



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-53-25 Tereda Frazier

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: October 22, 2025.

CERTIFICATE OF SERVICE

This is to certify that on December 16, 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

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

Petitioner: Tereda Frazier

Appeal No.: V-53-25

Subject Property: Lot 75, Block A, Springdale Subdivision, being 9433 Bluefield Road, Upper Marlboro,
Prince George's County, Maryland

Heard: October 22, 2025 and Decided: October 22, 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)(1) prescribes that a lot shall have a net lot area minimum of 9,500, a lot width minimum of 75 feet and a lot frontage width a minimum of 60 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 2,095 square feet net lot area, 3 feet lot width, 15 feet lot frontage (width) at front street line, and 5 feet rear lot line are requested.

Evidence Presented

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

1. The property was subdivided in 1980, contains 7,405 square feet, is zoned RSF-95 (Residential, Single-Family-95), and is improved with a 2-story dwelling and contains a 10-foot utility easement. Exhs 3, 5, 7, and 8.
3. The Petitioner proposes to obtain a building permit for the proposed 12' x 22' irregular-shaped open deck and 10' x 10' screened porch in the rear yard. Variances of 2,095 square feet net lot area, 3 feet lot width, 15 feet lot frontage (width) at front street line, and 5 feet rear lot line are requested. Exhs. 1, 2, 3, 4 (A) thru (D), 6 (1) thru (3), and 9 (A) thru (F).
4. Chair Boulware asked the Petitioner, Ms. Frazier, to explain her need for a variance.
5. In response, Ms. Frazier testified that the deck was originally built with the house approximately 32 to 33 years ago and was not built with a border or railing. Also, it was bolted to the house, the wood is deteriorating, and she desires to remodel the deck with a covered porch for family use. Exhs. 2, 3, 4 (A) thru (D), and 6 (1) thru (3).
6. Additionally, Ms. Frazier testified that the house abuts a wooded area, and her family needs additional protection from mosquitoes and other pests. Exh. 9 (A) thru (F).
7. Further, Ms. Frazier testified that she met with her neighbors and gained Homeowner's Association (HOA) approval.
8. Chair Boulware stated that he noticed that the house on the subject property resides on a cul-de-sac and asked Ms. Frazier if there were any other topographical issues found on her property. In response, Ms.

Frazier testified that her current deck does not have support beams and does not meet Code requirements. Ms. Frazier intends to redo the deck to meet current Code standards.

9. Board Member Stanton asked to see exhibit 6(3) to show the current condition of the deck and the sloping found in the back yard. Exh. 6 (1) thru (3). Additionally, Board Member Stanton asked Ms. Frazier if a licensed contractor would perform the construction on the subject property. Ms. Frazier testified in the affirmative.

10. Vice Chair Johnston initially made the motion to approve on condition that the Board receives the HOA approval letter; however, after consultation with the Board's Attorney and Administrator, Vice Chair Johnston rescinded her original motion and removed the requirement to receive the HOA letter as a condition of approval. Vice Chair Johnston made the Motion to Approve V-53-25, 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 27-3613(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 its location on a cul-de-sac, sloping found in the backyard, and a utility easement located on the subject property. *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 construct a deck that meets Code requirements and replace deteriorating wood. Additionally, the Board concluded that these variances are minimally necessary to overcome the exceptional


physical conditions found on the property, due to the sloping backyard, the house's proximity to a wooded area, and its location on a cul-de-sac. 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 that the practical difficulty was not self-inflicted, as the Petitioner had not commenced construction before seeking a permit.

BE IT THEREFORE RESOLVED, by a 3-0 vote, that variances of 2,095 square feet net lot area, 3 feet lot width, 15 feet lot frontage (width) at front street line, and 5 feet rear lot line on the property located at 9433 Bluefield Road, Upper Marlboro, 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:  Dec 15, 2025
Omar Boulware, Chair

APPROVED FOR LEGAL SUFFICIENCY

By:  Dec 15, 2025
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.



