



THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF FINAL DECISION

OF BOARD OF APPEALS

RE: Case No. V-92-17 Rebecca and Allendra Letsome

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: August 23, 2017.

CERTIFICATE OF SERVICE

This is to certify that on September 7, 2017, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.



Barbara J. Stone
Administrator

cc: Petitioners
Adjoining Property Owners
M-NCPPC, Permit Review Section
DPIE/Building Code Official, Permitting
Town of University Park

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

Petitioners: Rebecca and Allendra Letsome

Appeal No.: V-92-17

Subject Property: Lot 3, Block 33, University Park Subdivision, being 3905 Beechwood Road, University Park, Prince George's County, Maryland

Municipality: Town of University Park

Witness: Rozella Cantz Letsome, Mother of Petitioners

Heard and Decided: August 23, 2017

Board Members Present and Voting: Bobbie S. Mack, Chairperson
Albert C. Scott, Vice Chairman
Anastasia T. Johnson, 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 27-229 of the Zoning Ordinance, Petitioners request that the Board approve a variance from Section 27-442(c)(Table II), which prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Petitioners propose to construct a one-story addition with handicapped ramp. A variance of 3.5% net lot coverage is requested.

Evidence Presented

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

1. The property was subdivided in 1947, contains 7,260 square feet, is zoned R-55 (One-Family Detached Residential) and is improved with a single-family dwelling, driveway and shed. Exhibits (Exhs.) 3, 5, 11 and 13 (A) thru (F).

2. Petitioners would like to construct a 22'9" x 11' one-story addition, with handicapped ramp, on the rear of the existing dwelling. As the existing development exceeds the amount of lot coverage allowed, construction of the addition would be further overage. A variance of 3.5% net lot coverage is requested. Exhs. 2, 3, 4 (a) thru (b), and 15.

3. Petitioner Rebecca Letsome testified that petitioners would like to add a rear addition to be used as a room with handicapped accessible bathroom to care for their mother, Rozella Cantz Letsome. Exhs. 2, 3, 4 (a) thru (b) and 6 (A) thru (D).

4. The Common Council of the Town of University Park voted 7-0 in support of the requested variance. Exh. 21.

5. Ms. Allendra Letsome testified that the proposed addition will not be visible from the street because of the way in which the house is situated on the block. She added that the addition will not obstruct the view of neighbors on adjoining lots and the rear yard abuts preserved property. Exhs. 3, 4 (a) thru (b), 6 (A) thru (D) and 13 (A) thru (F).

6. Ms. Rebecca Letsome stated that a handicapped accessible ramp will be built on the rear of the house to facilitate access to the addition. Exhs. 3, 4 (a) thru (b), 6 (A) thru (D) and 13 (A) thru (F).

Applicable Code Section and Authority

Section 27-230 of the Zoning Ordinance authorizes the Board to grant variances when, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of specific parcels of property, the strict application of the Zoning Ordinance would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, provided such relief can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan.

Findings of the Board

After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variances complies with the applicable standards set forth in Section 27-230, more specifically:

Due to the need to provide care for an aging mother, the need for a handicapped accessible addition with accessible ramp and the character of the neighborhood, granting the relief requested would not substantially impair the intent, purpose and integrity of the General Plan or Master Plan, and denying the request would result in a peculiar and unusual practical difficulty upon the owners of the property.

BE IT THEREFORE RESOLVED, unanimously, that a variance of 3.5% net lot coverage to construct a 22'9" x 11' one-story addition with handicapped ramp on the property located at Lot 3, Block 33, University Park Subdivision, being 3905 Beechwood Road, University Park, 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, Exhibits 4 (a) thru (b).

