



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- 63-25 Eolus and Joela Ferguson

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 19, 2025.

CERTIFICATE OF SERVICE

This is to certify that on December 15, 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
DPIE/Building Code Official, Permitting
M-NCPPC, Permit Review Section
Christiane Grune, Portuguese Translator

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

Petitioners: Eolus and Joela Ferguson

Appeal No.: V-63-25

Subject Property: Parcel 1, Liber: 41781, Folio 529, being 14901 Mount Calvert Road, Upper Marlboro, Prince George's County, Maryland

Portuguese Translator: Christiane Grune

Heard: November 19, 2025 Decided: November 19, 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, Petitioners request that the Board approve a security exemption review from Section 27-6603 which prescribes that unless otherwise stated in Section 27-6600, fences and walls shall comply with the height standards set in Table 27-6603(a): Fence and Wall Height. Any fence or wall which does not comply with height standards will require a Security Exemption review and approval. A security exemption review for a fence 2 feet over the allowable height located in the front yard is requested.

Evidence Presented

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

1. The property was deeded in 1965, contains 3,087 square feet, is zoned AG (Agriculture and Preservation), and is improved with a single-family dwelling, a shed, and an asphalt driveway. Exhs. 3, 9, 10, 12, and 18.

2. The Petitioner proposes to construct a 6-foot vinyl fence and a 6-foot aluminum fence and gate. A security exemption review for a fence 2 feet over the allowable height located in the front yard is requested. Exhs. 1, 2, 3, 4 (A) thru (C), 6, 14 (A) thru (F).

3. Chair Boulware stated to the Petitioner(s), Mr. and Mrs. Ferguson, that the Board reviewed all the evidence provided and asked the Petitioners if they had any additional information to add.

4. Further, Mr. Boulware reminded the Petitioners that the application before the Board is only for a Security Exemption Review and any other information is not relevant to the proceedings. Exh. 1.

5. Petitioner, Mr. Ferguson, testified that he was informed by the Department of Permitting, Inspections, and Enforcement (DPIE) that they needed a security exemption review to construct their fence.

6. Mr. Ferguson testified on the copious amount of information he provided to the Board, which included the cost of the fence and safety issues concerning him and his family.

7. Chair Boulware called for a motion for case V-63-25 for the security exemption review.

9. Vice Chair Johnston made the Motion to Approve V-63-25. 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 provision of Section 27-6610(b)(1)(2) of the Prince George's County Zoning Ordinance is 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 security exemption review complies with the applicable standards set forth in Section 27-6610(b)(1)(2), more specifically:

The Board determined that the Petitioners testified that certain activities on the subject property placed it in greater danger of damage and incidents of trespass than surrounding properties, and a taller fence was warranted. Additionally, the Board found that there would not be any significant adverse effect on 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 located in the front yard on the property located at 14901 Mount Calvert Road, 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 3, and approved elevation plans, Exhibit 4 (A) thru (C).

BOARD OF ZONING APPEALS

By: Omar Boulware
Omar Boulware, Chair

APPROVED FOR LEGAL SUFFICIENCY

By: Ellis Watson
Ellis F. Watson, 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.

Signature: 
Omar Boulware (Dec 12, 2025 16:41:09 EST)
Email: OMBoulware@co.pg.md.us