NOTE:

SAID PROPERTY WAS
SNOW COVERED ON DATE

EXISTING LOT COVERED BY
VISIBLE IMPROVEMENTS.

HOUSE = 1494.25 SQFT
INCLUDING COVERED STOOPS AND BAY WINDOW

DW = 442 SQFT

TOTAL EXISTING = 1936.25

LOT SIZE = 7405 SQFT

26% LOT COVERAGE

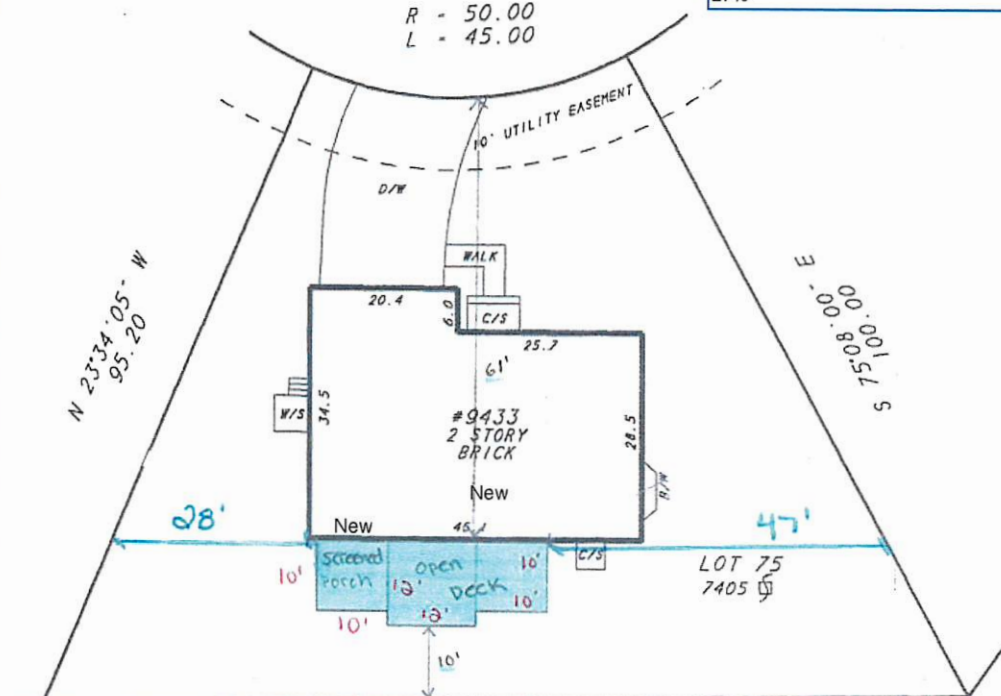
PROP SP = 100 SQFT

TOTAL PROPOSED = 2036.25 SQFT

27%

BLUEFIELD ROAD

R = 50.00
L = 45.00



*Proposing to construct a
10'x10' screened porch
and a 12'x22' irregular
shaped open deck

S 42°34'42" W
128.47

LOCATION DRAWING OF:

#9433 BLUEFIELD ROAD

LOT 75 BLOCK A

PLAT TWO SECTION TWO

SPRINGDALE

PLAT BOOK 127 PAGE 30

PRINCE GEORGE'S COUNTY, MD

SCALE: 1"=20' DATE: 2-2-04

A LAND SURVEYING AND DESIGN COMPANY



**DULEY
AND
ASSOCIATES, INC.**
SERVING D.C. MD. VA.



HOUSE LOCATION SURVEYS
BOUNDARY SURVEYS - ALTA SURVEYS
TOPOGRAPHIC SURVEYS - SITE PLANS

14604 ELM STREET
UPPER MARLBORO, MD. 20772

PHONE: 301-888-1111

FAX: 301-888-1114

PHONE: 1-888-88-DULEY

FAX: 1-888-55-DULEY

CASE # 04-01-00466

CURETON

FILE # 040505-017

DRAWN BY: B.G.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CARE-
FULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C.
A FLOOD CERTIFICATION IS RECOMMENDED TO DETERMINE THE EXACT FLOOD ELEVATION AND FLOOD ZONE.
THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER
IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF ANY FENCE, BUILDING, OR OTHER
IMPROVEMENTS. BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE.
ANALYSIS, THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS A
INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TR
THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FOR
COMPANY, SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMEN
STRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS OF RECORD LOTS, EASEMENTS, EASEMENTS AND EASEMENTS
OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

EXH. # 3
V-53-25

BOARD OF APPEALS

APPROVED OCT 22 2025

Ellis Watson

ADMINISTRATOR



We'll See You Out Back!

