



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: 
Omar Boulware (Dec 15, 2025 17:08:05 EST)
Omar Boulware, Chair

Dec 15, 2025

APPROVED FOR LEGAL SUFFICIENCY

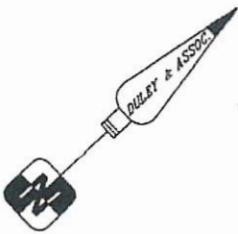
By: 
Ellis Watson (Dec 15, 2025 17:08:47 EST)
Ellis F. Watson, Esq.

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.

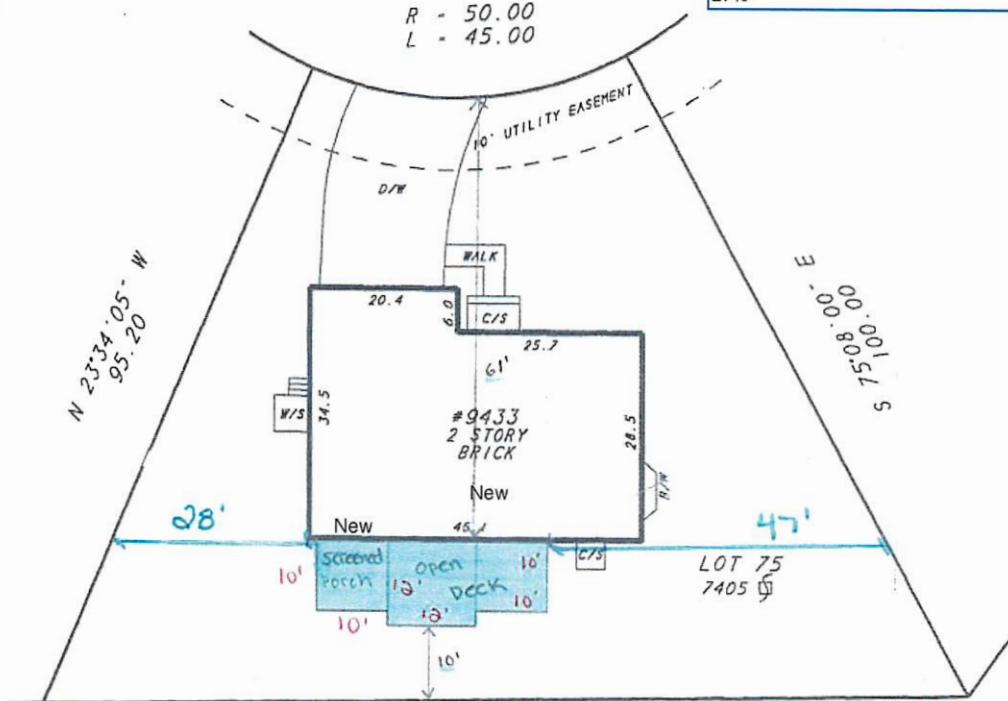


BLUEFIELD ROAD

R - 50.00
L - 45.00

NOTE:
SAID PROPERTY WAS
SHOW COVERED ON DATE
OF SURVEY 1985. DELETING
EXISTING AND SOME EXISTING
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%



*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
DATE: 1-20-01 DATE: 2-2-01

CASE # 04-01-0016

CASE # 04-01-00466
CURETON
FILE # 040505-017
DRAWN BY: B.G.

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

FAX : 501-888-1114
FAX : 1-888-55-DULEY

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY 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 SURVEY DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF FLOOD ZONES. SUCH IDENTIFICATION MAY NOT BE RELIABLE FOR THE PURPOSES OF TITLING OR FINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS A INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTENDED TRANSFER OF PROPERTY. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1/4". NO TITLE REPORT WAS FILED BY THE COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS. RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH APPEAR TO BE IN A STATE OF DISPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

