



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-40-22 Christopher Alexander Neal

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: June 22, 2022

CERTIFICATE OF SERVICE

This is to certify that on September 23, 2022, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink, appearing to read "Barbara J. Stone".

Barbara J. Stone
Administrator

cc: Petitioner
Adjoining Property Owners
M-NCPPC, Permit Review Section
DPIE/Building Code Official, Permitting

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

Petitioner: Christopher Alexander Neal

Appeal No.: V-40-22

Subject Property: Lots 32 and 33, Bradbury Heights Subdivision, being 4209 Torque Street, Capitol Heights, Prince George's County, Maryland.

Heard and Decided: June 22, 2022

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 variances 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, Petitioner requests that the Board approve variances from Section 27-442(b)(Table I) which prescribes that each lot shall have a minimum net lot area of 5,000 square feet. Section 27-442(d)(Table III) which prescribes that each lot shall have a minimum width of 65 feet measured along the front building line. Section 27-442(e)(Table IV) which prescribes that each lot shall have a front yard at least 25 feet in depth and each lot shall have a side yard at least 8 feet in width. Petitioner proposes to validate existing conditions (net lot area, front building line, front yard depth and side yard width) and obtain a building permit to construct a front roof deck by replacing the existing attic, 1st floor rear addition, basement rear addition and 2nd floor addition with a balcony.

Variances of 1,100 square feet net lot area, 10 feet front building line width, 5.3 feet front yard depth and 1.5 feet side yard width are requested.

Evidence Presented

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

1. The property was subdivided in 1907, contains 3,900 square feet, is zoned R-55 (One-Family Detached Residential), and is improved with a single-family dwelling and driveway. Exhibits (Exhs.) 2, 4, 8, 9 and 10 (A) thru (F).¹

2. The subject property is long and narrow being 40 feet wide and 100 feet in length. The dwelling does not sit square on the lot but angled to the left. Exhs. 2, 4, 8, 9 and 10 (A) thru (F).

3. Petitioner proposes to validate existing property conditions (net lot area, front building line, front yard depth and side yard width). Variances of 1,100 square feet net lot area, 10 feet front building line width, 5.3 feet front yard depth and 1.5 feet side yard width are requested. As the lot was created in 1907 and the structure built in 1927, the net lot area, front building line, front yard depth and side yard width were created prior to the Zoning Ordinance. Exhs. 2, 4, 8, 9 and 10 (A) thru (F).

4. He would like to obtain a building permit to construct a front roof deck by replacing the existing attic, 1st floor rear addition, basement rear addition and 2nd floor addition with a balcony.

¹ The property is not located within the municipality of Fairmont Heights. Exh.

5. Petitioner Christopher Neal testified that he has lived in the residence for 8 years as a renter and in January he purchased the property. He explained that the house needs repairs on the interior as well as the exterior. He further stated that the original square footage is currently 527 square feet (not including the basement) and he would like to add additional living space as his family has already outgrown the home. Exhs. 2, 3 (a) thru (n) and 5 (A) thru (O).

6. He proposes to enhance the living space with an addition on the rear of the existing first floor. He stated that the basement is currently 6-feet in height and with his height of 6'2", he cannot walk in the basement without lowering his head. He will need to lower the basement floor 1.5 feet, as it is currently not up to code. He also proposes to extend the basement out into the back yard approximately 18 feet. On the second floor, currently there is a 4-foot-tall attic, which he cannot access. With the addition, he would remove the attic entirely and construct an exterior roof deck. In addition, the master bedroom and master bath located on the second floor. Exhs. 2, 3 (a) thru (n), and 5 (A) thru (O).

7. Mr. Neal informed the Board that the renovation has been a very rigorous process that began in April 2021. He stated that he has consulted an appraiser, inspectors, and lender and has scaled the drawing back a few times to ensure that the renovations are meeting standards so that he may obtain a permit. Exhs. 2, 3 (a) thru (n), and 5 (A) thru (O).

8. He opined that the proposed renovations will be within the character of the neighborhood as there are many homes in the community that have been renovated. Exhs. 2, 3 (a) thru (n), 5 (A) thru (O) and 11 (A) thru (C).

9. He noted that his home is the smallest house on the block. Petitioner provided several photos of other renovated homes that included several stories. Exhs. 2, 3 (a) thru (n), 5 (A) thru (O) and 11 (A) thru (C).

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 variance complies with the applicable standards set forth in Section 27-230, more specifically:

Due to the home being built and positioned in 1927, the current condition of the home needing rehabilitation on the interior and exterior, the extremely and comparatively small size for the house, the need to add square footage for living space for his growing family 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 owner of the property.

BE IT THEREFORE RESOLVED, unanimously, that Variances of 1,100 square feet net lot area, 10 feet front building line width, 5.3 feet front yard depth and 1.5 feet side yard width in order to validate existing conditions (net lot area, front building line, front yard depth and side yard width) and obtain a

building permit to construct a front roof deck by replacing the existing attic, 1st floor rear addition, basement rear addition and 2nd floor addition with a balcony on the property located at 4209 Torque Street, Capitol Heights, Prince George's County, Maryland, be and are hereby APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (n).

BOARD OF ZONING APPEALS

By:

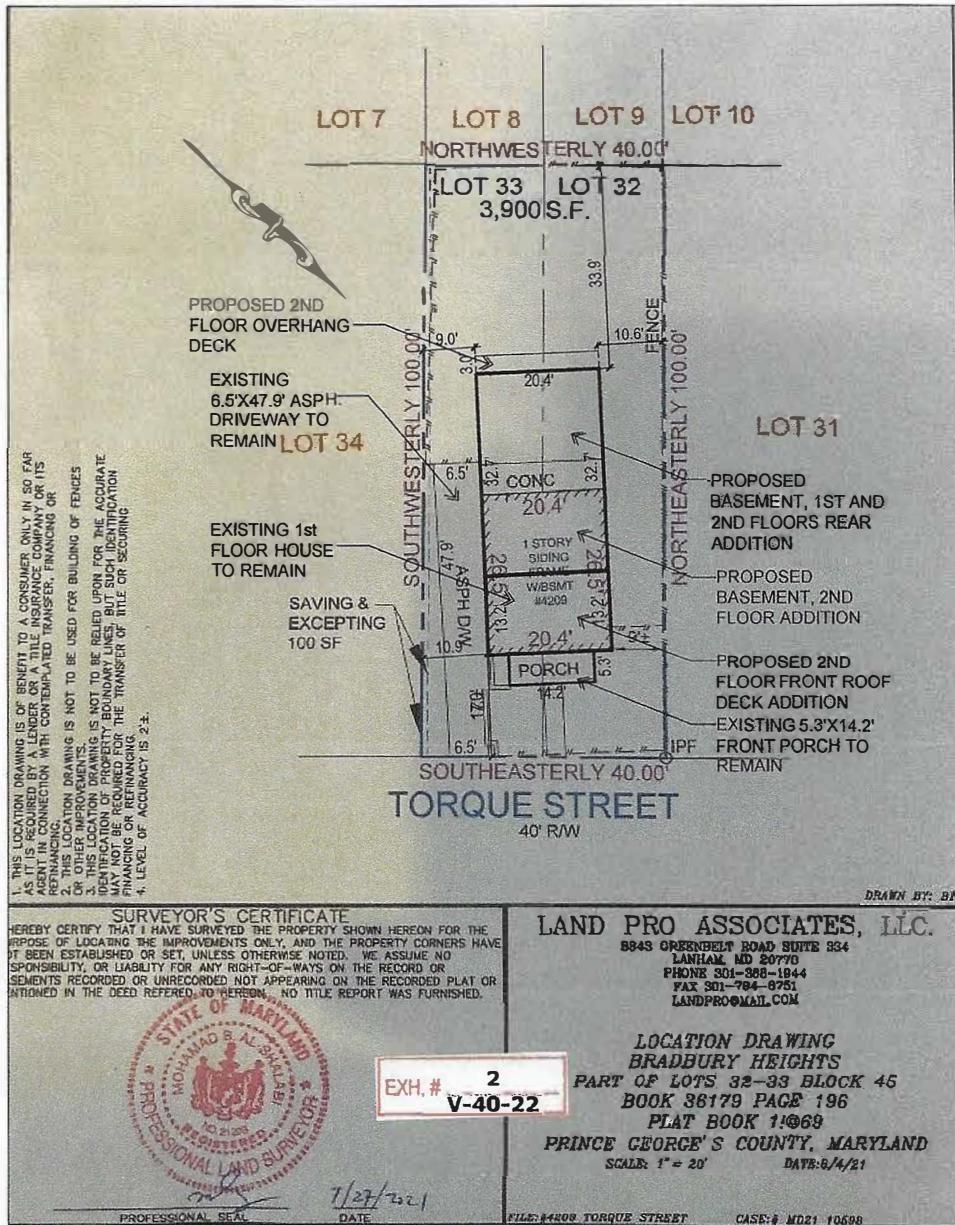

Bobbie S. Mack, Chairperson

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.