CONTACT INFORMATION

OWNER

TEREDA FRAZIER
9433 BLUEFIELD RD
SPRINGDALE MD, 20774
PH: 301-502-2121

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	TIMBERTECH	PRIME	DARK TEAK	
RAILING	VINYL	DMV	ORIOLE T-RAIL	WHITE	
RAIL CAP					
RAIL POST	VINYL	DMV	4X4 SLEEVE	WHITE	
POST CAP	VINYL	DMV	NEW ENGLAND	WHITE	
BALLUSTERS	ALUMINUM	DMV	ROUND	BLACK	

SCOPE OF WORK

- DEMO & HAUL EXISTING DECK
- CONSTRUCTION OF NEW DECK AND SCREENED PORCH

NOTES

DECK HEIGHT IS APPROXIMATELY 9'

BUILDING INFORMATION

BUILDING: 2 STORY SINGLE FAMILY DWELLING
COUNTY: PRINCE GEORGES

BOARD OF APPEALS

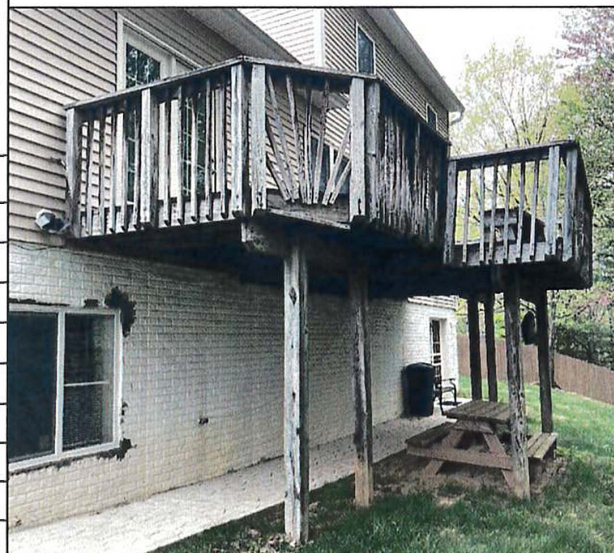
APPROVED OCT 22 2025

Ellis Watson

ADMINISTRATOR

DRAWING INDEX

G1	COVER SHEET, GENERAL NOTES, & DRAWING INDEX
A1	POST AND BEAM PLAN
A2	FRAMING PLAN
A3	ROOF FRAMING PLAN
A4	CROSS SECTION
A5	PORCH CROSS SECTION
A6	BRACING CONNECTIONS
A7	FRONT ELEVATION
A8	SIDE ELEVATION