EXH. # 3
V 53 25

BOARD OF APPEALS

APPROVED OCT 22 2025

Ellis Watson

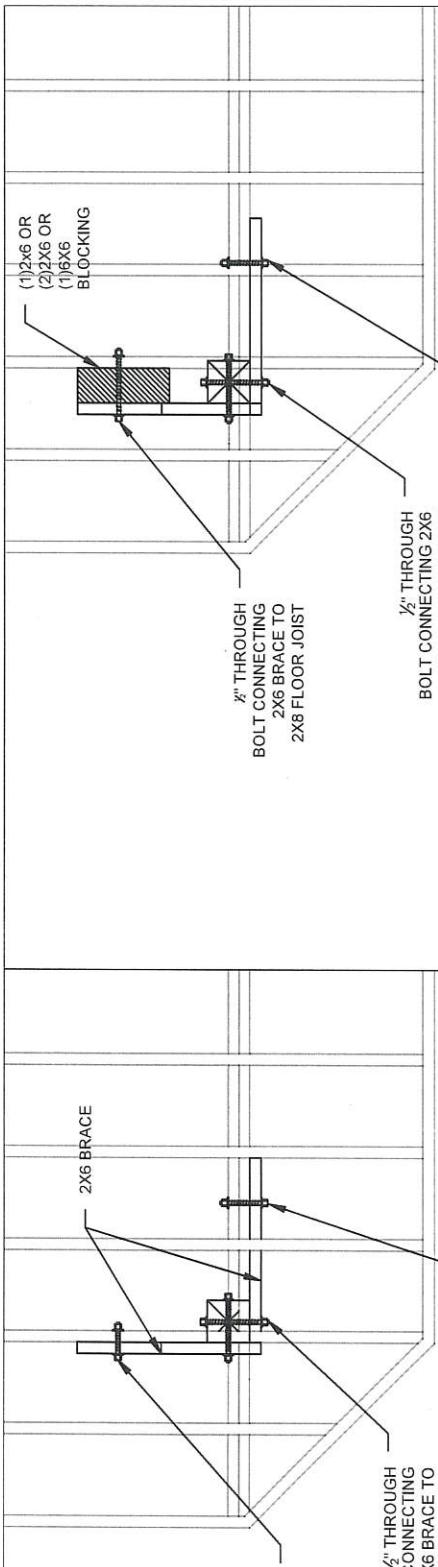
ADMINISTRATOR



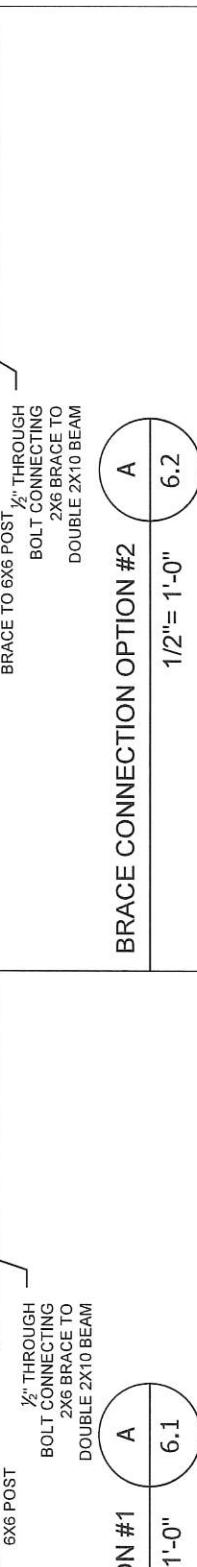
The
Deck & Fence
 Company LLC

We'll See You Out Back!

