



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-39-25 Maudica Quashie

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: September 10, 2025

CERTIFICATE OF SERVICE

This is to certify that on December 30, 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
David Kugler, Chase Remodeling

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

Petitioner: Maudica Quashie

Appeal No.: V-39-25

Subject Property: Lot 9, Block C, Adelphi Manor Subdivision, being 7917 24th Place, Hyattsville, Prince George's County, Maryland

Witnesses: Dave Kugler, Designer

Chris Quashie, Grandson

Heard: September 10, 2025 and Decided: September 10, 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(e)(2) prescribes that each lot shall have a minimum width of 60 feet measured along the front building line and 48 feet measured along the front street line. Zoning Ordinance 27-11002(a) prescribes that no parking space, parking area, or parking surface other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a "dwelling, townhouse" or "dwelling, multifamily", in the area between the front street line and the sides of the dwelling. Variances of 24 feet lot width, 12 feet lot frontage, and a waiver of the parking area location requirement are requested.

Evidence Presented

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

1. The property was subdivided in 1951, before the adoption of the *Prince George's County Zoning Ordinance and Subdivision Regulations* (Zoning Ordinance), contains 3,822 square feet, is zoned RSF-A (Residential, Single-Family-Attached), and is improved with a brick dwelling, a wooden deck, a shed, and a fence. Exhs 2, 4, 8, 9, and 12.

3. The Petitioner proposes to validate existing conditions (lot width, lot frontage) and obtain a building permit for the proposed construction of a 16' x 20' driveway. Variances of 24 feet lot width, 12 feet lot frontage, and a waiver of the parking area location are requested. Exhs. 1, 2, 3, 5 (A) thru (E), 10 (A) thru (F), and 12.

4. Chair Boulware stated the facts from the prior hearing and oriented the Board to the current status of the Petitioner's case. After Chair Boulware's brief orientation, he asked the Petitioner, Ms. Quashie, to explain her need for a variance.

5. The Designer, Mr. Kugler, testified that Ms. Quashie does not have the ability to drive, and her grandson, Mr. Quashie transports her to her doctor's appointments. Furthermore, Mr. Kugler testified that

Mr. Quashie's car had been vandalized on several occasions because he had to park farther away from the subject house.

6. Also, Mr. Kugler testified that 41% of the houses in the subdivision have driveways. Furthermore, Mr. Kugler testified that the houses surrounding the subject property are similar in size and shape. Mr. Kugler indicated that these properties have driveways. Exh. 10 (A) thru (F).

7. Additionally, Mr. Kugler testified that Ms. Quashie has lived in the house on the subject property since 1995.

8. Chair Boulware asked the Petitioner if there were any topographical elements to the subject property that were unique. Further, Chair Boulware asked staff if any of the previous houses in the subject property's subdivision received variances. Case Reviewer, Ms. Barlow, answered that a house received a variance in the subject property's subdivision.

9. Chair Boulware stated that due to a property of similar shape and size receiving a variance for a driveway, the subject property is considered unique. In response, Mr. Kugler opined on various issues pertaining to equal protection found under the United States Constitution. Chair Boulware politely called for a motion and a vote.

10. Vice Chair Johnston made the Motion to Approve V-39-25, 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:

Constructed in 1951, before the adoption of the Zoning Ordinance, the subject property is physically unique and unusual in a manner different from the nature of surrounding properties due to houses in the subject property's subdivision needing a variance in order to construct a driveway. *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 render the Petitioner unable to construct a driveway on the subject property, and her grandson would continue to have to park a significant distance, leaving his car subject to additional vandalism. Additionally, the Board concluded that these variances are minimally necessary to overcome the exceptional physical conditions on the property, which are due to its narrowness. 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 the property. 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 24 feet lot width, 12 feet lot frontage, and a waiver of the parking location on the property located at 7917 24th Place, Hyattsville, 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 2.

BOARD OF ZONING APPEALS

By: 
Omar Boulware (Dec 30, 2025 13:57:33 EST)
Omar Boulware, Chair

APPROVED FOR LEGAL SUFFICIENCY

By: 
Ellis F. Watson (Dec 30, 2025 13:58:35 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.

