



# 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-11-25 OZA Open Heart Church of Christ

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 23, 2025.

## CERTIFICATE OF SERVICE

This is to certify that on November 5, 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 Appeal***

Appellants: Open Heart Church of Christ Inc. (c/o) Troy V. Center (R/A)

Appeal No.: V-11-25 OZA

Subject Property: Parcel: 348, Grid: 081B1, Holly Springs Subdivision, being 5701 Walker Mill Road, Capitol Heights, Prince George's County, Maryland

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

Action by the Board: April 23, 2025

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

Board Members Present and Voting:

Omar Boulware, Chair

Phillippa Johnston, Vice Chair

Dwayne A. Stanton, Member

**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, Enforcement Division, to issue CSD Case number Zone-24778 dated January 21, 2025, citing Code Section: 13-233 and Section 27-3608(b), 27-8101 which specify that the Petitioner must keep the regulations of safety conditions offering an environment free of debris, trash, unlicensed wrecked or dismantled vehicles and any issues adverse to the public health. All materials located within the rear of the building must be removed. At the same time, this property must operate with the approval of a use and occupancy permit. If determinations are ineffective in the next 30 days, the dwelling at 5701 Walker Mill Road, Capitol Heights, Prince George's County, Maryland, could obtain a tax lien.

This case was heard by the Board of Appeals on April 23, 2025.

1. Counsel for the Petitioner, Traci Scudder, Esq., discussed a preliminary matter with the Board that requested additional time for compliance. Ms. Scudder, Esq., stated that the Petitioner does not deny the veracity of the violation and is requesting a ninety (90) day period to comply. Exhs. 1 and 2.

2. Ms. Scudder, Esq., stated that the Petitioner, Mr. Carter, desires to construct a new life center on the subject property and is completing the County's process for review.

3. Counsel for the County, Calisa Smith, Esq., stated to the Board that the initial complaint concerning the subject property was due to the exposed building materials. The complainant did not leave any contact information; therefore, the County did not receive any additional information. Further, Ms. Smith, Esq., stated the County agrees to a sixty (60) day extension, but would not be opposed to a longer extension.

4. The Board agreed to grant a ninety (90) day extension to come into compliance with the stated violations. Motion made by Vice Chair Johnston and seconded by Board Member Stanton. Motion carried by a 3-0 vote.

BE IT THEREFORE RESOLVED, by a 3-0 vote, that the appeal be and is hereby GRANTED a ninety (90) day extension to come into compliance.

BOARD OF ZONING APPEALS

By:   
Omar Boulware (Oct 9, 2025 00:50:01 EDT)  
Omar Boulware, Chairperson

Approved for Legal Sufficiency

By:   
Ellis Watson (Oct 9, 2025 10:42:52 EDT)  
Ellis F. Watson, Esq.

cc: Petitioner  
Adjoining Property Owners  
DPIE  
Office of Law