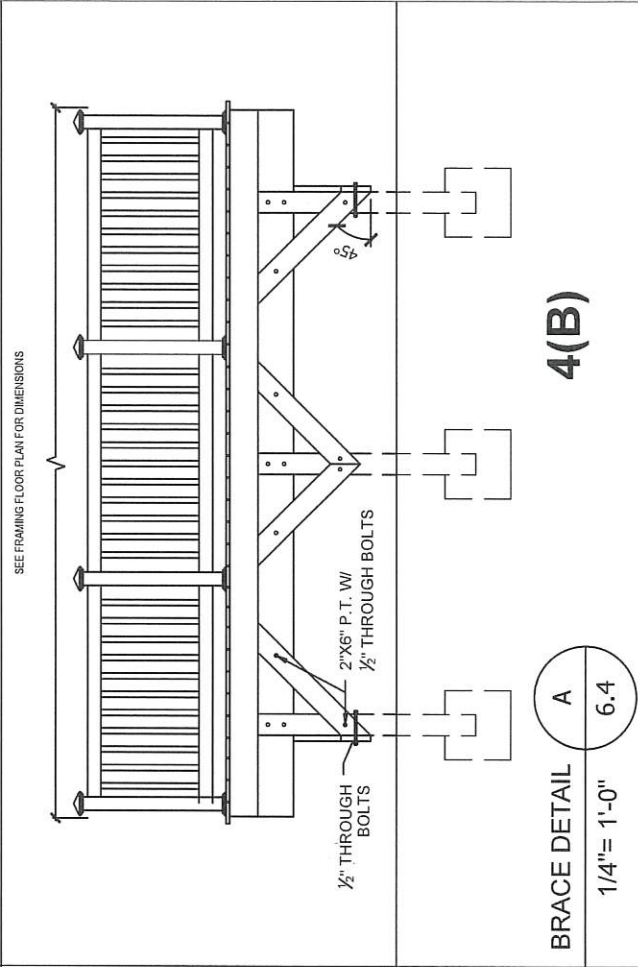
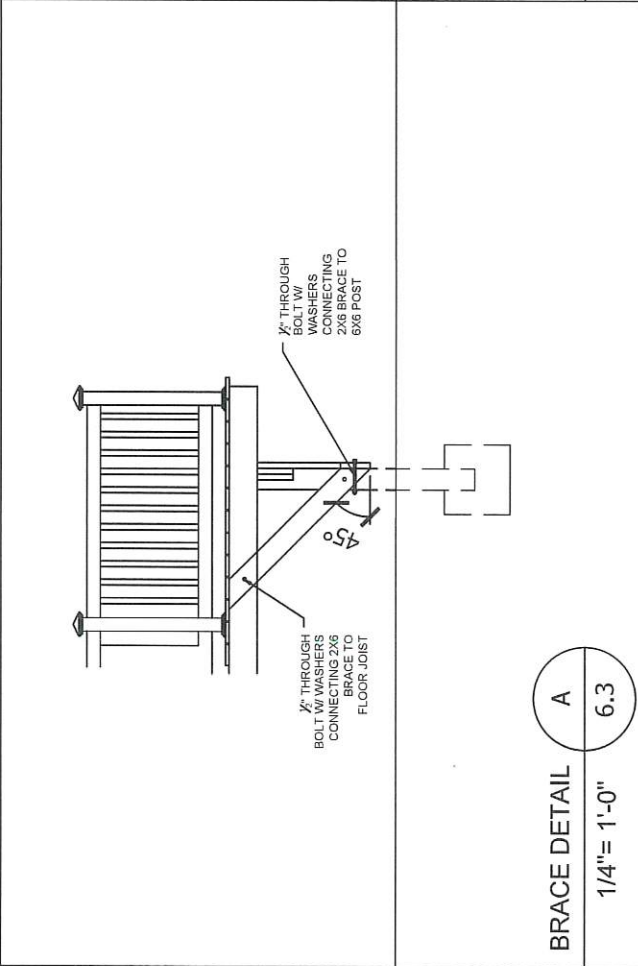
