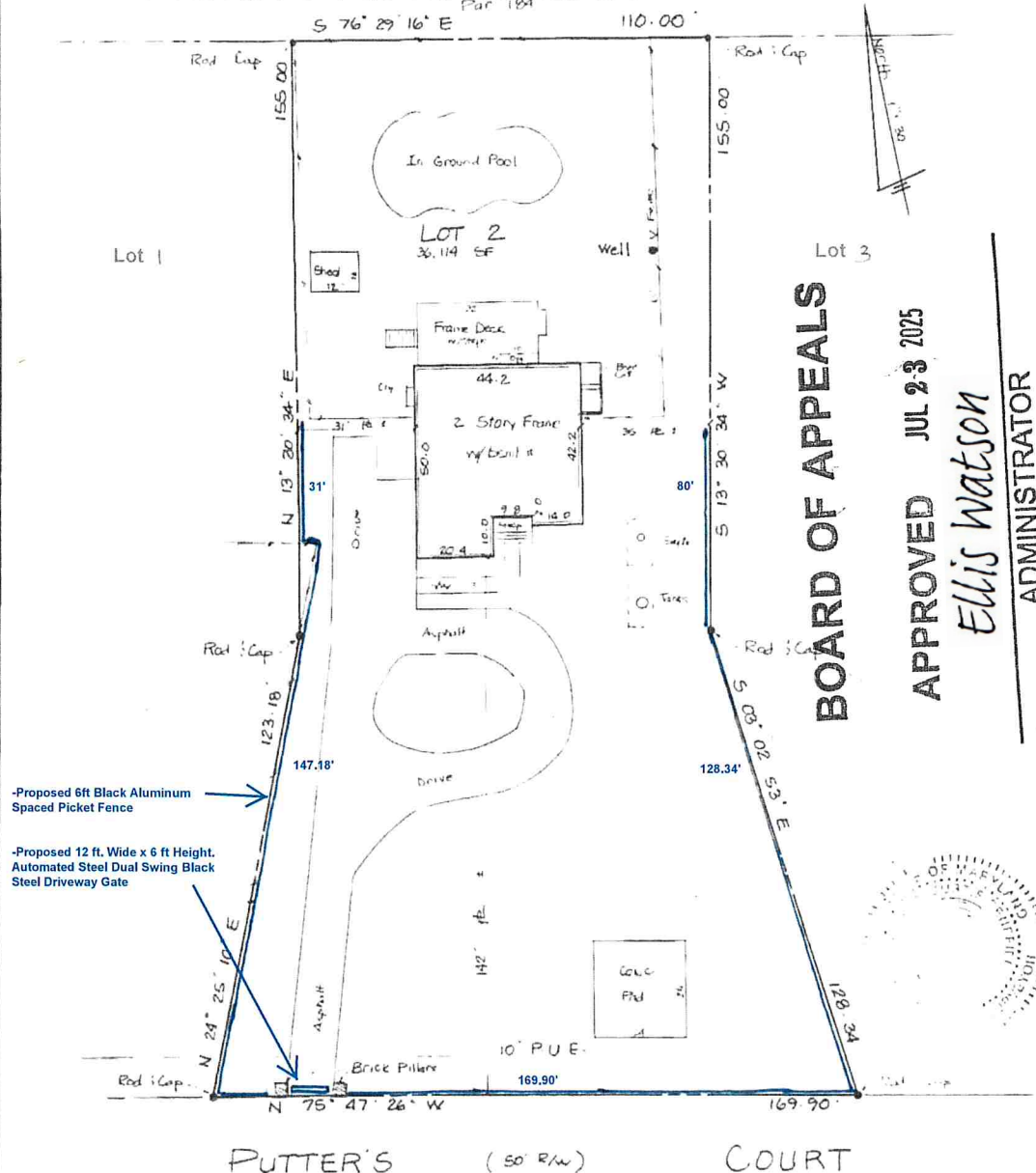
NOTICE

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.