Signature: 
Ellis Watson (Dec 12, 2025 19:10:41 EST)
Email: efwatson@co.pg.md.us

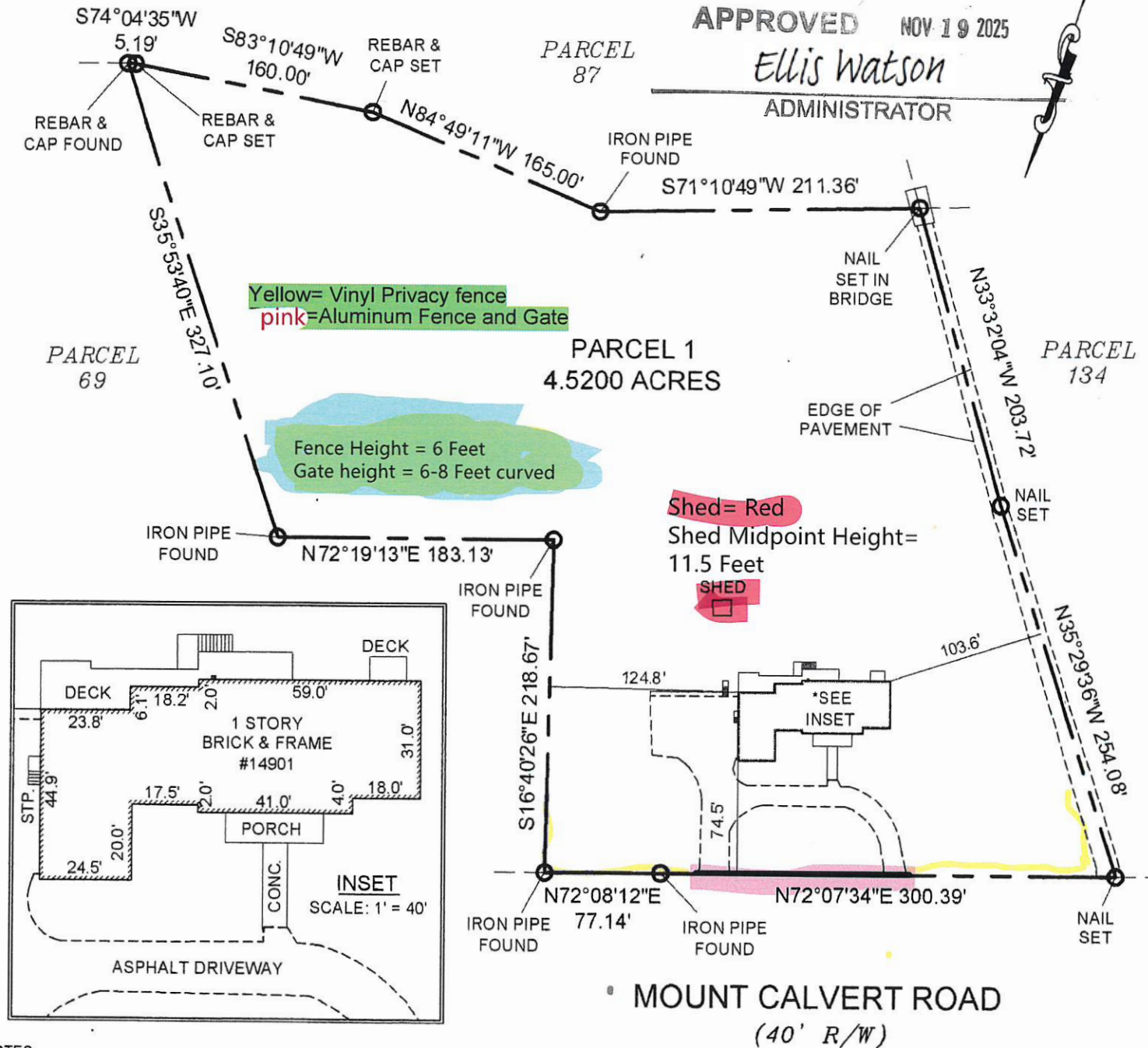
ADDRESS: 14901 MOUNT CALVERT ROAD
UPPER MARLBORO, MD 20772

BOARD OF APPEALS

APPROVED NOV 19 2025

Ellis Watson

ADMINISTRATOR



NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
2. SUBJECT TO ALL EASEMENTS ON RECORD.

DRAWN BY: DS

FILE: #14901 MOUNT CALVERT ROAD

I HEREBY CERTIFY THAT IMPROVEMENTS ARE
LOCATED AS SHOWN HEREON AND TO THE BEST OF
MY INFORMATION, PROFESSIONAL KNOWLEDGE AND
BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS



FITZROY J. BERTRAND
SURVEYOR

04/05/2024
DATE

BOUNDARY SURVEY
PARCEL 1
LIBER: 41781 FOLIO: 529
PRINCE GEORGE'S COUNTY
MARYLAND

SCALE: 1" = 100'