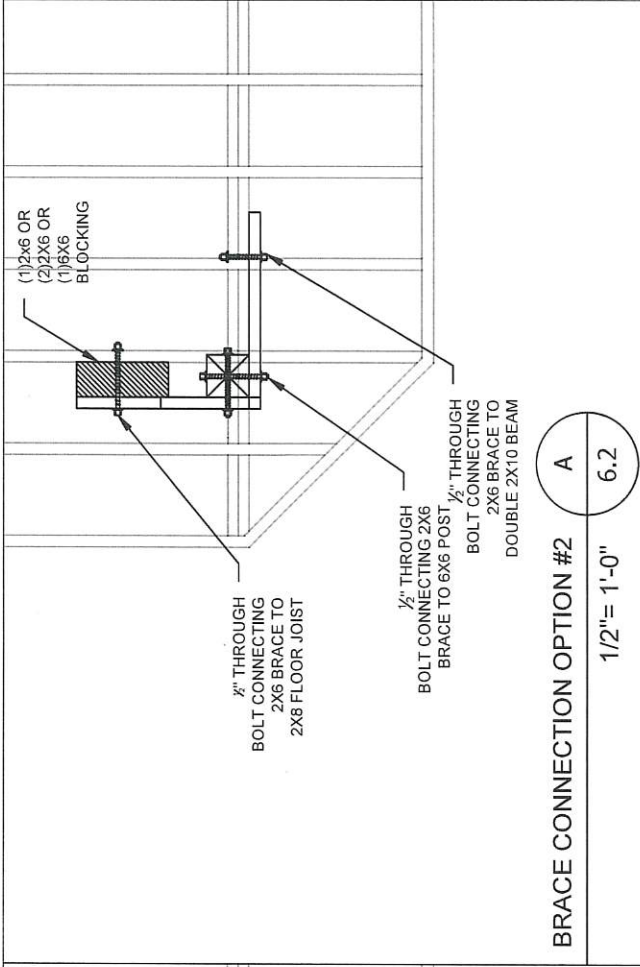
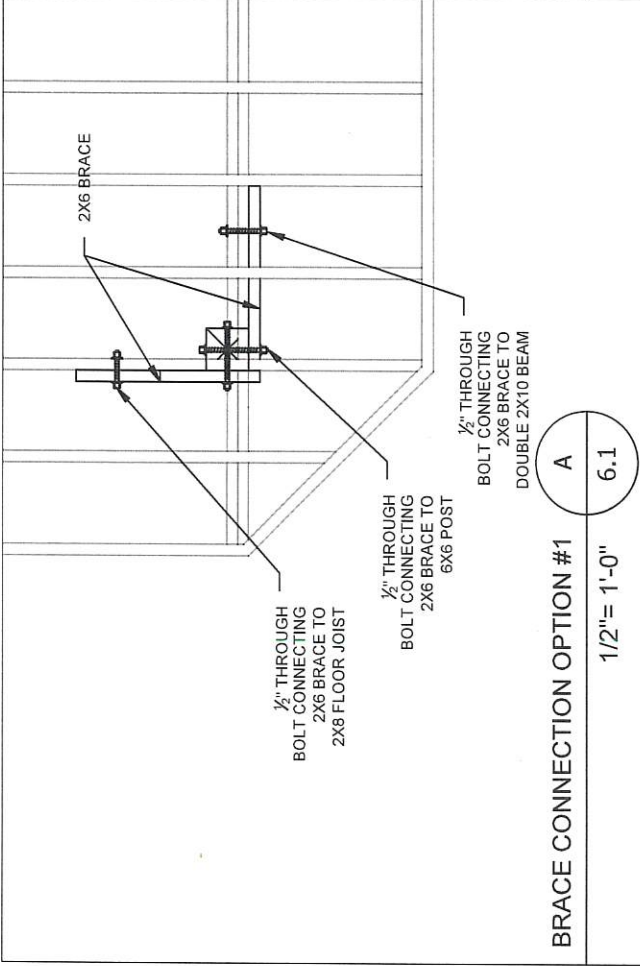
4(A)