BOARD OF APPEALS

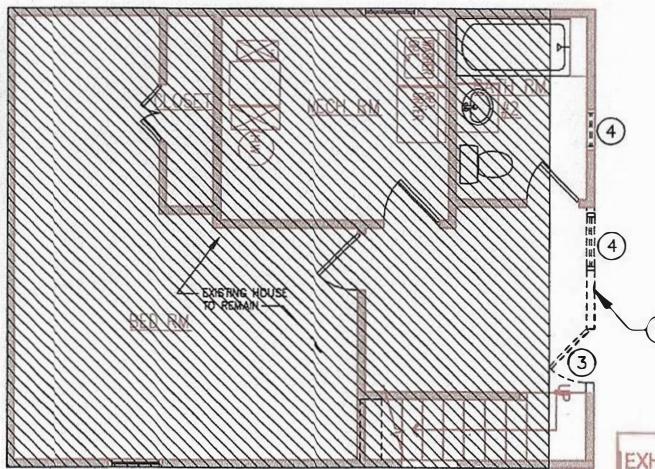
APPROVED JUN 22 2022

ADMINISTRATOR

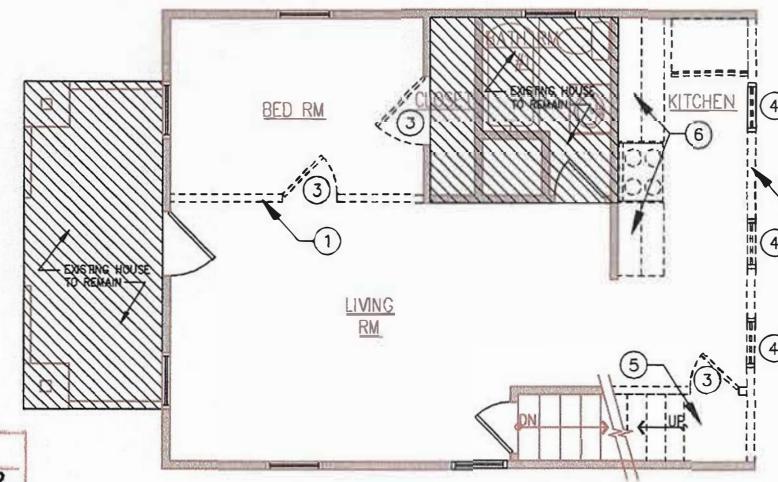
3(a)

APPROVED JUN 22 2022
ADMINISTRATOR
[Signature]

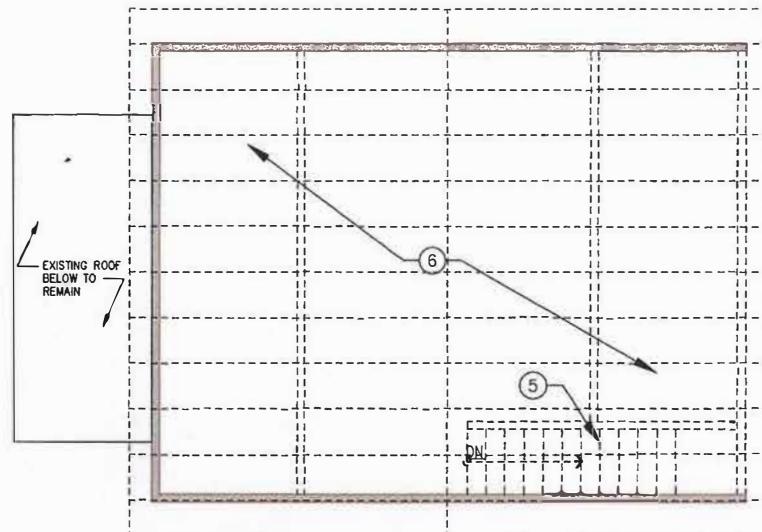
BOARD OF APPEALS



1 EXISTING/DEMOLITION BASEMENT FLOOR PLAN SCALE: 1/4"=1'-0"



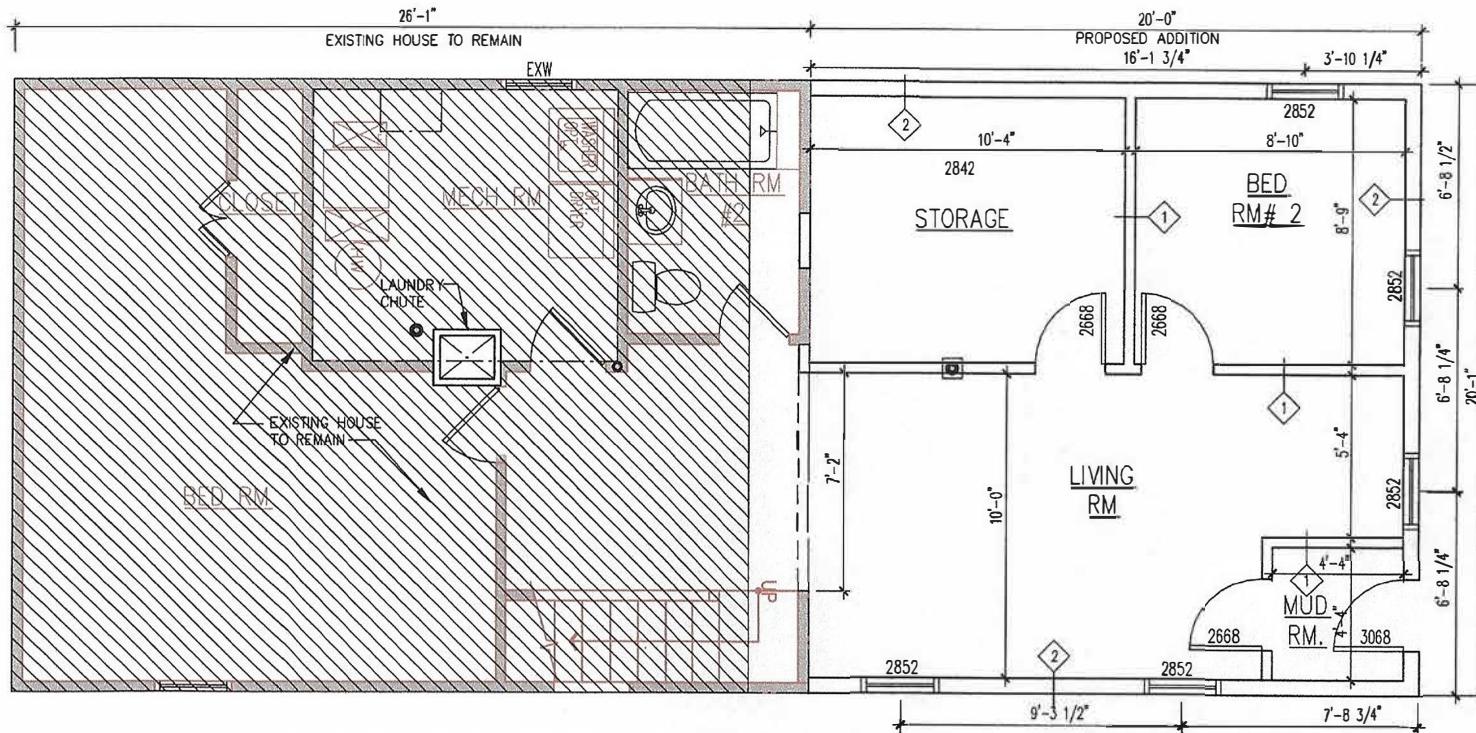
2 EXISTING/DEMOLITION FIRST FLOOR PLAN SCALE: 1/4"=1'-0"



3 EXISTING/DEMOLITION ROOF PLAN

SCALE: 1/4"=1'-0"

SYMBOLS	
EXISTING WALL TO REMAIN	
DEMOLITION ITEMS TO BE REMOVED	
EXISTING AREA TO REMAIN	
EXISTING DOORS TO REMAIN	
EXISTING DOORS TO BE DEMOLISH	
DEMOLITION NOTES	
① REMOVE EXISTING NON-BEARING WALL	
② REMOVE EXISTING BATHROOM FIXTURE TO BE RELOCATED PER NEW PLAN LAYOUT. CAP OFF PIPE LINE PER PLUMBING CODE REQUIREMENTS	
③ REMOVE EXISTING DOOR AND DISPOSE	
④ REMOVE EXISTING WINDOW & DISPOSE	
⑤ REMOVE EXISTING STAIR ON FIRST FLOOR	
⑥ REMOVE EXISTING KITCHEN CABINETS, APPLIANCES, AND CAP OFF PLUMBING PER COUNTY CODE	
⑦ REMOVE EXISTING ROOF RAFTERS PER PLAN	
PROJECT NAME: REAR AND SECOND FLOOR ADDITION	
DRAWN: RR	DATE: 03.19.22
SHEET TITLE: FLOOR PLAN	
A.01	



1 PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

3(b)