BOARD OF ZONING APPEALS

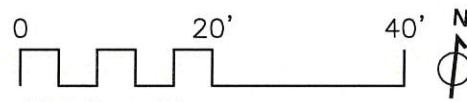
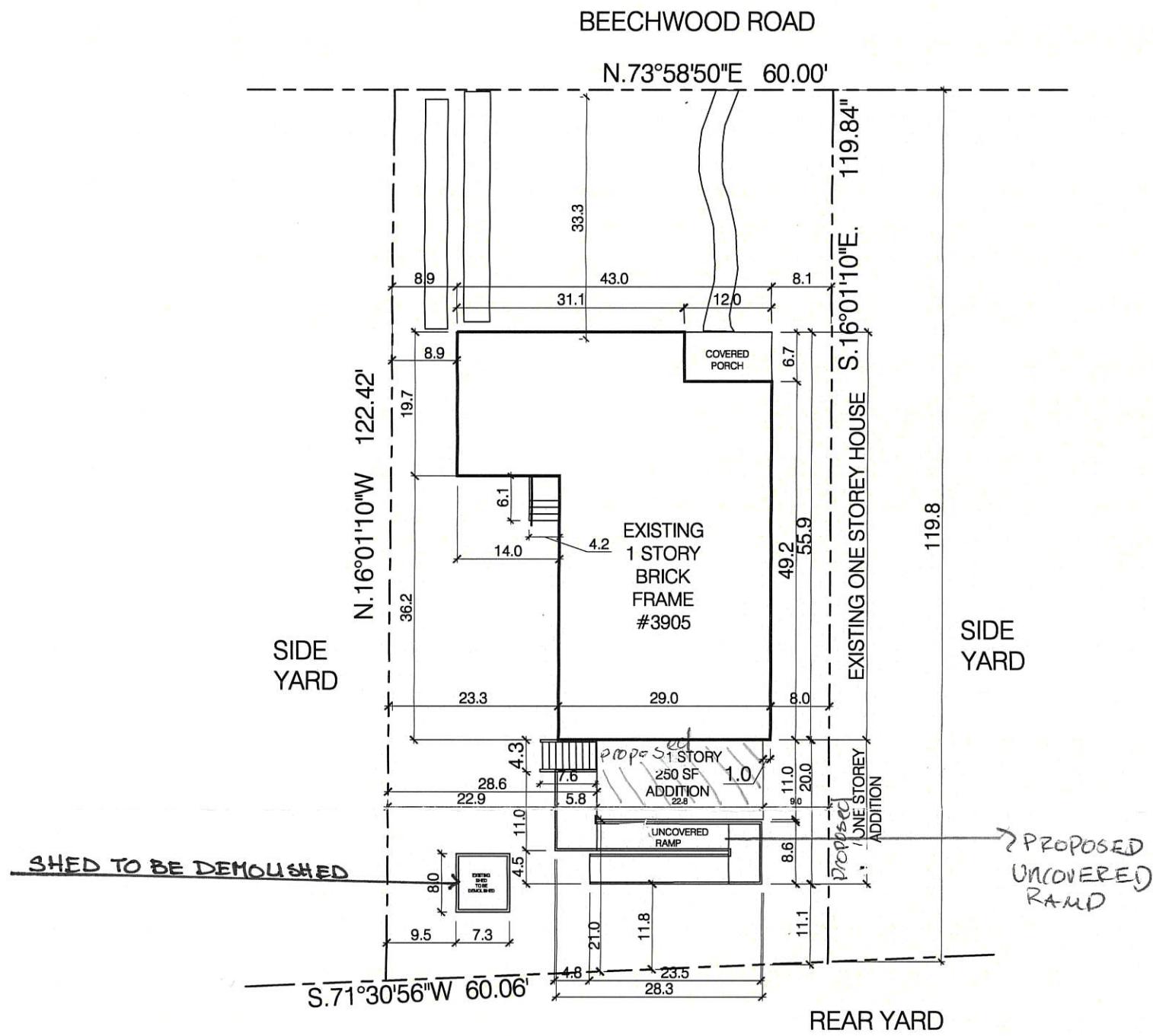
By: 
Bobbie S. Mack, Chairperson

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 27-233(a) 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.