DATE: 4/4/24

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial

WWW.RESDLLC.COM

6207 CODY COURT

BELTSVILLE, MARYLAND 207

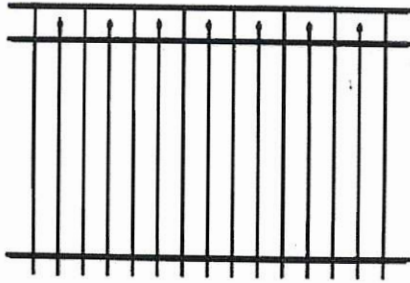
TEL: (301)604-3105 FAX: (301)604-3108

EXH. #

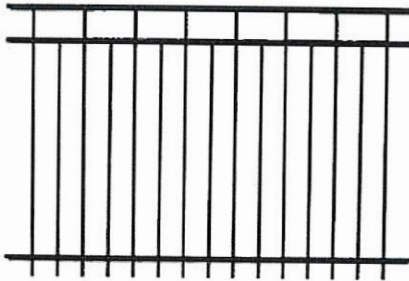
3

V-63-25

Antebellum Styles



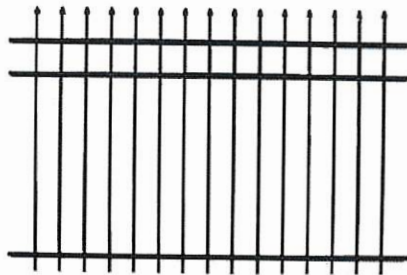
Ella Marie



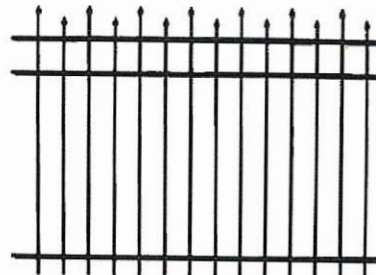
Bella Rae



Emily



Abigail



Madison

BOARD OF APPEALS

APPROVED NOV 19 2025

Ellis Watson

ADMINISTRATOR

Style Options



Standard



Puppy Picket



Double Picket to Second Rail

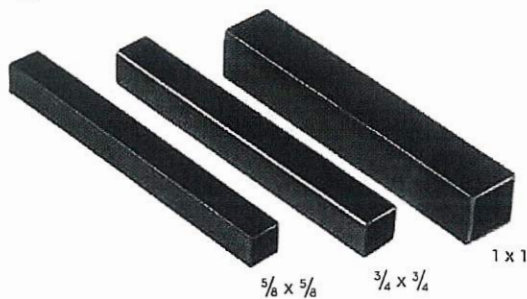


Belle Arch

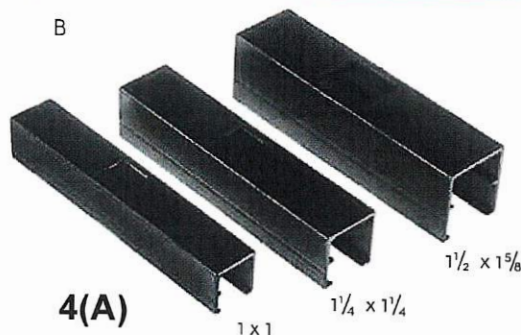


Sunrise Arch

A



B



A. Picket

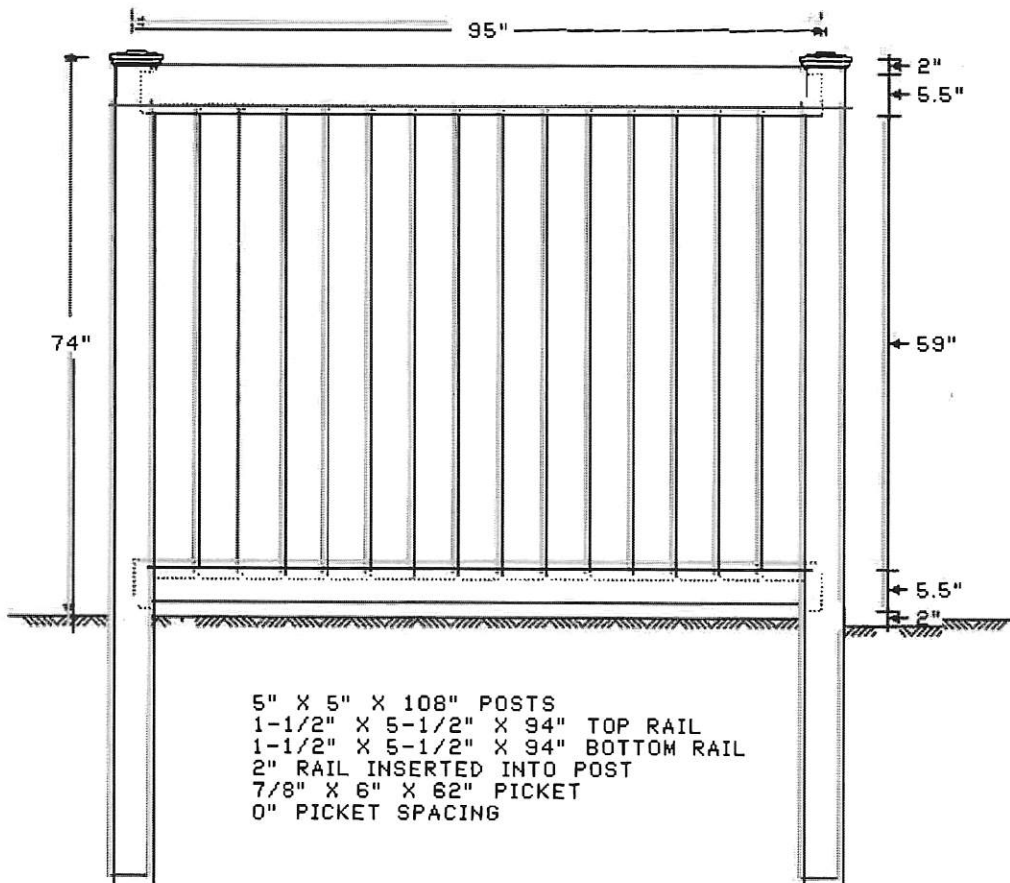
Residential, Commercial and Industrial Picket