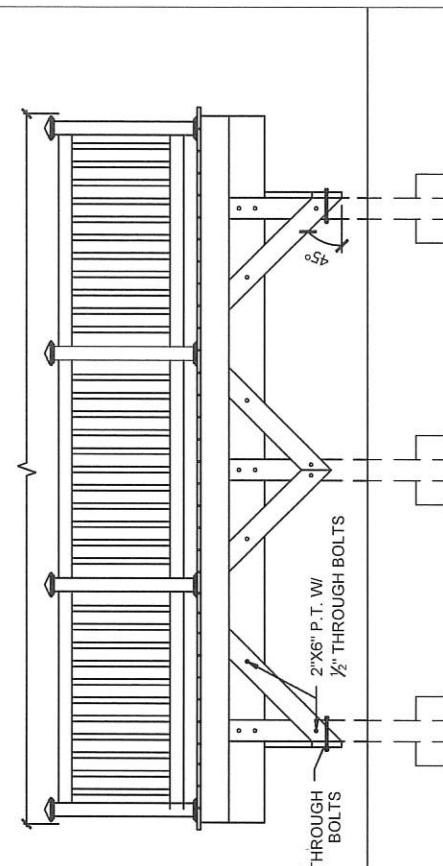
CONTACT INFORMATION		MATERIAL SPECIFICATIONS							
OWNER TEREDA FRAZIER 9433 BLUEFIELD RD SPRINGDALE MD, 20774 PH: 301-502-2121		ITEM REF.	MATERIAL	MANUFACTURER	STYLE	COLOR			
		DECKING BOARDS	COMPOSITE	TIMBERTECH	PRIME	DARK TEAK			
		RAILING	VINYL	DMV	ORIOLE T-RAIL	WHITE			
		RAIL CAP							
		RAIL POST	VINYL	DMV	4X4 SLEEVE	WHITE			
GENERAL CONTRACTOR / DESIGNER DECK & FENCE COMPANY LLC. 408 HEADQUARTERS DR. SUITE 1 MILLERSVILLE, MD. 21108		POST CAP	VINYL	DMV	NEW ENGLAND	WHITE			
		BALLUSTERS	ALUMINUM	DMV	ROUND	BLACK			
SCOPE OF WORK		NOTES		BUILDING INFORMATION					
		DECK HEIGHT IS APPROXIMATELY 9'		BUILDING: 2 STORY SINGLE FAMILY DWELLING COUNTY: PRINCE GEORGES					
<ul style="list-style-type: none"> - DEMO & HAUL EXISTING DECK - CONSTRUCTION OF NEW DECK AND SCREENED PORCH 				BOARD OF APPEALS APPROVED OCT 22 2025 <i>Ellis Watson</i> <hr/> ADMINISTRATOR					
DRAWING INDEX		4(A) <div style="border: 1px solid black; padding: 5px; display: inline-block;"> EXH. # 4(A-D) V-53-25 </div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 10px;"> SHEET NAME: COVERSHEET, GENERAL NOTES, DRAWING INDEX, & MATERIAL SCHEDULE SHEET NUMBER: G1 </div>							
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								



