



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-66-24 OZA BHI Construction LLC

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: November 6, 2024.

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
Calisa Smith, Office of Law

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

Petitioner: BHI Construction LLC

Appeal No.: V-66-24 OZA

Subject Property: Lot 34, Block O, Map: 0044, Grid: 00D2, Halliewood (adjacent to Seabook) Subdivision, being 9342 Annapolis Road, Lanham, Prince George's County, Maryland

Counsel for the Petitioner: Traci R. Scudder, Esq.

Witnesses: Nevel Townsend, Petitioner, BHI Construction, LLC

Lorenz Winston, Inspector, Department of Enforcement, Inspection, and Enforcement (DPIE)

Brandon Wright, Inspector, DPIE

Action by the Board: November 6, 2024

Counsel for the County: Calisa M. Smith, Esq., Associate County Attorney

Board Members Present and Voting:

Omar Boulware, Chair

Dwayne A. Stanton, Member

Board Member Absent:

Phillippa Johnston, Vice Chair

RESOLUTION

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections, and Enforcement to issue Violation Notice No. 19525 Zone, dated July 9, 2024, citing the Petitioner with Zoning Code Section 27-441(b)(1) which mentions the operation of a business, having employees report to the property for work and/or storage of vehicles, trailers, equipment and materials on the zoned property. COMPLIANCE DATE: 2024-08-09. Zoning Code Section 27-441(b)(8) restricts the parking or storage of commercial vehicles over 17,000 pounds per manufacturer's gross vehicle weight specification. If the vehicle contains advertising in letters exceeding 4 inches in height, advertising other than a firm name or similar designation, exceeds 300 cubic feet of load space, exceeds 8,500 pounds manufacturer's vehicle weight specification, has dual rear axles, or is a staking platform, dump, crane, or tow truck, it must be parked in a wholly enclosed garage. COMPLIANCE DATE: 2024-08-09. The owner of BHI Construction LLC must terminate the operation of the business, remove all commercial vehicles from the property, and stop parking commercial vehicles, on RSF-95 (Residential, Single-Family-95) zoned property located at Lot 34, Block O, Map 0044, Grid: 00D2, Halliewood (adjacent to Seabrook) Subdivision being 9342 Annapolis Road, Lanham, Prince George's County, Maryland.

This case was heard by the Board of Appeals on November 6, 2024.

1. Counsel for the Petitioner, Traci Scudder, Esq., stated to the Board that the subject property is next door to the property found in V-58-24 OZA. Similar to case V-58-24, Ms. Scudder is requesting additional time to bring the subject property into compliance.

2. The specific violation resides in the fact that the Petitioner's property is located in the incorrect zone in order to operate as a commercial business. Ms. Scudder, Esq., stated to the Board that several owners that were commercial in nature were occupants of the subject property before the Petitioner purchased it.

3. Counsel for the County, Ms. Smith, Esq., stated to the Board that this was not a complaint-initiated violation, and that the County would be satisfied with the Board's decision to extend the time for compliance.

4. Inspector Winston, DPIE, testified that the Petitioner had a commercial vehicle that was visible from the front of the subject property and was parked on the front lawn. The Petitioner agreed to park the commercial vehicles toward the rear of the subject property.

5. The Board agreed to grant an eighteen (18) month extension to rezoning the subject property from RSF-95 to CGO (Commercial, General and Office). Further, the Board requested ninety (90) day updates from the Petitioner regarding the progress of bringing the subject property into compliance. Motion made by Board Member Stanton and seconded by Chair Boulware. Motion carried by a 2-0 vote.

BE IT THEREFORE RESOLVED, by a 2-0 vote, Vice Chair Johnston being absent, that the appeal be and is hereby EXTENDED for an 18-month period with 90-day updates to the Board.

BOARD OF ZONING APPEALS

By: 
Omar Boulware (Sep 19, 2025 11:58:18 EDT)
Omar Boulware, Chairperson

Approved for Legal Sufficiency

By: 
Ellis Watson (Sep 19, 2025 14:07:36 EDT)
Ellis F. Watson, Esq.

cc: Petitioner
Adjoining Property Owners
DPIE
Office of Law