B. Channel

Residential, Commercial and Industrial Channel

EXH. # 4(A-C)
V-63-25

6' PRIVACY T&G



4(B)



FREDERICK FENCE CO., INC.
 1505 TILCO DRIVE
 FREDERICK, MD 21704
 (301) 663-4000

FVF 6' PRIVACY T&G
 6' X 8'

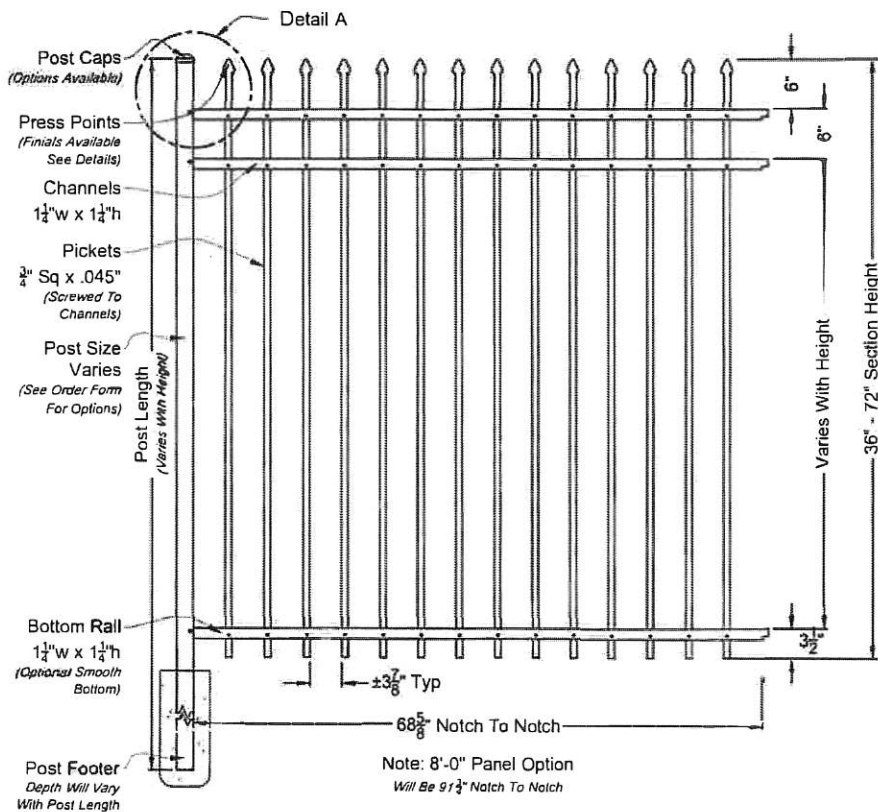
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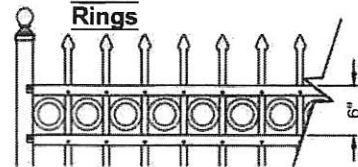
FILE: 6' PRIVA 1 of 1