BRACE CONNECTION OPTION #1
1/2"= 1'-0" 6.1

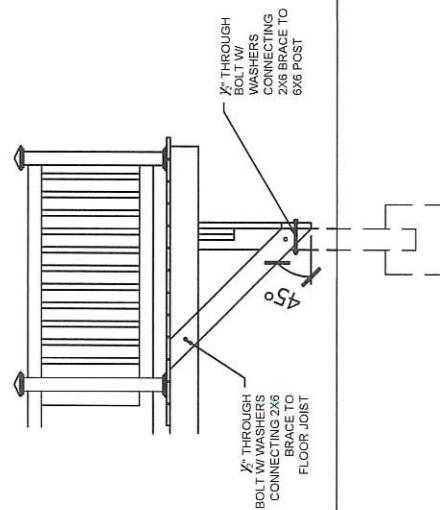


BRACE CONNECTION OPTION #2
1/2"= 1'-0" 6.2



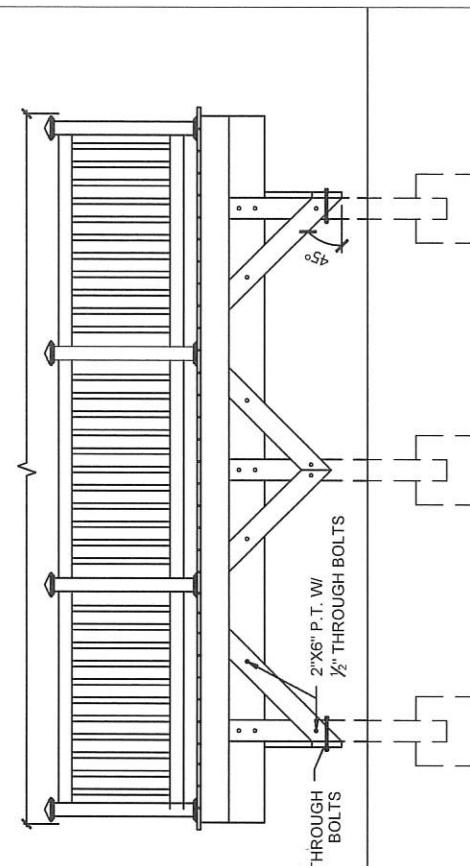
SEE FRAMING FLOOR PLAN FOR DIMENSIONS

BRACE DETAIL A
1/4"= 1'-0" 6.3



BRACE DETAIL A
1/4"= 1'-0" 6.4

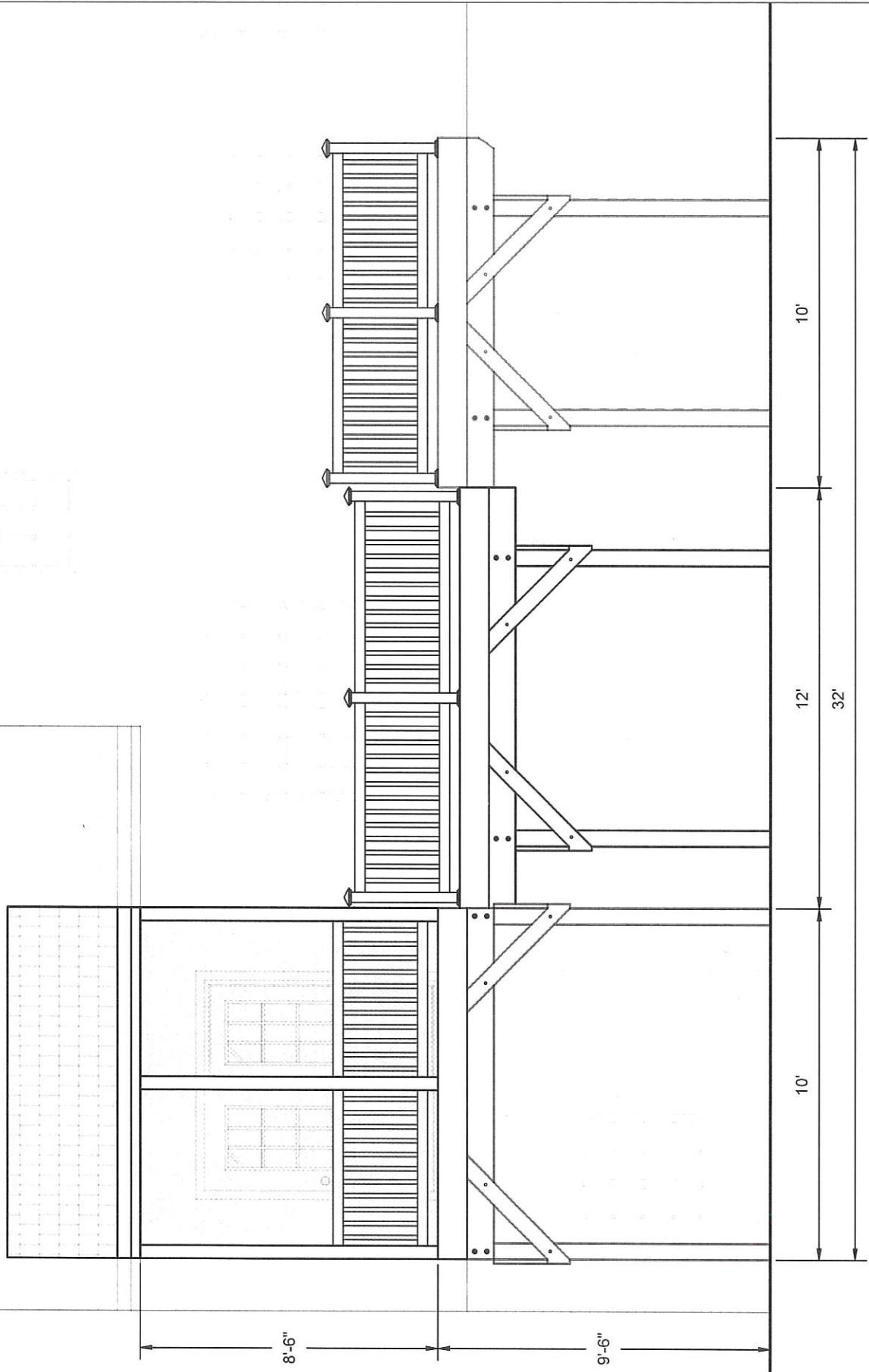
4(B)