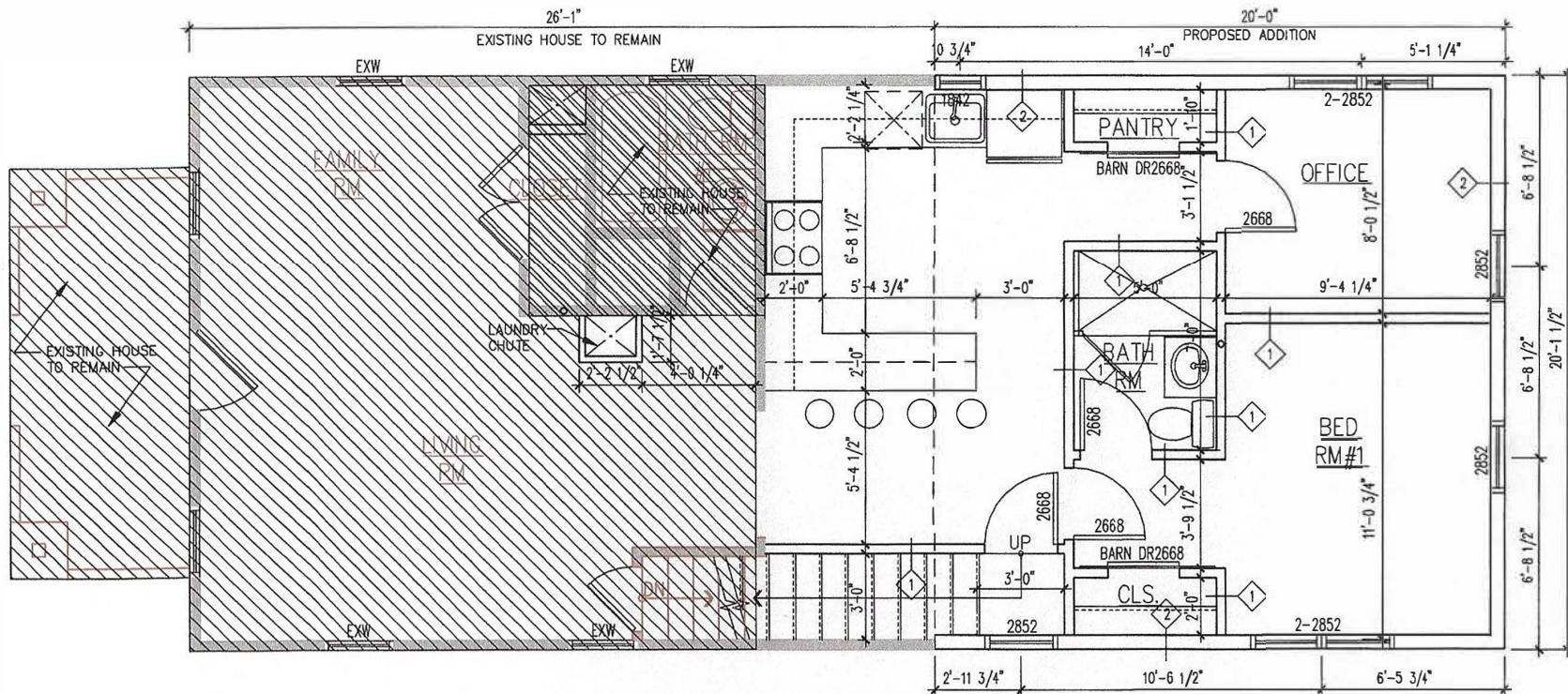
BOARD OF APPEALS

APPROVED JUN 22 2022

B. Stone
ADMINISTRATOR

SYMBOLS	
EXISTING WALL TO REMAIN	
PROPOSED NEW WALL	
EXISTING AREA TO REMAIN	
AREA OF WORK	
 EXISTING DOORS TO REMAIN NEW DOORS	
WALL TYPES	
 1/2" GYPSUM BOARD 2x4 STUD WALL, 16" O.C. 1/2" GYPSUM BOARD	
 	
 1/2" GYPSUM BOARD R-19 BATT INSULATION 2x6 STUD WALL, 16" O.C. 1/2" PLYWOOD TYVEK PAPER VINYL SIDING	
 	
PROJECT NAME	REAR AND SECOND FLOOR ADDITION
DRAWING	DATE
RR	03.15.12
SHEET TITLE	
FLOOR PLANS	
SHEET	A.02

A.02



1 | PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

BOARD OF APPEALS **3(c)**

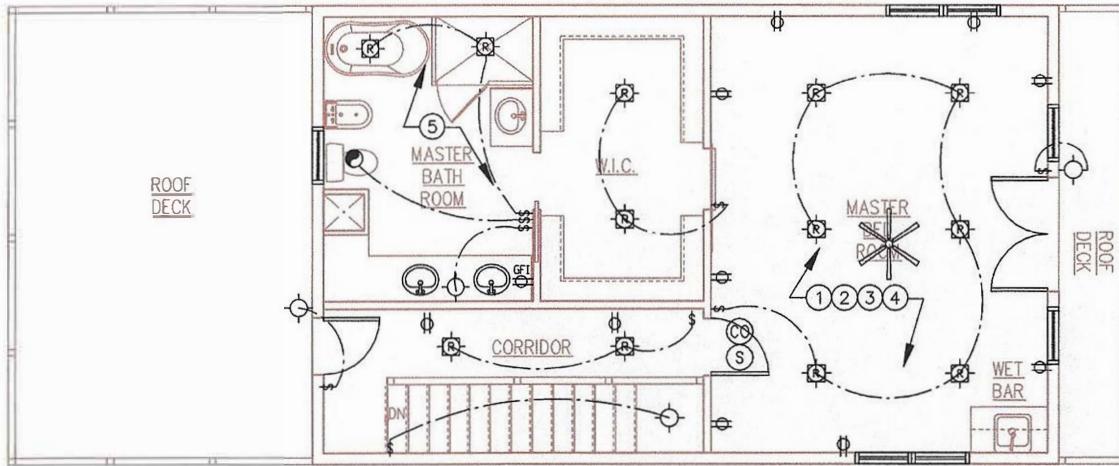
APPROVED JUN 22 2022


JASON
ADMINISTRATOR

SYMBOLS	
EXISTING WALL TO REMAIN	
PROPOSED NEW WALL	
EXISTING AREA TO REMAIN	
AREA OF WORK	
EXISTING DOORS TO REMAIN	
NEW DOORS	
WALL TYPES	
1	1/2" GYPSUM BOARD 2x4 STUD WALL, 16" O.C 1/2" GYPSUM BOARD
2	1/2" GYPSUM BOARD R-19 BATT INSULATION 2x6 STUD WALL, 16" O.C 1/2" PLYWOOD TYVEK PAPER VINYL SIDING
	
PROJECT NAME	REAR AND SECOND FLOOR ADDITION
DRAWING	DATE: 03.16.22
RR	
SHEET TITLE	
FLOOR PLANS	
SHEET	A.03

A.03

3(d)



1 ELECTRICAL SECOND FLOOR PLAN

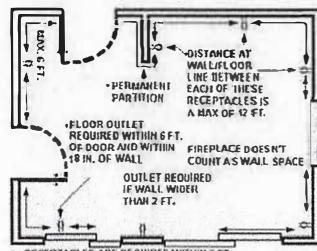
SCALE: 3/16"=1'-0"

BOARD OF APPEALS

APPROVED JUN 22 2022

B. Stone
ADMINISTRATOR

FIGURE 3:
GUIDELINES FOR ELECTRICAL REQUIREMENTS



- RECEPTACLES ARE REQUIRED WITHIN 6 FT. OF ANY DOOR AND WITHIN 18 IN. OF WALL.
- A SWITCH IS REQUIRED FOR AN OUTLET OR FOR A CEILING LIGHT.
- GFI OUTLET REQUIRED FOR BATHROOM.
- HALLWAYS GREATER THAN 10 FT. REQUIRE AN OUTLET.
- MUST BE ABLE TO PLUG IN A 6 FT. CORD ANYWHERE ALONG WALL.
- ALL SPLICING MUST BE DONE WITH APPROVED CONNECTORS IN JUNCTION BOXES THAT ARE ACCESSIBLE.

- o Except general outlet and lighting circuits that can be calculated at 3 volt amperes per sq. ft. (e.g. 450 sq. ft. room x 3 = 1350 volt amperes / 120 volts = 11.25 amps).
- o Normal 15 amp branch circuits will have 10 devices (lights or outlets) per circuit. For circuits with excessive recessed lights or track lighting, take a maximum rating of each fixture added together and divided by volts. (e.g. 9 lights at 150 watts each = 1350 / 120 volts = 11.25).
- o Loading of circuits shall be 80% of breaker rating for all the circuits (e.g. 15amp breaker would allow 12 amp load on a circuit).
- o Basements that require zoning approval for second kitchens shall utilize two 20 amp small appliance circuits for outlets. All bathrooms require a 20 amp G.F.I outlet at each basin. Appliances or equipment may require additional circuits per the manufacturer's specifications (e.g. fan/light/heat units, sump pump, etc.). Check for amp and volt ratings.
- o 14/2 gauge wire is rated for 15 amps and 12/2 is rated for 20 amps.

ELECTRICAL NOTES

- ① IRC E3902.16 ARC-FAULT PROTECTION OF BEDROOM OUTLETS. BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15AMP AND 20AMP OUTLETS INSTALLED IN KITCHENS, FAMILY RM, CLOSETS, HALLWAYS, LAUNDRY RM, BEDROOMS AND SIMILAR ROOMS SHALL BE PROTECTED BY ANY OF THE FOLLOWING:
- ② ALL NEW RECEPTACLE OUTLETS INSTALLED SHOULD BE WITHIN SIX FEET OF ANY POINT ALONG THE WALL IN LIVABLE ROOM OF DWELLING OCCUPANCIES PER NEC 210-52(a)
- ③ ALL NEW RECEPTACLE INSTALLED OR REPLACED IN DWELLING SHALL BE OF TAMPER RESISTANT
- ④ R314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED.
- ⑤ GFCI AT BATHROOMS PER VRC E3902.1. BATHROOM RECEPTACLES. 125V, SINGLE-PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH
- THREE POLE SWITCH
- DUPLEX OUTLET
- WEATHER PROOF OUTLET W/ GROUND FAULT INTERRUPTER
- CEILING LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- WALL LIGHT FIXTURE
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE
- CEILING FAN

PROJECT NAME:
REAR AND SECOND FLOOR ADDITION

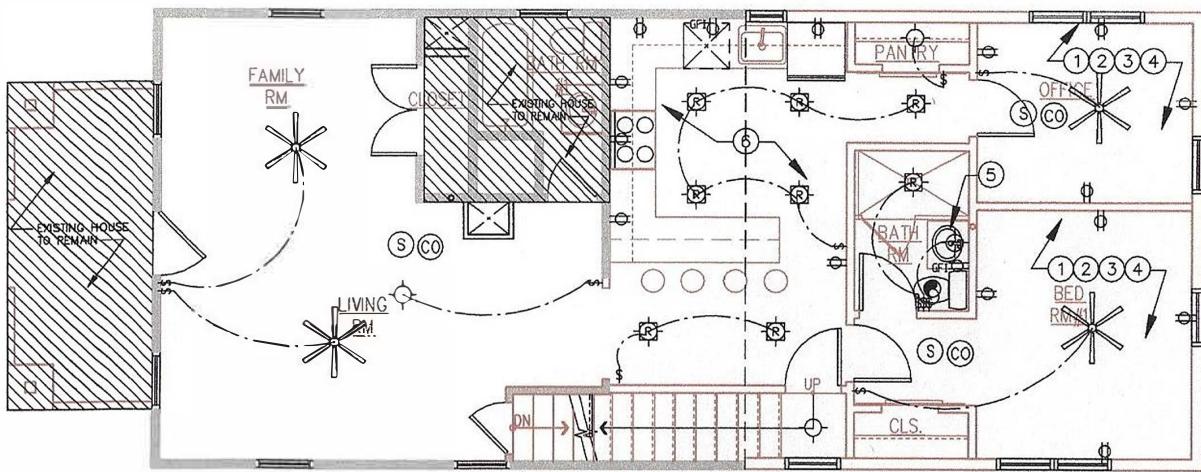
DRAWN BY: DATE: 03.15.22

SHEET TITLE:

PROPOSED FLOOR ELECTRICAL PLANS

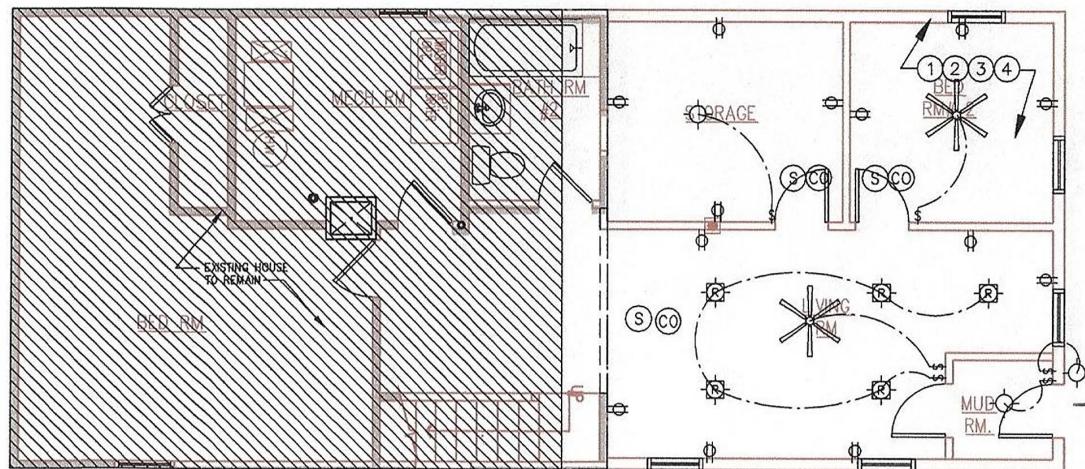
E.02

3(d)



2 ELECTRICAL FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



1 ELECTRICAL BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"

3(e)

BOARD OF APPEALS

APPROVED JUN 22 2022

by Stone
3(e) ADMINISTRATOR

PROJECT NO. REAR AND SECOND FLOOR ADDITION
DRAWN: RR DATE: 03.15.22
SHEET NO. 1

PROPOSED FLOOR ELECTRICAL PLANS

E.01

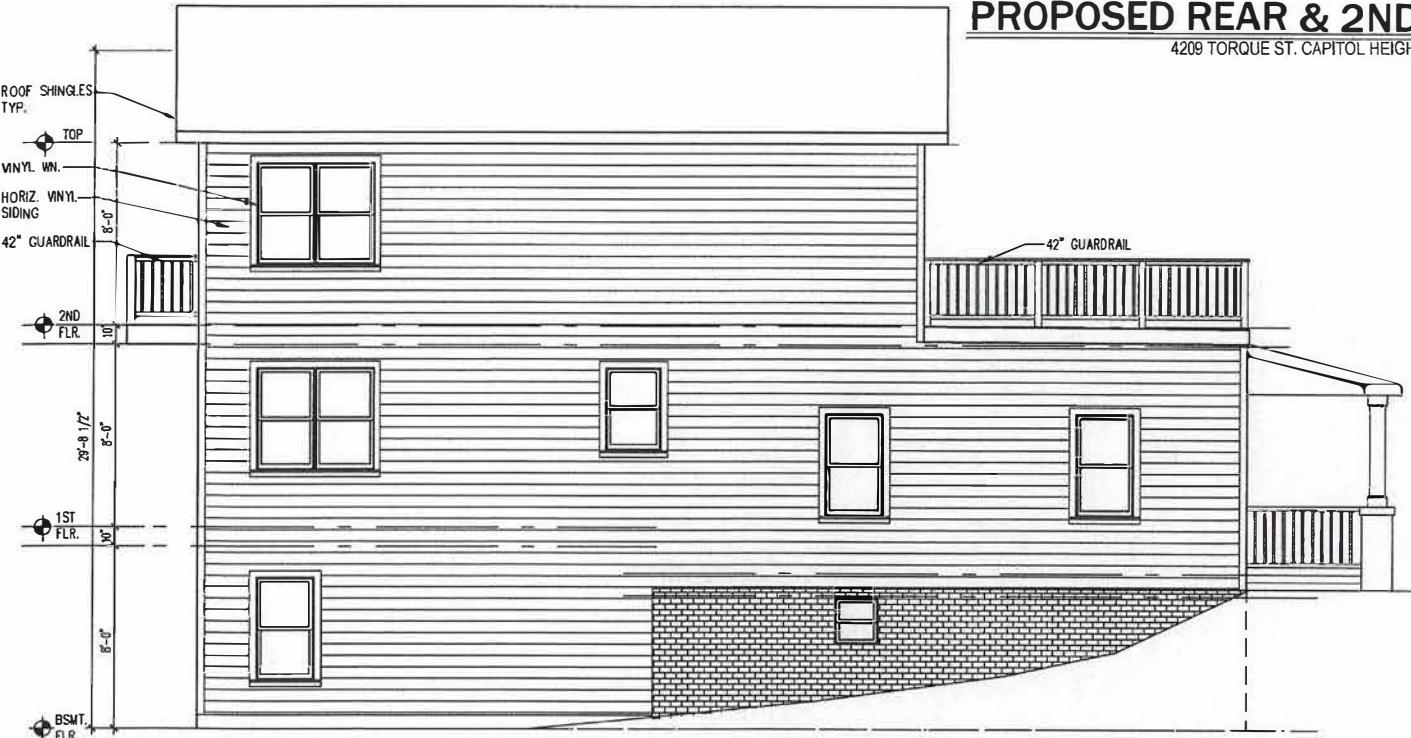
ELECTRICAL NOTES

- IRC E3902.16 ARC-FAULT PROTECTION OF BEDROOM OUTLETS. BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15AMP AND 20AMP OUTLETS INSTALLED IN KITCHENS, FAMILY RM, CLOSETS, HALLWAYS, LAUNDRY RM, BEDROOMS AND SIMILAR ROOMS SHALL BE PROTECTED BY ANY OF THE FOLLOWING:
- ALL NEW RECEPTACLE OUTLETS INSTALLED SHOULD BE WITHIN SIX FEET OF ANY POINT ALONG THE WALL IN LIVABLE ROOM OF DWELLING OCCUPANCIES PER NEC 210-52(a)
- ALL NEW RECEPTACLE INSTALLED OR REPLACED IN DWELLING SHALL BE OF TAMPER RESISTANT
- R314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED.
- GFCI AT BATHROOMS PER VRC E3902.1. BATHROOM RECEPTACLES, 125V, SINGLE-PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
- ALL KITCHEN COUNTERTOPS, ALL RECEPTACLES SHALL BE GFCI TYPE NEC 210.52

ELECTRICAL SYMBOLS	
1	SINGLE POLE SWITCH
2	THREE POLE SWITCH
3	DUPLEX OUTLET
4	WEATHER PROOF OUTLET W/ GROUND FAULT INTERRUPTER
5	CEILING LIGHT FIXTURE
6	RECESSED CEILING LIGHT FIXTURE
7	WALL LIGHT FIXTURE
8	GARBAGE DISPOSAL
9	SMOKE DETECTOR
10	CARBON MONOXIDE
11	CEILING FAN

PROPOSED REAR & 2ND FLOOR ADDITION

4209 TORQUE ST. CAPITOL HEIGHTS, MD 20743



1 SIDE ELEVATION

SCALE: 3/16"=1'-0"

DESIGN CRITERIA SPECIFICATION

- USE IRC/ICC-2018 WITH PRINCE GEORGE COUNTY BUILDING AMENDMENTS
- FLOOR LIVE LOADS - 40 PSF, EXCEPT IN SLEEPING ROOMS WHERE LIVE LOADS=30 PSF
ROOF LIVE LOADS - 30 PSF, WITH ADDITIONAL LOAD FOR ROOF AREAS SUBJECTED TO DRAFTING
- WIND DESIGN: BASIC WIND SPEED 90 MPH
- SOIL VALUE: SOIL BEARING VALUE IS ASSUMED 1500 PSI ON UNDISTURBED SOIL. THE CONTRACTOR SHALL FIELD VERIFY THE ASSUMED VALUE AND NOTIFY THE ARCHITECT APPROXIMATELY 24 HOURS BEFORE THE FIRST FOOTINGS ARE TO BE Poured
- FOOTINGS: BOTTOM OF ALL FOOTINGS SHALL EXTEND 1'-0", MIN. INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION AT LEAST 2'-6", BELOW FINISHED GRADE.
- ALL CONC. USED FOR FOUNDATIONS TO BE 3,000 PSI AT 28 DAYS.
- REINFORCING STEEL: REINFORCING STEEL SHALL BE ASTM A615, GRADE 60. CONCRETE PROJECTION FOR REINFORCING STEEL IN FOOTINGS SHALL BE 3, MIN.
- SILL PLATES ON THE TOP OF FOUNDATION WALL SHALL BE SECURED WITH MIN. 1/8", ANCHOR BOLTS SET AT 6' FEET ON CENTER MAXIMUM AND WITHIN 12, INCHES FROM THE ENDS OF EACH PLATE SECTION, BUT NOT CLOSER THAN 3 1/2", TO END OF PLATE. THE BOLTS SHALL EXTEND MIN. 7", INTO CONCRETE OR MASONRY.