EXH. # 4(A-D)
V-53-25

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

SHEET NUMBER:

G1



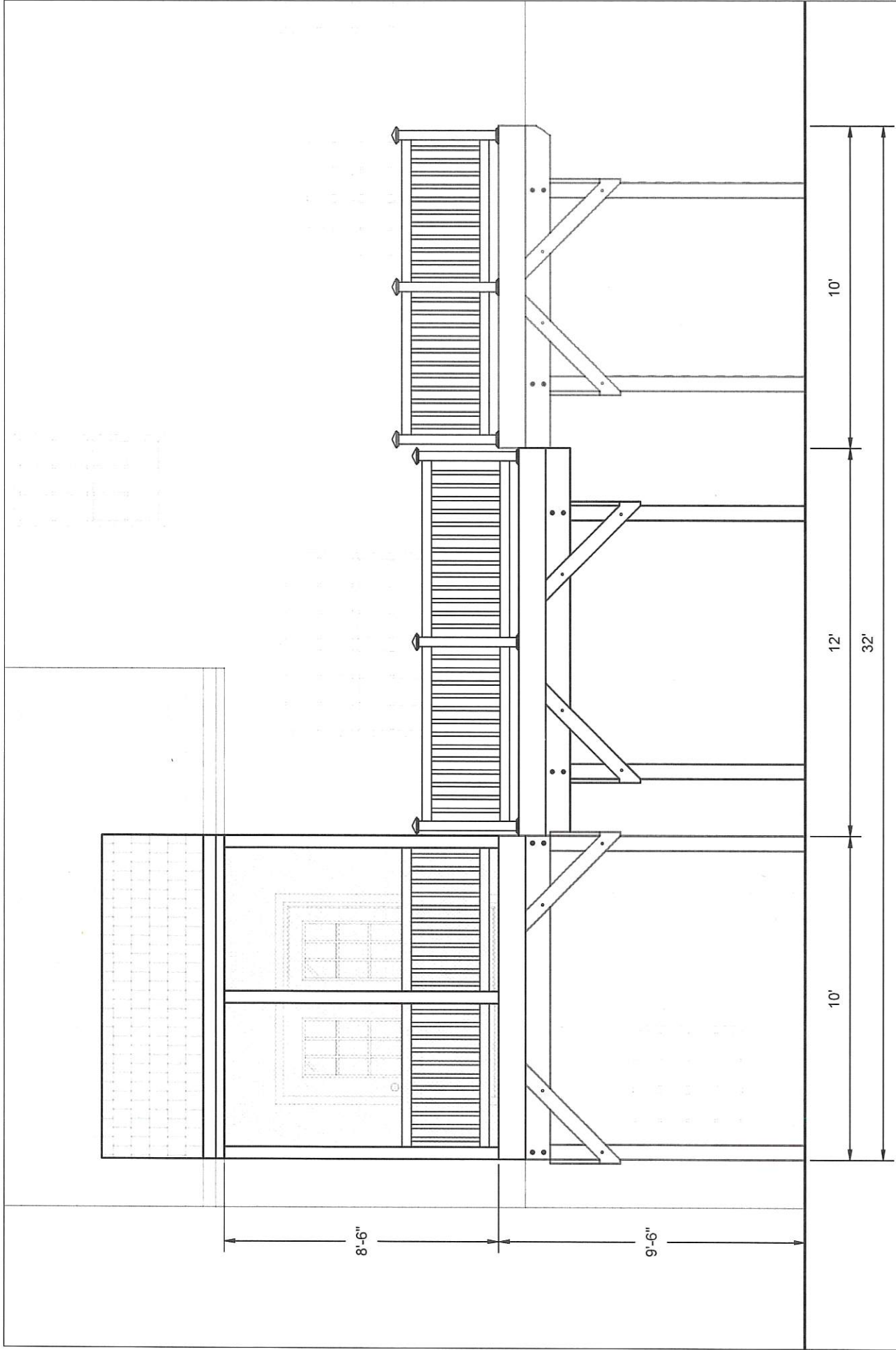
The Deck & Fence Company LLC
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FRAZIER RESIDENCE