LOT SIZE = APPROX. 7300 Square Feet

7260

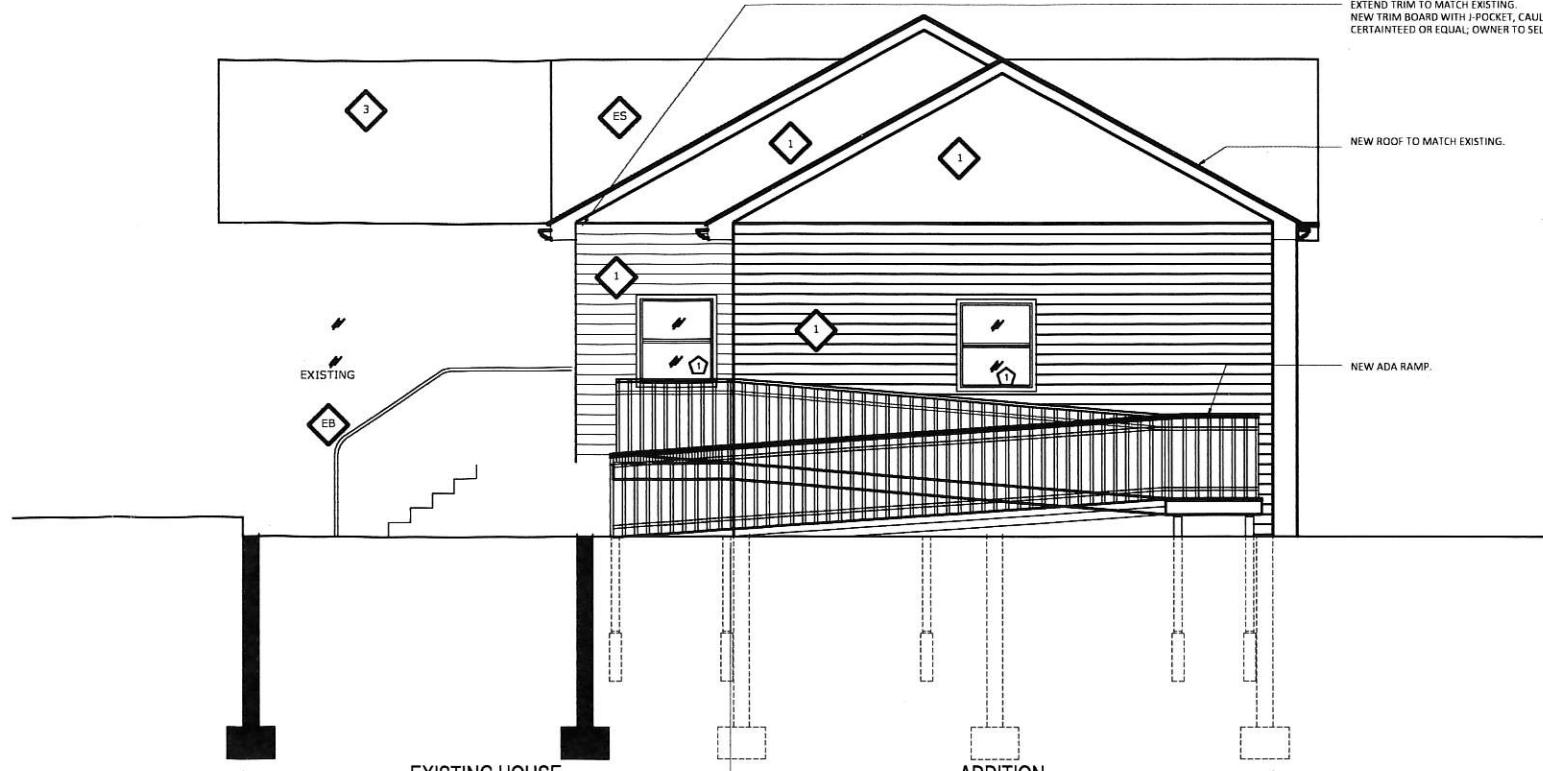
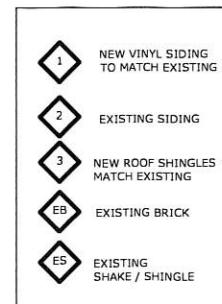


3905 BEECHWOOD ROAD UNIVERSITY PARK, MD		PREPARED BY: ANNETTE K. CARTER, AIA, MD LIC. #13747 Expires: 02/26/18 AKC DESIGN & CONSULTING
LOT: 3 BLOCK: 33 PARCEL: 0000 HOA: N/A	SECTION: 7 PLAT NO. 63	
SUBDIVISION: UNIVERSITY PARK	SCALE: 1"=20'	
PRINCE GEORGE'S COUNTY, MARYLAND	DATE: 06/23/2017	