GENERAL NOTES

- DO NOT SCALE DRAWINGS. IN THE EVENT OF DIMENSIONAL DISCREPANCY, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- ALL DIMENSIONS ARE FROM CENTERLINE OF COLUMN OR BEAM TO FACE OF STUD OR FURRING, OR FROM FACE OF STUD TO FACE OF STUD OR FURRING, UNLESS NOTED OTHERWISE, AND ARE BASED ON NOMINAL SIZES OF MATERIAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR. CONTRACTOR TO INFORM ARCHITECT OF CONDITIONS WHICH MAY SUBSTANTIALLY AFFECT THE CONSTRUCTION AS SHOWN.
- ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONDITIONS FOR THE WORK. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, CURRENT NATIONAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS OR AGREEMENTS AS WELL AS CURRENT ACCEPTABLE BUILDING PRACTICES SHALL GOVERN, AND THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.
- CONTRACTOR SHALL FURNISH TO THE ARCHITECT SHOP DRAWINGS OF ALL THE PREFABRICATED COMPONENTS WITH ONE SET BEING RETAINED BY THE ARCHITECT. ITEMS REQUIRING SHOP DRAWING REVIEW INCLUDE, BUT ARE NOT LIMITED TO ROOF TRUSSES, FLOOR TRUSSES AND STAIRS. SHOULD THE DESIGN OR CONFIGURATION OF ANY PREFABRICATED COMPONENT BE MODIFIED DURING CONSTRUCTION FROM PREVIOUSLY APPROVED SHOP DRAWINGS, THE ARCHITECT SHALL BE FURNISHED, PRIOR TO THE FABRICATION, WITH REVISED SHOP DRAWINGS INCORPORATING THE REVISION. IF THE ARCHITECT IS NOT PROVIDED WITH THE ABOVE INFORMATION, THE CLIENT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIM OR SUITE WHATSOEVER, INCLUDING BUT NOT LIMITED TO, ALL PAYMENTS, EXPENSES, COSTS INCLUDED, ARISING OR ALLEGED TO HAVE ARISING FROM PREFABRICATED ITEMS.
- ALL EXTERIOR AND INTERIOR WALL OPENINGS (PIPE PENETRATIONS, WINDOWS, DOORS, LOUVERS, ETC.) TO BE SEALED AROUND ENTIRE OPENING.
- PROVIDE LOOSE LINTELS IN ACCORDANCE WITH NOTES ON DRAWINGS AT WALLS AND MECHANICAL AND OR ELECTRICAL OPENINGS.
- PROVIDE SUPPLEMENTARY SUPPORT AND, OR FRAMING FOR ALL LIGHTING FIXTURES AND CEILING DIFFUSERS AS REQUIRED. COORDINATE LOCATION OF LIGHT FIXTURES, CEILING DIFFUSERS, ETC. WITH EACH OTHER.
- CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.

BOARD OF APPEALS

APPROVED JUN 22 2022

Christopher Alexander Neal
Christopher Alexander Neal
ADMINISTRATOR

OWNER AGENT:
CHRISTOPHER ALEXANDER NEAL
ADDRESS:
4209 TORQUE ST. CAPITOL
HEIGHTS, MD 20743

DESIGN BY:
RRARCO, LLC
RUSSELL RAMIREZ
6927 BARRETT RD.
FALLS CHURCH, VA 22042
C. 202.746.6488

APPLICABLE CODES
2018 IRC/IECC AND PRINCE
GEORGE'S COUNTY BUILDING
AMENDMENTS

SCOPE OF WORK
PROPOSED WORK IS
TO ADD A REAR AND
SECOND FLOOR
ADDITION

3(f)

PROJECT NAME
REAR AND SECOND
FLOOR ADDITION

DRAWING
FOR
SHEET TITLE
DATE:
03.15.22

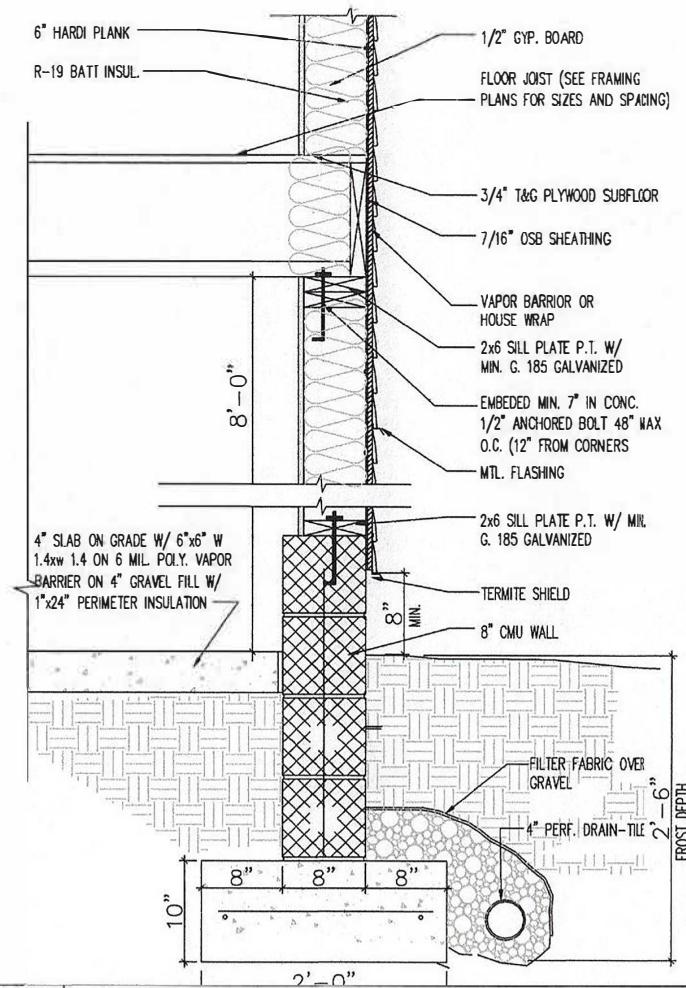
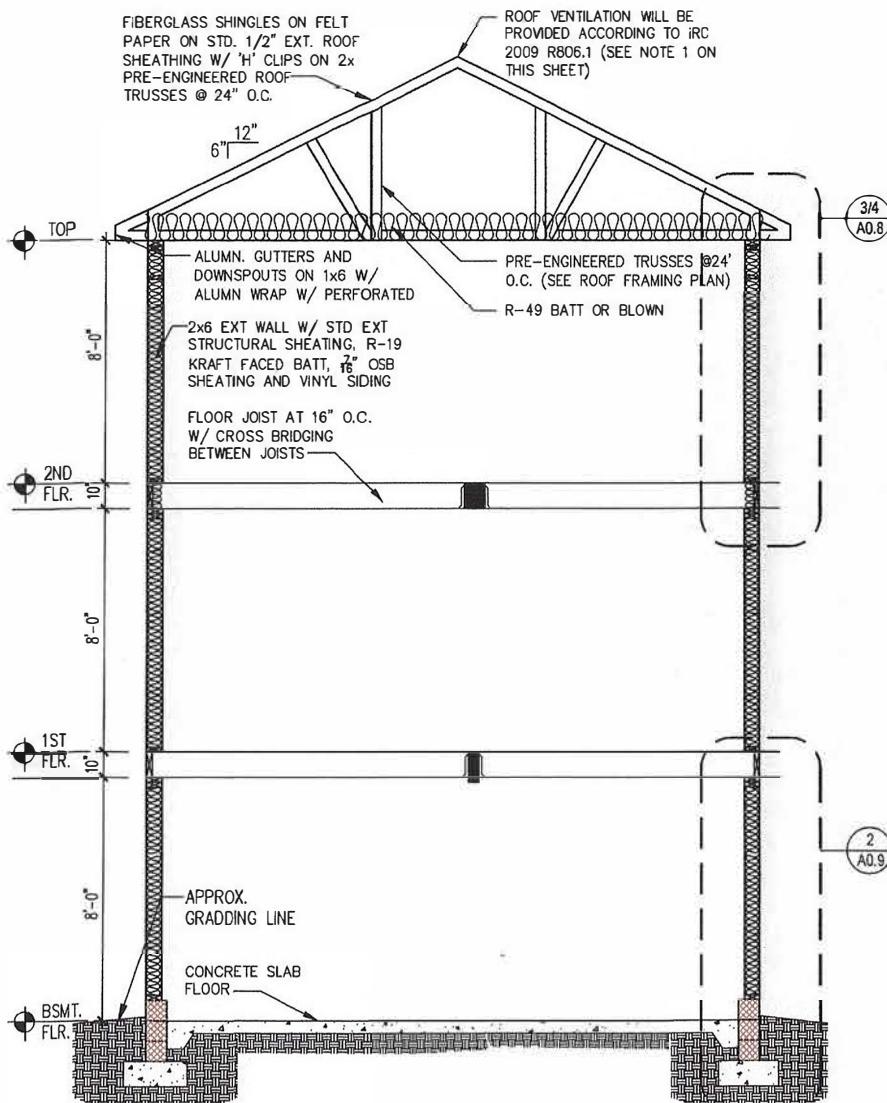
COVER SHEET AND
FLOOR PLAN

C.00

BOARD OF APPEALS

APPROVED JUN 22 2022

B. Stone
ADMINISTRATOR



3(g)