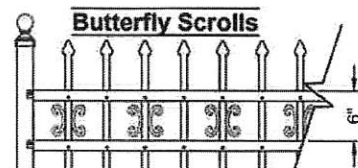
Finials



Rings

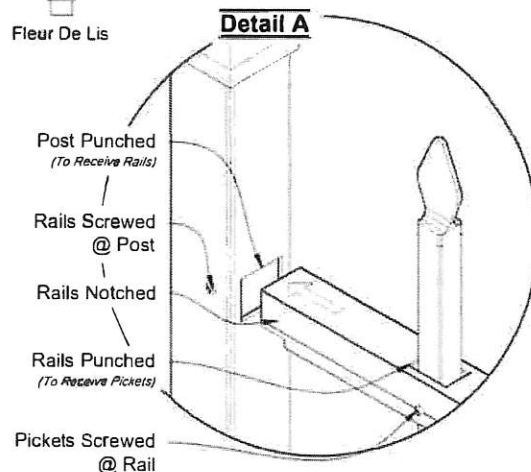


Butterfly Scrolls



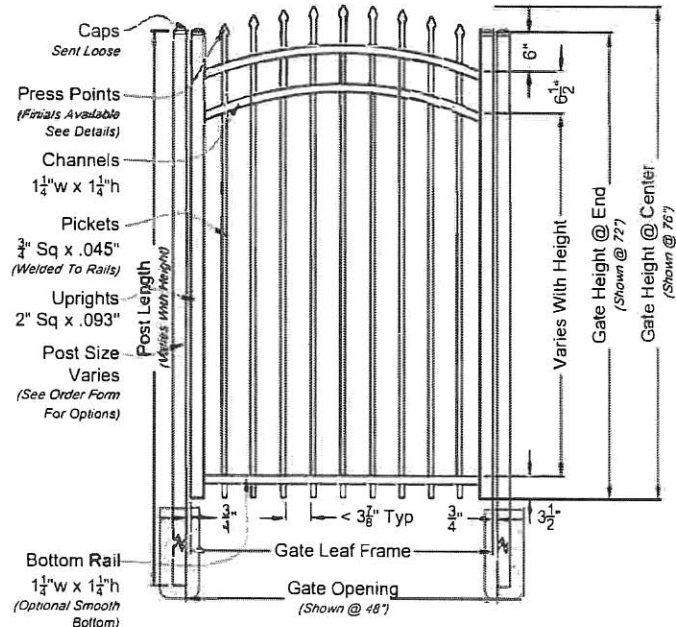
*Optional Butterfly Scrolls On Every Picket

Detail A

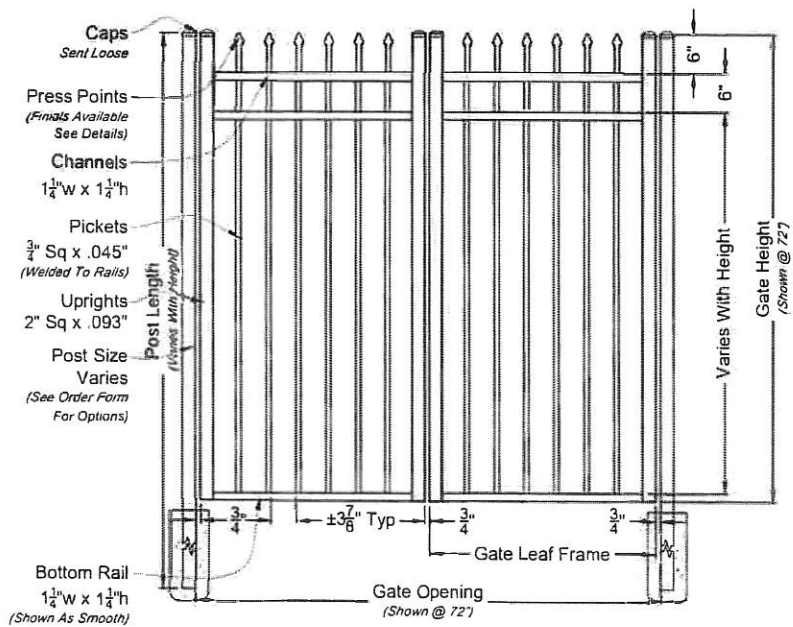


A
01 **Abigail 6ft Wide Fence Panel**
Shown As Commercial Series Scale: NTS
*Displayed As Rake Bottom; Also Available As Smooth Bottom

Matching Gate Options



A
02 **Abigail Single Walk Gate**
Shown with Arched Rail Option Scale: NTS
*Displayed As Rake Bottom; Also Available As Smooth Bottom



A
03 **Abigail Double Walk Gate**
Shown With Straight Rail Option Scale: NTS
*Displayed As Smooth Bottom; Also Available As Rake Bottom

Abigail Fence & Gate

3 Rail - Commercial Series

(Standard Panel)

3-Rail System Designed For Panels Up To 6'-0" Height

Checked By: Antebellum Order #:

Drawn By: J. Mixon Drawn Date: 13-Aug-25

4(C)
ANTEBELLUM
Manufacturing

DO NOT SCALE DRAWING: FOR DIMENSIONS NOT SHOWN
CONTACT PLAN COORDINATOR FOR CLARIFICATION

2399 NW 35th St, Ocala, FL 34475

Ph: 352.877.3888

Em: Info@AntebellumMFG.Com

DRAWING NOTES:

We kindly ask that you do not scale directly from the drawings. We recommend consulting our Fence and Gate Style Sheet for further options. Please be aware that while additional gate hardware is available, its use may impact the clearances for hinges and latches.

Customer Signature: _____