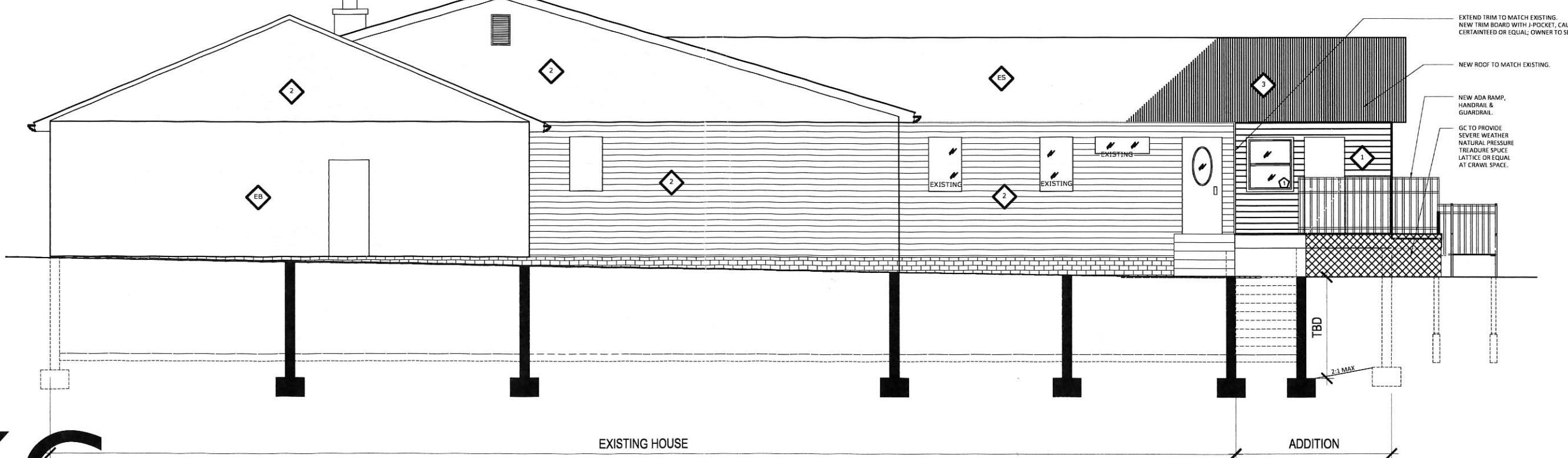


EXH. # 3
V-92-17

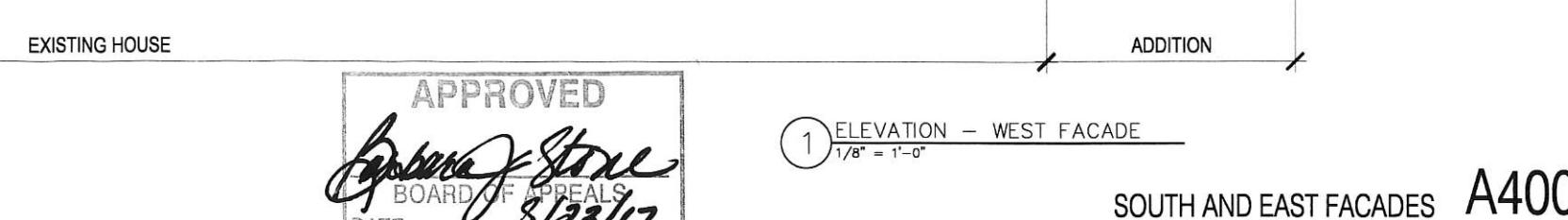
EXTEND TRIM TO MATCH EXISTING.
NEW TRIM BOARD WITH J-POCKET, CAULK.
CERTAINTEED OR EQUAL; OWNER TO SELECT.