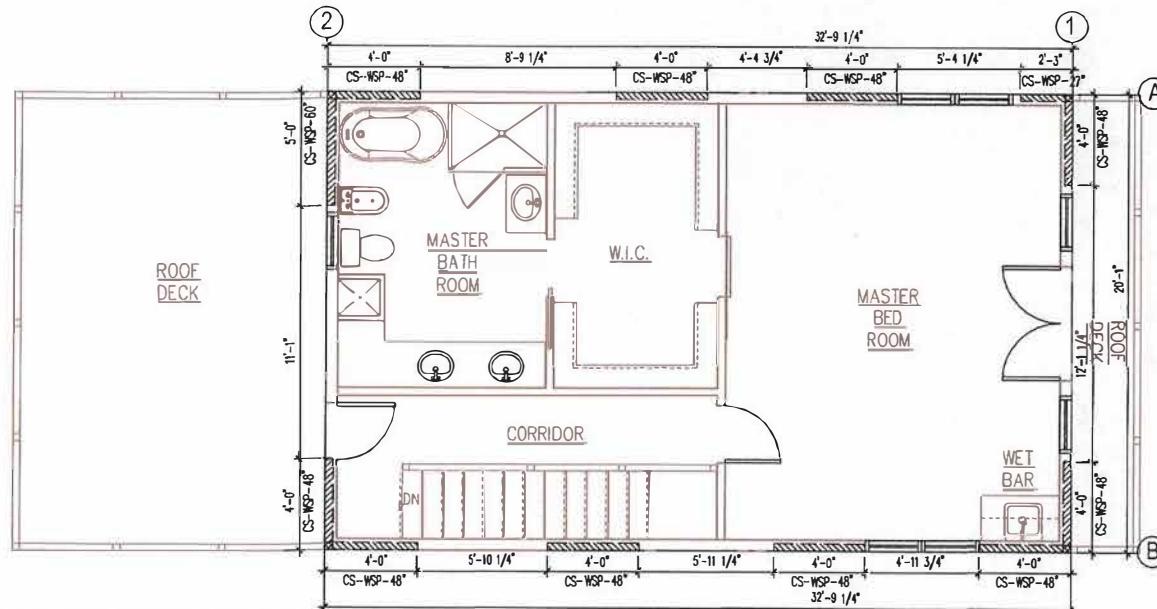
PROJECT NAME:	REAR AND SECOND FLOOR ADDITION
OWNER:	DATE: 05.15.22
PER:	
ARCHITECT:	
STRUCT. ENG.:	
BUILDING SECTION AND DETAILS	
SHEET A.11	

BOARD OF APPEALS

APPROVED JUN 22 2022

John Doe
ADMINISTRATOR

3(h)



1 | PROPOSED SECOND FLOOR WALL BRACING PLAN

SCALE: 3/16 "4'-0"

TABLE 2: REQUIRED LENGTH OF BRACING ALONG EACH SIDE OF A CIRCUMSCRIBED RECTANGLE

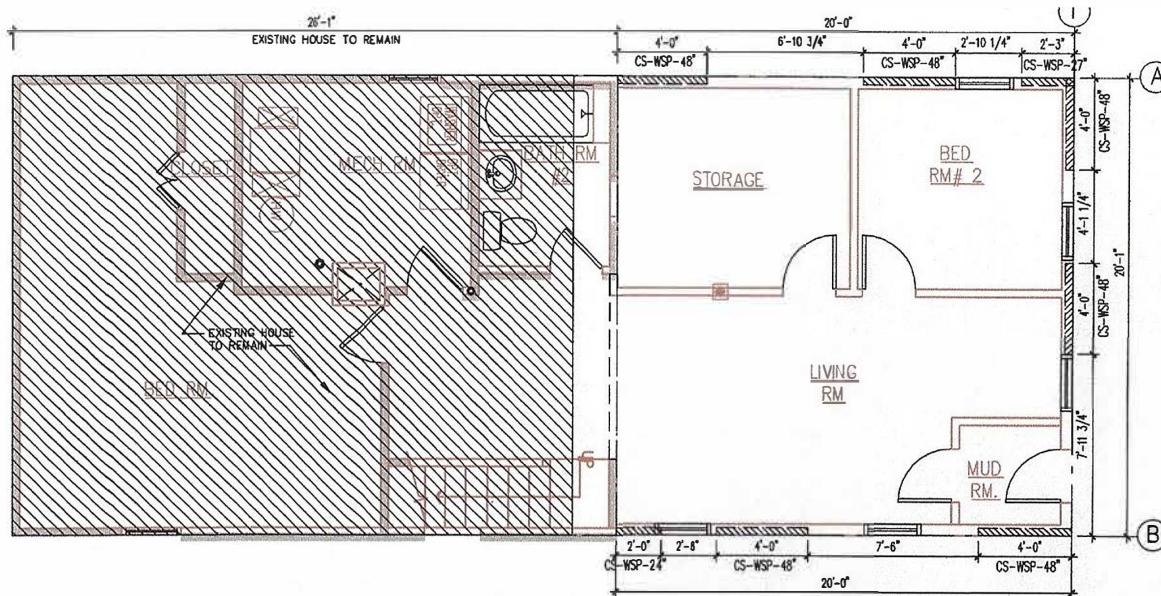
Eave-to-Ridge Height (feet)	Number of Stories Above Rectangle	Required Length of Bracing on Front/Rear Side (feet)								Required Length of Bracing on Left/Right Side (feet)							
		Length of Left/Right Side (feet)				Length of Front/Rear Side (feet)				Length of Left/Right Side (feet)				Length of Front/Rear Side (feet)			
		10	20	30	40	50	60	70	80	10	20	30	40	50	60	70	80
10	0	2.0	3.5	5.0	6.0	7.5	9.0	10.5	12.0	2.0	3.5	5.0	6.0	7.5	9.0	10.5	12.0
	1	3.5	6.5	9.0	12.0	14.5	17.0	19.8	22.6	3.5	6.5	9.0	12.0	14.5	17.0	19.8	22.6
	2	5.0	9.5	13.5	17.5	21.5	25.0	29.2	33.4	5.0	9.5	13.5	17.5	21.5	25.0	29.2	33.4
15	0	2.6	4.6	7.8	9.8	11.7	13.7	15.7	17.6	2.6	4.6	6.5	7.8	9.8	11.7	13.7	15.7
	1	4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2	4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2
	2	5.5	10.5	14.9	19.3	23.7	27.5	32.1	36.7	5.5	10.5	14.9	19.3	23.7	27.5	32.1	36.7
20	0	2.9	5.2	7.3	8.8	11.1	13.2	15.4	17.6	2.9	5.2	7.3	8.8	11.1	13.2	15.4	17.6
	1	4.5	8.5	11.8	15.6	18.9	22.1	25.8	29.5	4.5	8.5	11.8	15.6	18.9	22.1	25.8	29.5
	2	6.2	11.9	16.8	21.8	27.3	31.1	36.3	41.5	6.2	11.9	16.8	21.8	27.3	31.1	36.3	41.5

TABLE 4: MINIMUM LENGTH OF BRACED WALL PANELS

METHOD	MINIMUM LENGTH (in) ¹	Wall Height					CONTRIBUTING LENGTH (in)
		8 ft	9 ft	10 ft	11 ft	12 ft	
WSP	48	48	48	53	58		Actual ²
GB	48	48	48	53	58		Double sided = Actual Single sided = 0.5 x Actual
LIB	55	62	69	NP	NP		Actual ²
CS-PF	16	18	20	22 ³	24 ³		1.5 x Actual ²
Adjacent opening vertical dimension (in)							
≤ 64		24	27	30	33	36	
68		26	27	30	33	36	
72		27	27	30	33	36	
76		30	29	30	33	36	
80		32	30	30	33	36	
84		35	32	32	33	36	
88		38	35	33	33	36	
92		43	37	35	35	36	
96		48	41	38	36	36	
100		44	40	38	38		
104		49	43	40	39		
108		54	46	43	41		
112			50	45	43		
116			55	48	45		
120			60	52	48		
124				56	51		
128				61	54		
132				66	58		
136					62		
140					66		
144					72		

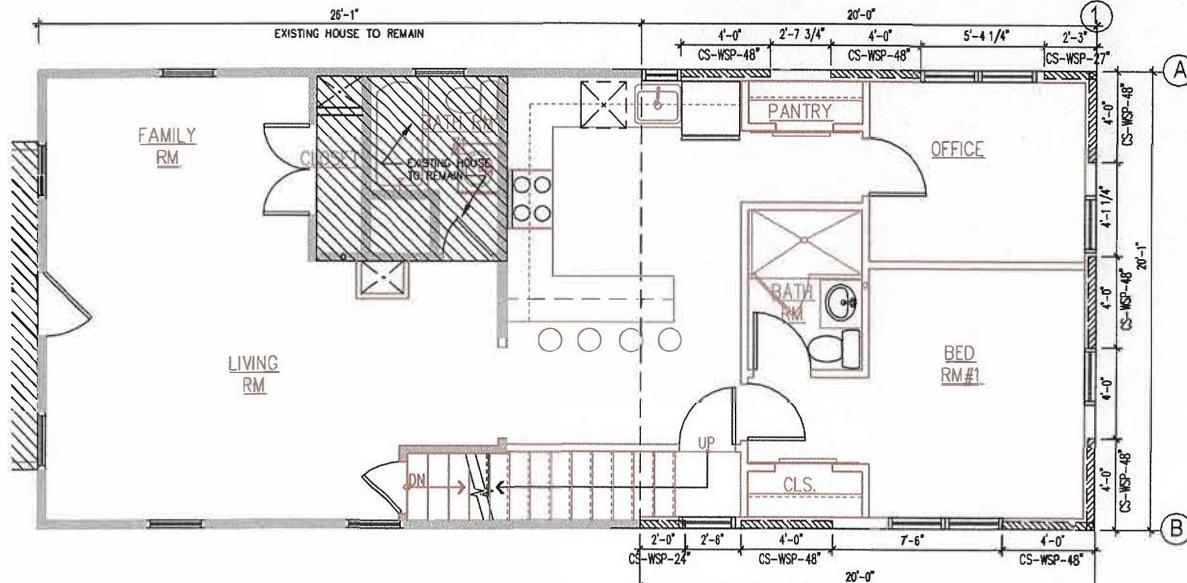
3(h)

PROPERTY NAME REAR AND SECOND FLOOR ADDITION	DATE: 03/15/22
DRAWING RR	ENHDT TITL
WALL BRACING PLANS AND DETAILS	
SHEET	A.10