9433 BLUEFIELD RD
SPRINGDALE MD, 20774

SHEET NAME: BRACING CONNECTIONS
SCALE: VARIABLE
SHEET NUMBER: **A6**

SEE FRAMING FLOOR PLAN FOR DIMENSIONS



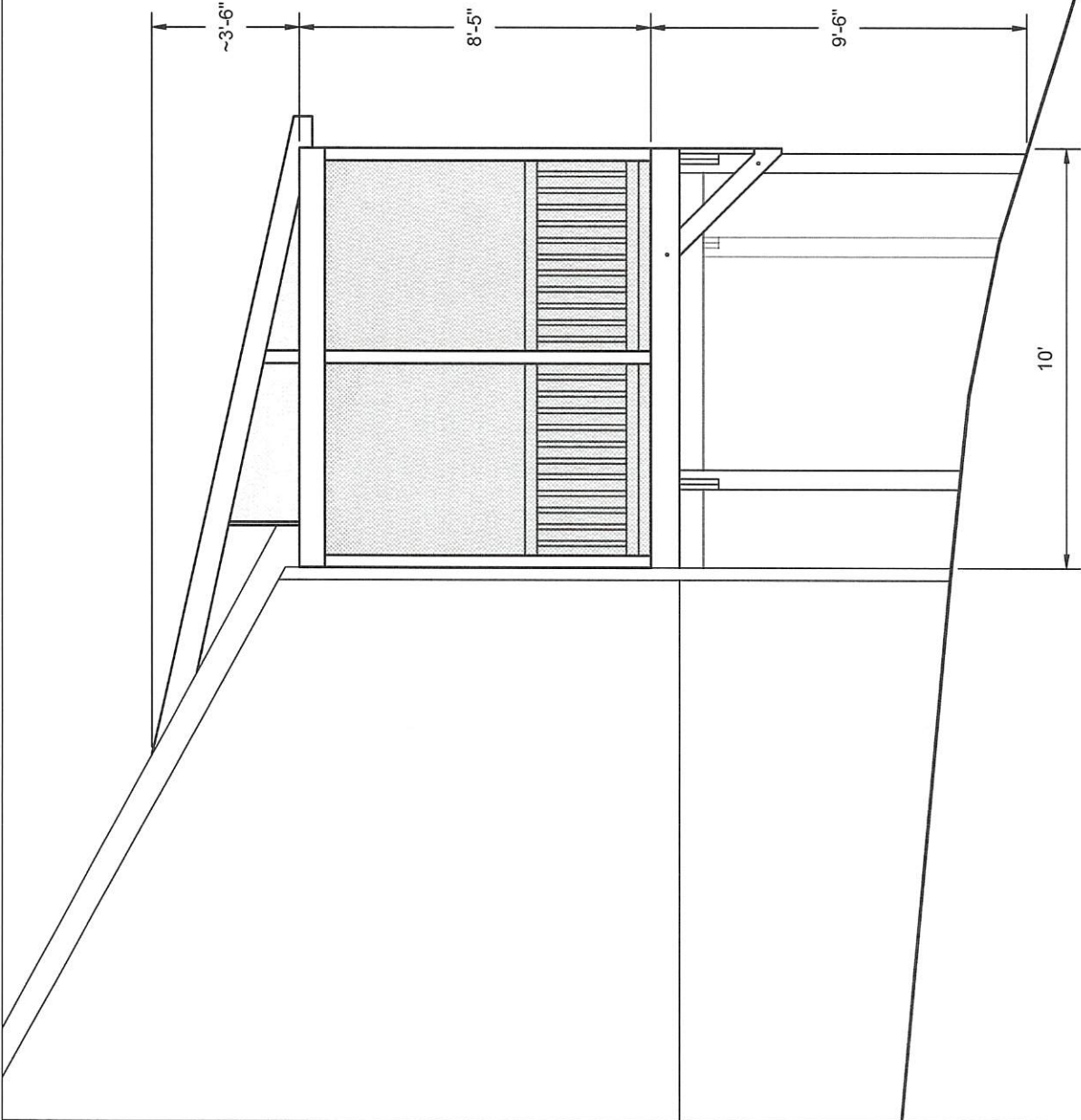
FRAZIER RESIDENCE

9433 BLUEFIELD RD
SPRINGDALE MD, 20774

4(C)

SHEET NAME: ELEVATION
SCALE: 1/4" = 1'-0"
SHEET NUMBER:

A7




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FRAZIER RESIDENCE
9433 BLUEFIELD RD
SPRINGDALE MD, 20774

4(D)

SHEET NAME: SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NUMBER: **A7**