HOUSE LOCATION
LOT 9 BLOCK C

ADELPHI MANOR

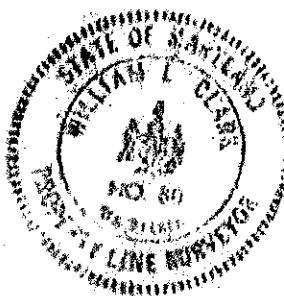
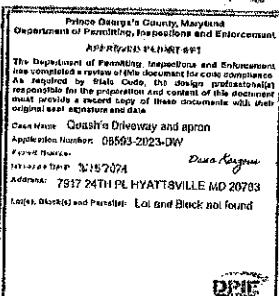
PRINCE GEORGE'S COUNTY, MD

5576
CASE M18600

PRODUCTION
Copy

THIS PROPERTY IS LOCATED IN
FIRM ZONE C AS SHOWN
ON COMMUNITY PANEL NUMBER
245208-25 OF NATIONAL

FLOOD INSURANCE MAP DATED
6/18/87



NO LOT CORNERS FOUND

PLAT BOOK 20 PLAT 2

I HEREBY CERTIFY THAT THE LOCATION OF THE EXISTING IMPROVEMENTS ON
THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A
TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO
ENCROACHMENTS THIS HOUSE LOCATION IS NOT TO BE USED OR HELICO UPON
FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENT
LINES AND NO PROPERTY CORNERS WERE SET. THIS HOUSE LOCATION WAS
PREPARED AT THE REQUEST OF THE LENDING INSTITUTION AND NO TITLE
REPORT WAS FURNISHED.

2-23-95
SCALE: 1" = 20' DATE: 2/23/95

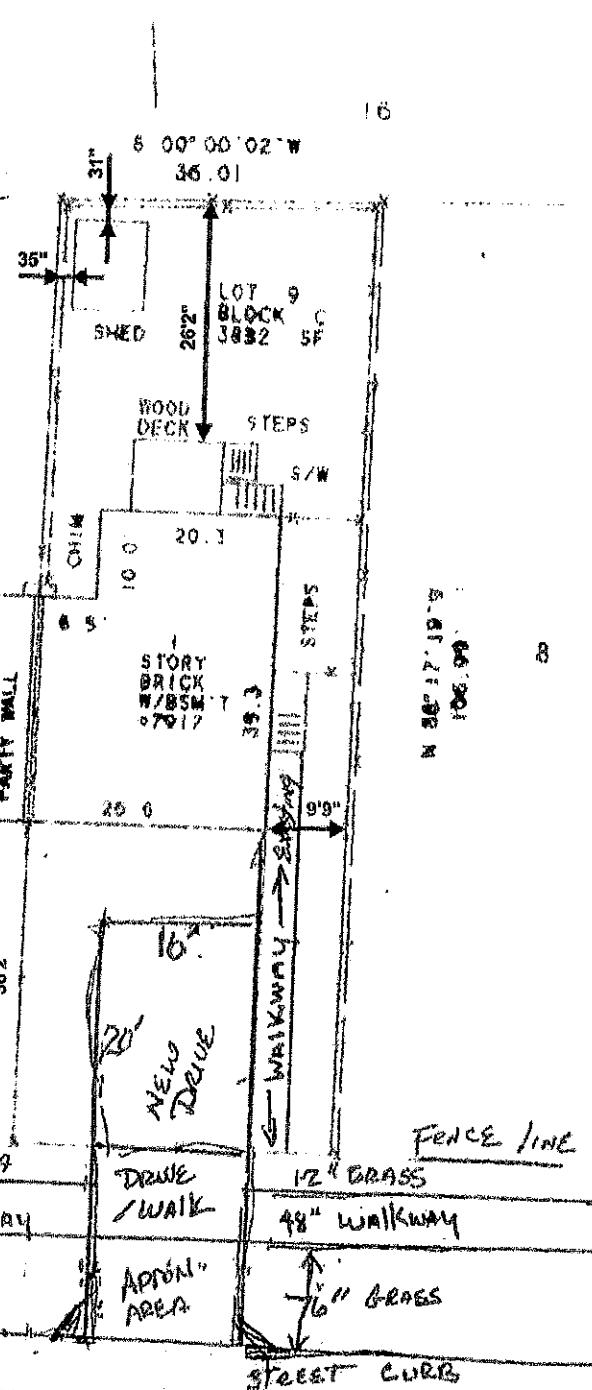
DRAWN DEB CHECKED 18 FIELD BOOK

PAGE

EXHIBIT

2

V-39-25



BELTWAY SURVEYS

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