- NOTES:**
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
 2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. _____ OF Prince George's COUNTY, MARYLAND.
 3. FOR TITLE PURPOSES ONLY
 4. THIS PLAT IS INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES, BUT PREPARED FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY OWNERS OF RECORD AND/OR THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE WITHIN SIX MONTHS FROM THE DATE HEREOF AND AS TO THEM I WARRANT THIS HOUSE LOCATION PLAT.
 5. PROPERTY CORNERS HAVE BEEN RE-SET WITH THIS SURVEY. PROPERTY INFORMATION WAS TAKEN FROM BEST AVAILABLE RECORDS.
 7. THIS PLAT IS VALID WITHIN 6 (SIX) MONTHS OF THE SIGNATURE OF THIS PLAT
Par 184



BOARD OF APPEALS

APPROVED JUL 23 2025

Ellis Watson
ADMINISTRATOR

DRAWN BY Tom O
CHECKED BY PK
DATE 05.08.25
SCALE 1" = 30'
JOB NO. 1269-25
CASE NO. Travis H.

LOT STAKEOUT

SURVEYS, INC.
SURVEYORS • ENGINEERS • LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND 20707
PHONE 301-770-0361 E-MAIL SURVEYSINC@VERIZON.NET

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING IMPROVEMENTS OF THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY SURVEYED BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THEY ARE LOCATED AS SHOWN

05.08.25
DATE

Gregory C. Benefiel
GREGORY C. BENEFIEL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. MD 10994
LICENSE EXPIRATION 08-08-2026

HOUSE LOCATION PLAT

12304 Putter's Court
LOT(S) 2 BLOCK/TM ---

EXH. # 2
V-35-25

CHOICE

Prince George's ELECTION DISTRICT
COUNTY, MARYLAND

LIBER 47772 FOLIO 249
PLAT BOOK 191 PLAT 100

DWG No. MS-827

12 ft. x 6 ft. Automated Steel London Dual Swing Black Steel Driveway Gate and Gate Opener Kit ETL Listed Fence Gate

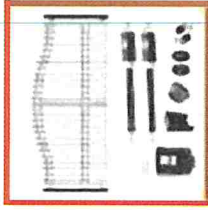
☆☆☆☆ ✓ Questions & Answers (2)

BOARD OF APPEALS

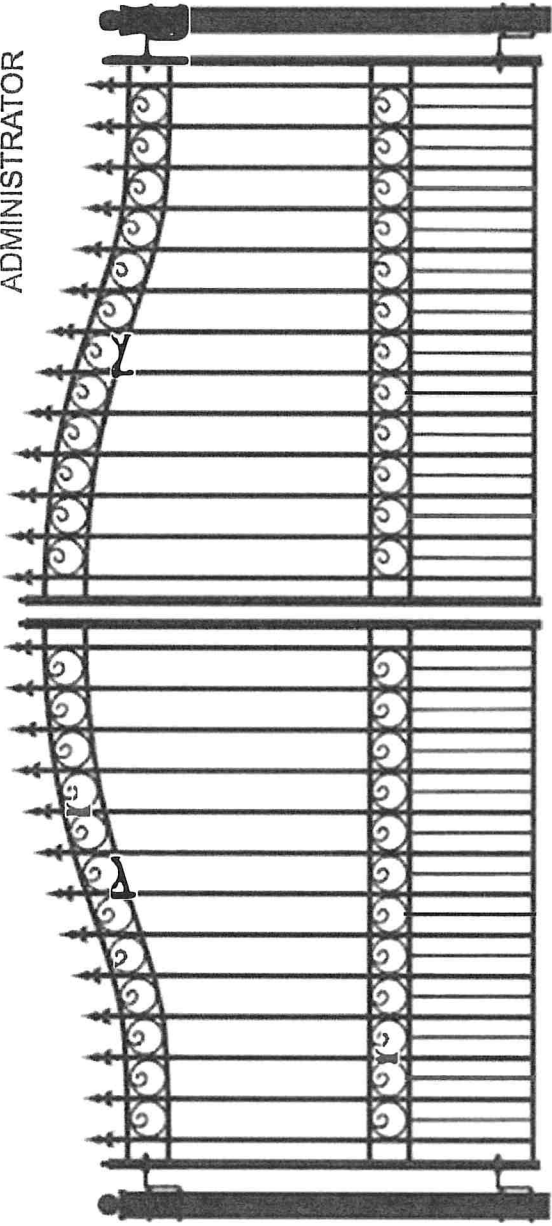
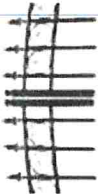
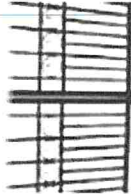
APPROVED JUL 23 2025