2 PROPOSED BASEMENT WALL BRACING FLOOR PLAN

SCALE: 3/16"=1'-0"



1 PROPOSED FIRST FLOOR WALL BRACING PLAN

SCALE: 3/16"=1'-0"

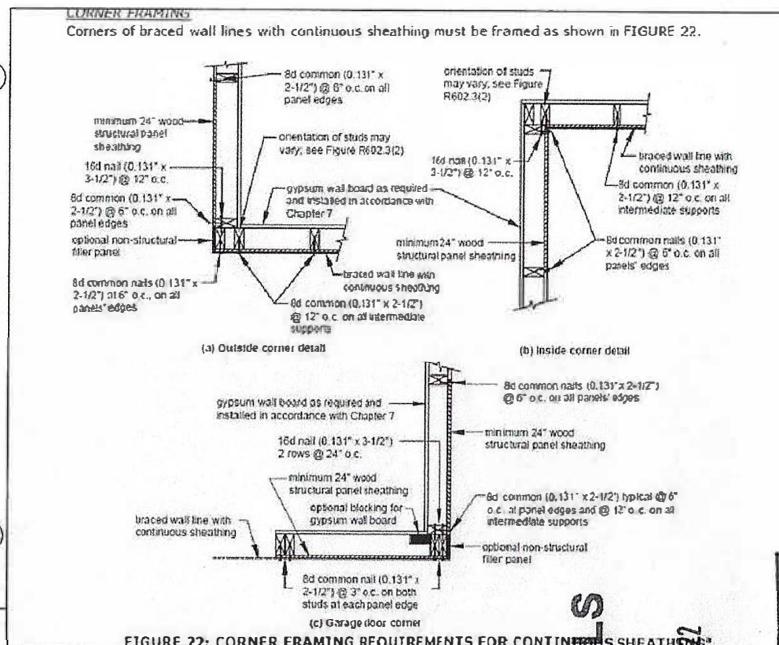


FIGURE 22: CORNER FRAMING REQUIREMENTS FOR CONTINUOUS SHEATHING

SYMBOLS

EXISTING AREA TO REMAIN

WALL BRACING WALL PANELS

WALL BRACE DISTRIBUTION SCHEDULE

BASEMENT FLOOR

WB NO.	LENGTH	WALL HEIGHT	EAVE TO RH	REQ. BRACING	PROVIDED
1	20'-1"	8'-0"	20'-0"	5'-2"	12'-0"
A	20'-0"	8'-0"	20'-0"	5'-2"	10'-0"
B	20'-0"	8'-0"	20'-0"	5'-2"	10'-0"

FIRST FLOOR

WB NO.	LENGTH	WALL HEIGHT	EAVE TO RH	REQ. BRACING	PROVIDED
1	20'-1"	8'-0"	20'-0"	8'-6"	12'-0"
A	20'-0"	8'-0"	20'-0"	8'-6"	10'-0"
B	20'-0"	8'-0"	20'-0"	8'-6"	10'-0"

SECOND FLOOR

WB NO.	LENGTH	WALL HEIGHT	EAVE TO RH	REQ. BRACING	PROVIDED
1	20'-1"	8'-0"	20'-0"	8'-6"	8'-6"
2	20'-1"	8'-0"	20'-0"	8'-6"	9'-0"
A	20'-0"	8'-0"	20'-0"	8'-6"	14'-0"
B	20'-0"	8'-0"	20'-0"	8'-6"	16'-0"

PROJECT NAME:	
REAR AND SECOND	
FLOOR ADDITION	
DRAWN:	DATE:
MR	03.15.22
SHEET TITLE:	
WALL BRACING PLANS	
SHEET	
A.09	

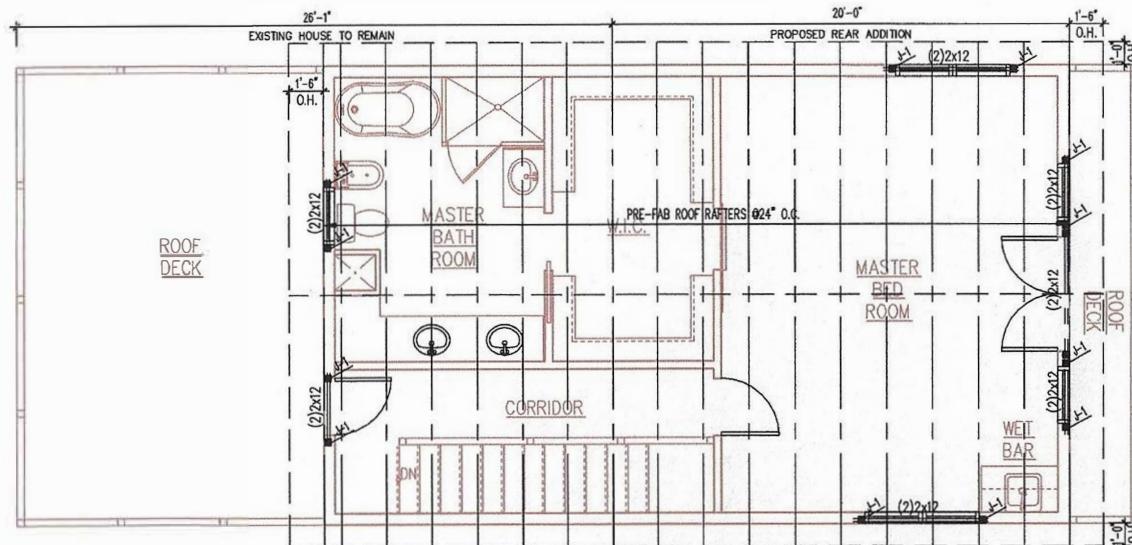
A.09

3

JUN 22 2002

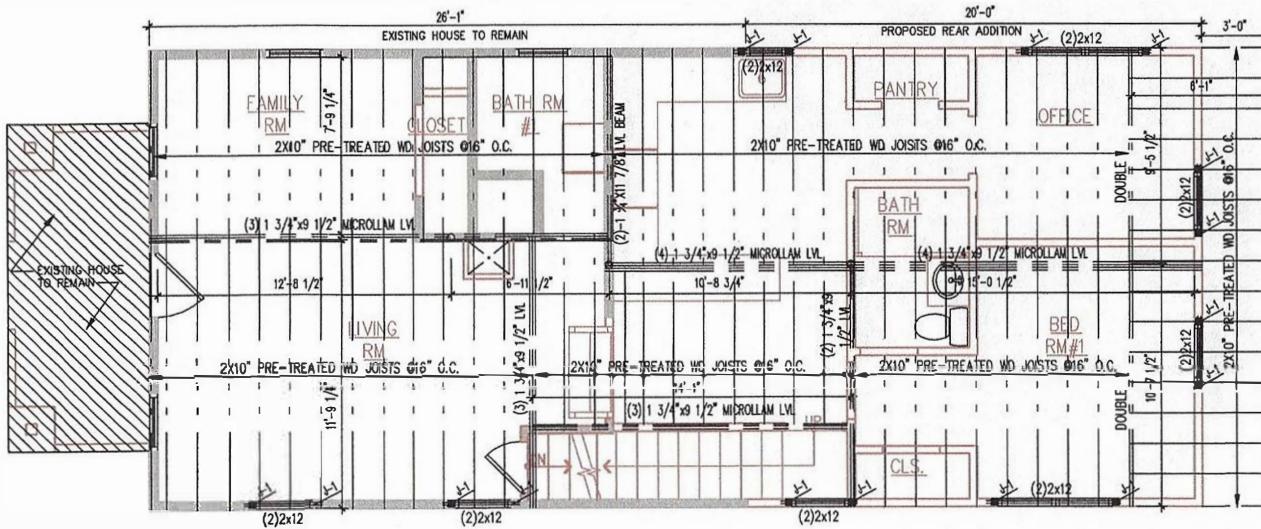
B. Stone
ADMINISTRATOR

3(j)



2 | PROPOSED ROOF FLOOR PLAN

SCALE: 3/16"=1'-0"

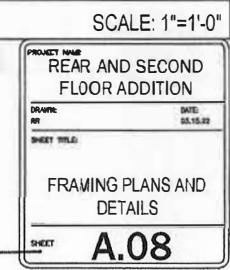


1 | PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1"