② ELEVATION – SOUTH FACADE
1/8" = 1'-0"



EXISTING HOUSE

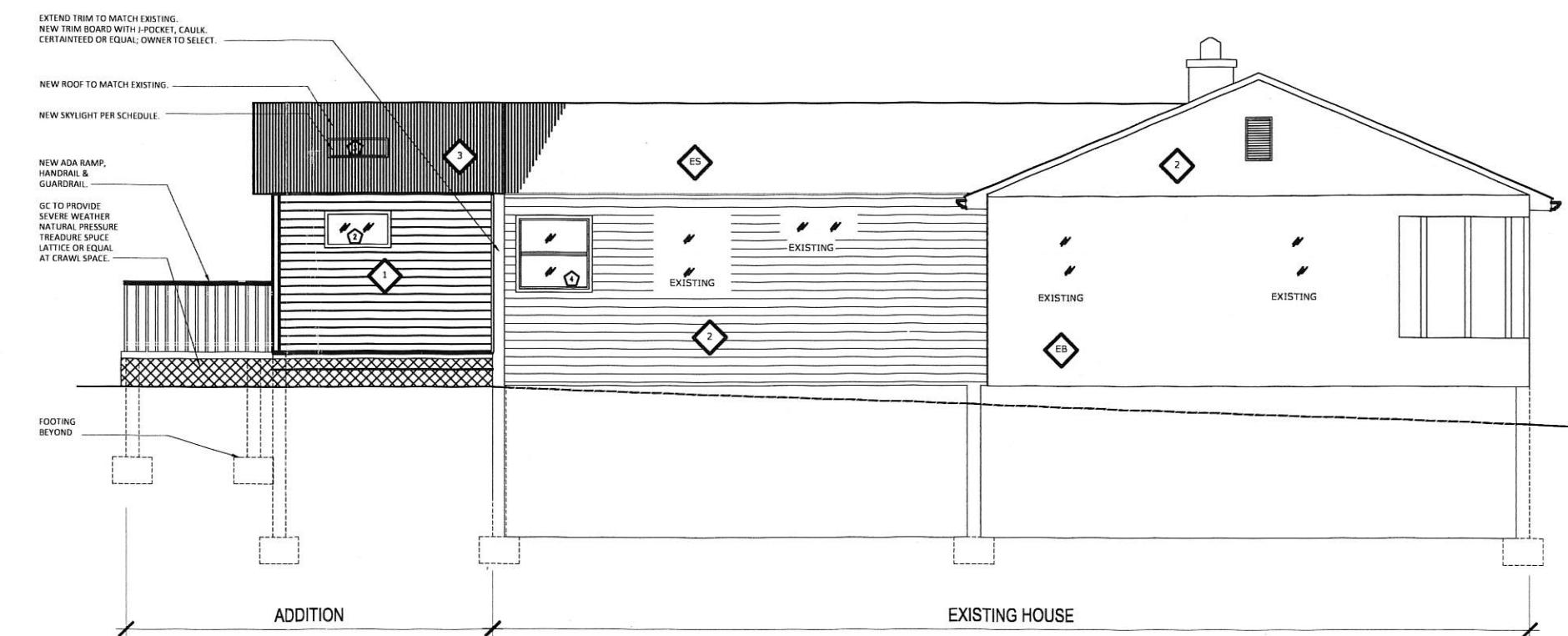
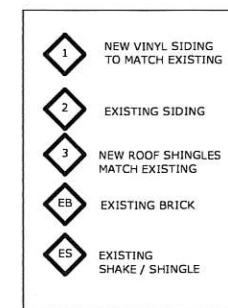


AKC
DESIGN & CONSULTING
8502 16TH ST. STE 209, SILVER SPRING, MD 20910
240-271-7101

LET SOME ADDITION
3905 BEECHWOOD ROAD
UNIVERSITY PARK, MD 20782

05/18/17
1/8" = 1'-0"
EXH. # 4 (a)
V-92-17

A400



1 ELEVATION - EAST FACADE
1/8" = 1'-0"

AKC

DESIGN & CONSULTING

LET'SOME ADDITION

8502 16TH ST. STE 209, SILVER SPRING, MD 20910
240-271-7101

3905 BEECHWOOD ROAD
UNIVESITY PARK, MD 20782

WEST FACADE

A401

EXH. #	4 (6)	05/18/17
	✓-92-17	1/8" = 1'-0"