Ellis Watson

ADMINISTRATOR

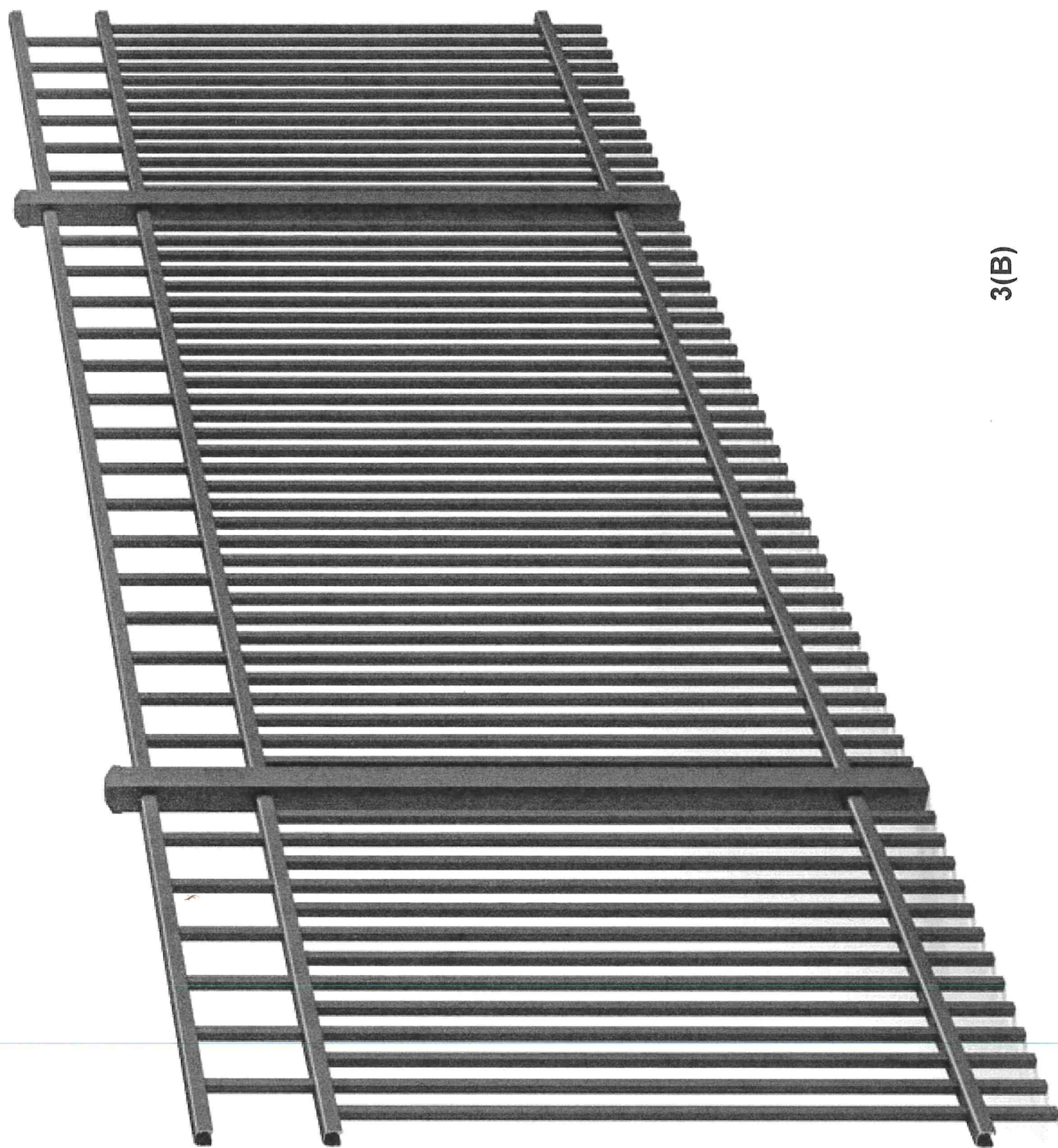


12 ft. x 6 ft. Automated Steel London Dual Swing Black Steel Driveway Gate and Gate Opener Kit ETL Listed Fence Gate



EXH. # 3(A-B)
V-35-25

3(A)



3(B)