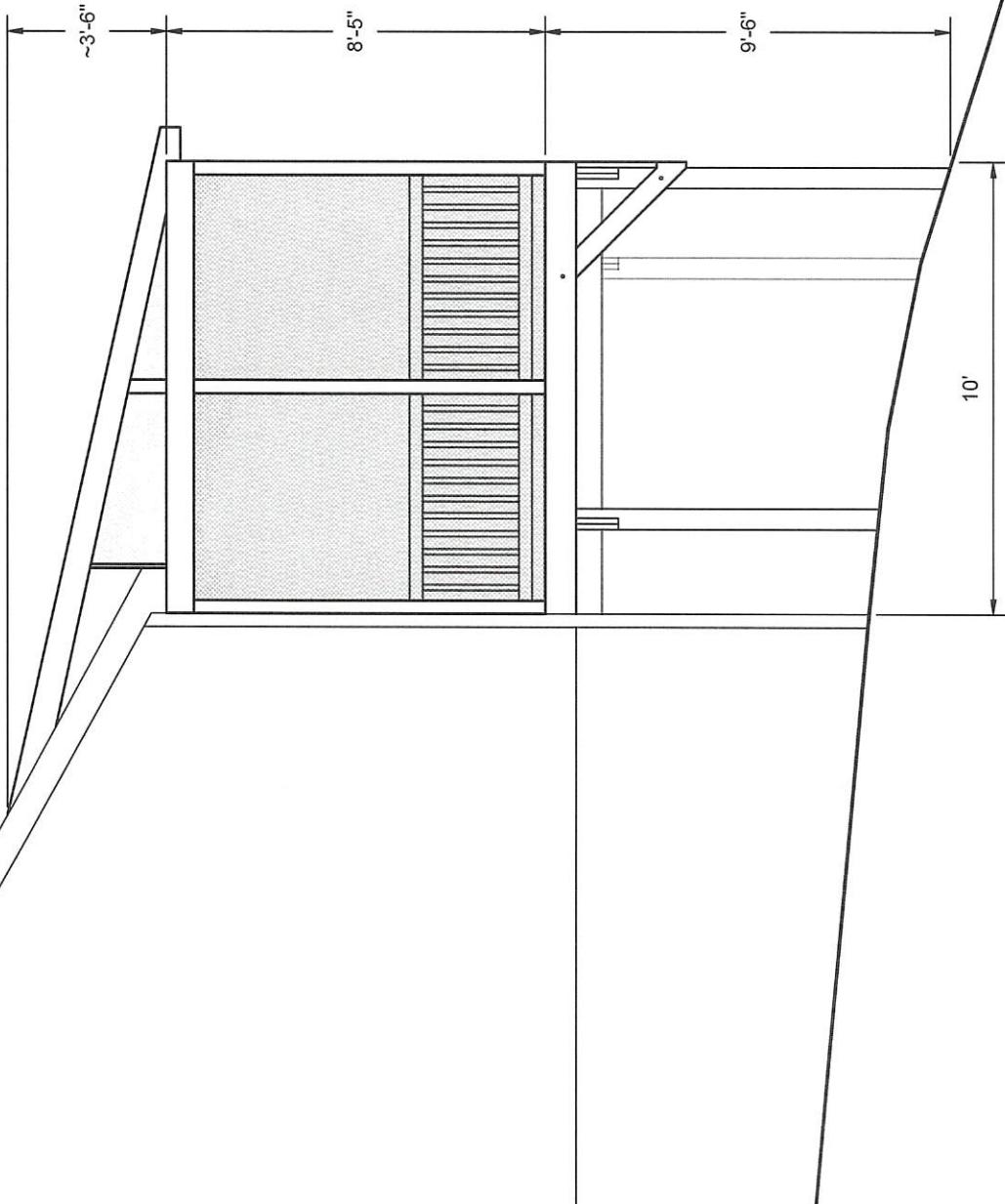
SHEET NAME: BRACING CONNECTIONS
SCALE: VARIABLE
SHEET NUMBER: A6

FRAZIER RESIDENCE

9433 BLUEFIELD RD
SPRINGDALE MD, 20774



FRAZIER RESIDENCE	4(C)	SHEET NAME: ELEVATION
9433 BLUEFIELD RD		SCALE: 1/4" = 1'-0"
SPRINGDALE MD, 20774		SHEET NUMBER:
The Deck & Fence Company LLC We'll See You Out Back!	A7	



FRAZIER RESIDENCE

4(D)

9433 BLUEFIELD RD
SPRINGDALE MD, 20774

Sheet Name: SIDE ELEVATION
Scale: 1/4" = 1'-0"

Sheet Number:
A7