3 FLOOR DETAIL
BOARD OF APPEALS

B. Stone
ADMINISTRATOR

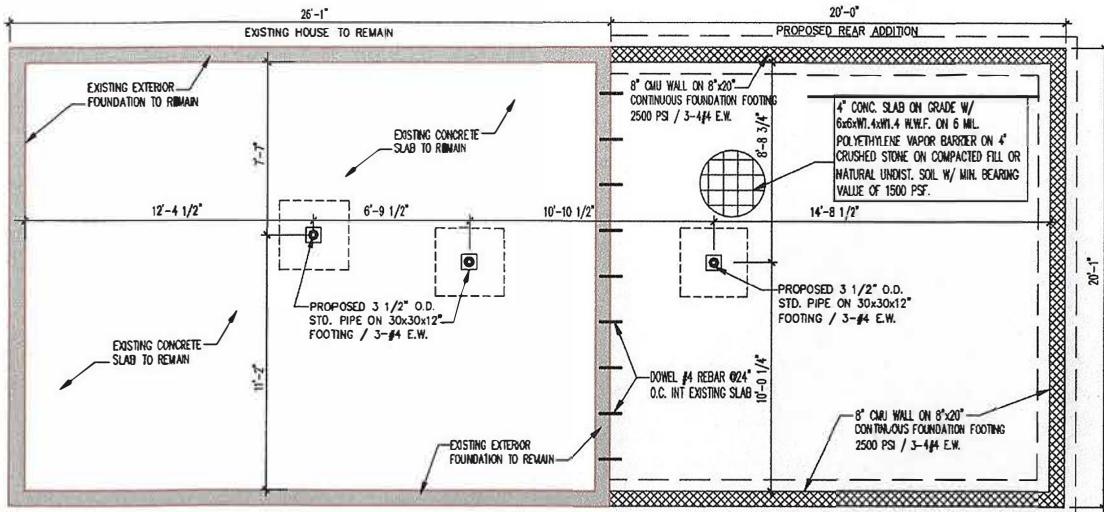


BOARD OF APPEALS

APPROVED JUN 22 2022

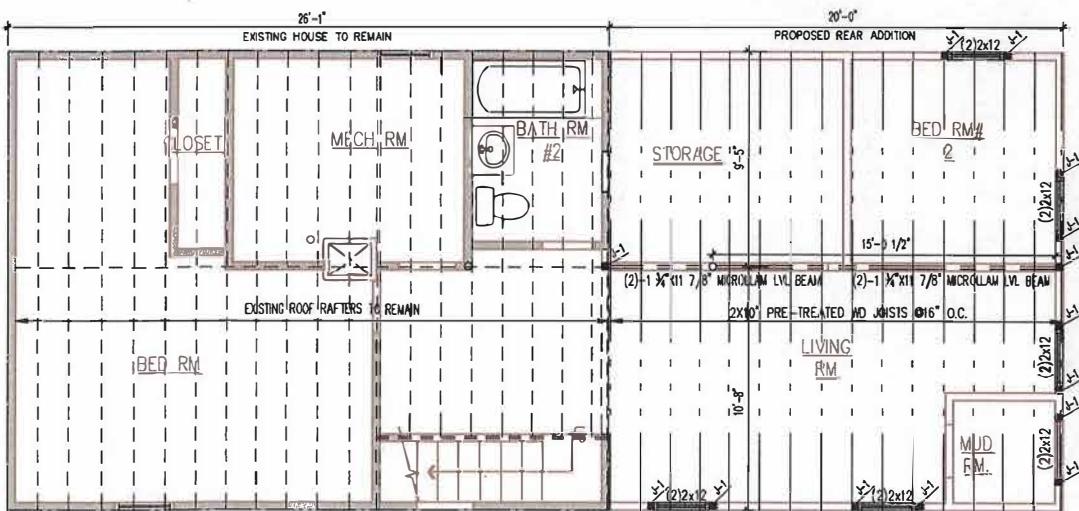
B. Stone
ADMINISTRATOR

3(k)



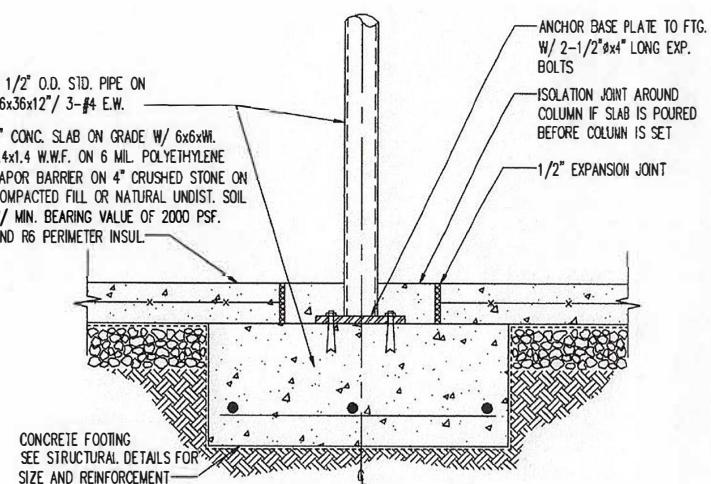
2 PROPOSED AND EXISTING FOUNDATION FLOOR PLAN

SCALE: 3/16"=1'-0"



1 PROPOSED AND EXISTING FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



NOTES:
SEE ARCH'L. DWGS. & DETAILS FOR DIMENSIONS NOT SHOWN, PARTY WALL THICKNESS & FACE OF STUD IN RELATION TO FACE OF FOUNDATION.

3 INTERIOR COLUMN FOOTING DTL.

SCALE: 1"=1'-0"

3(k)

PROJECT NAME: REAR AND SECOND FLOOR ADDITION
DRAWN BY: AN
DATE: 03.15.22
SHEET TITLE: FRAMING PLANS AND DETAILS
REVISION: A.07

BOARD OF APPEALS

APPROVED JUN 22 2022

B. Stone
ADMINISTRATOR

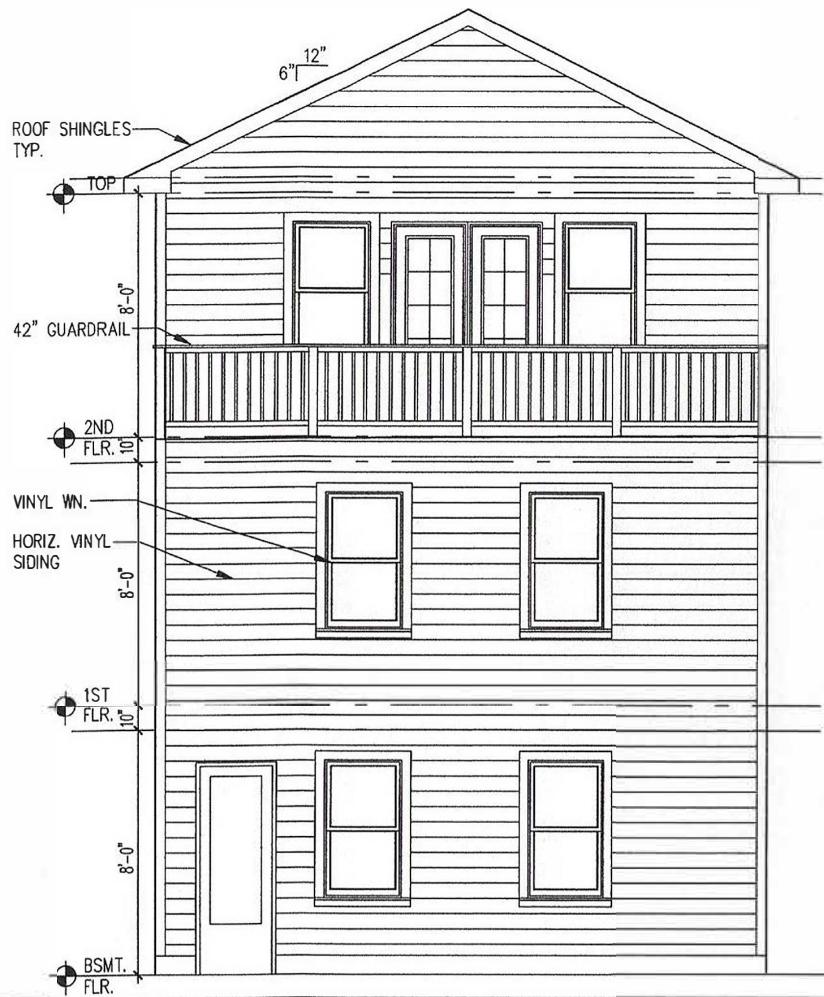


1 SIDE ELEVATION

SCALE: 1/4"=1'-0"

3(I)

PROJECT NAME		REAR AND SECOND FLOOR ADDITION
DRWNG	IN	DATE
SHEET TITLE		03.15.22
ELEVATIONS		
SHEET		
A.06		

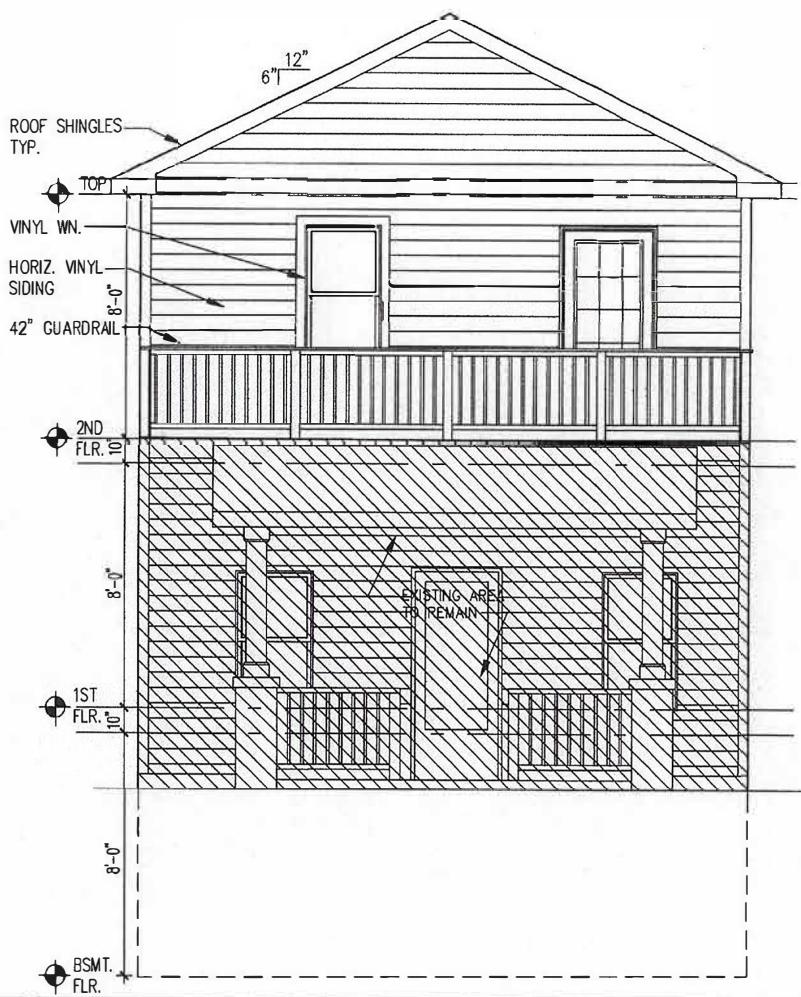


2 REAR ELEVATION

SCALE: 1/4"=1'-0"

1 FRONT ELEVATION

SCALE: 1/4"=1'-0"



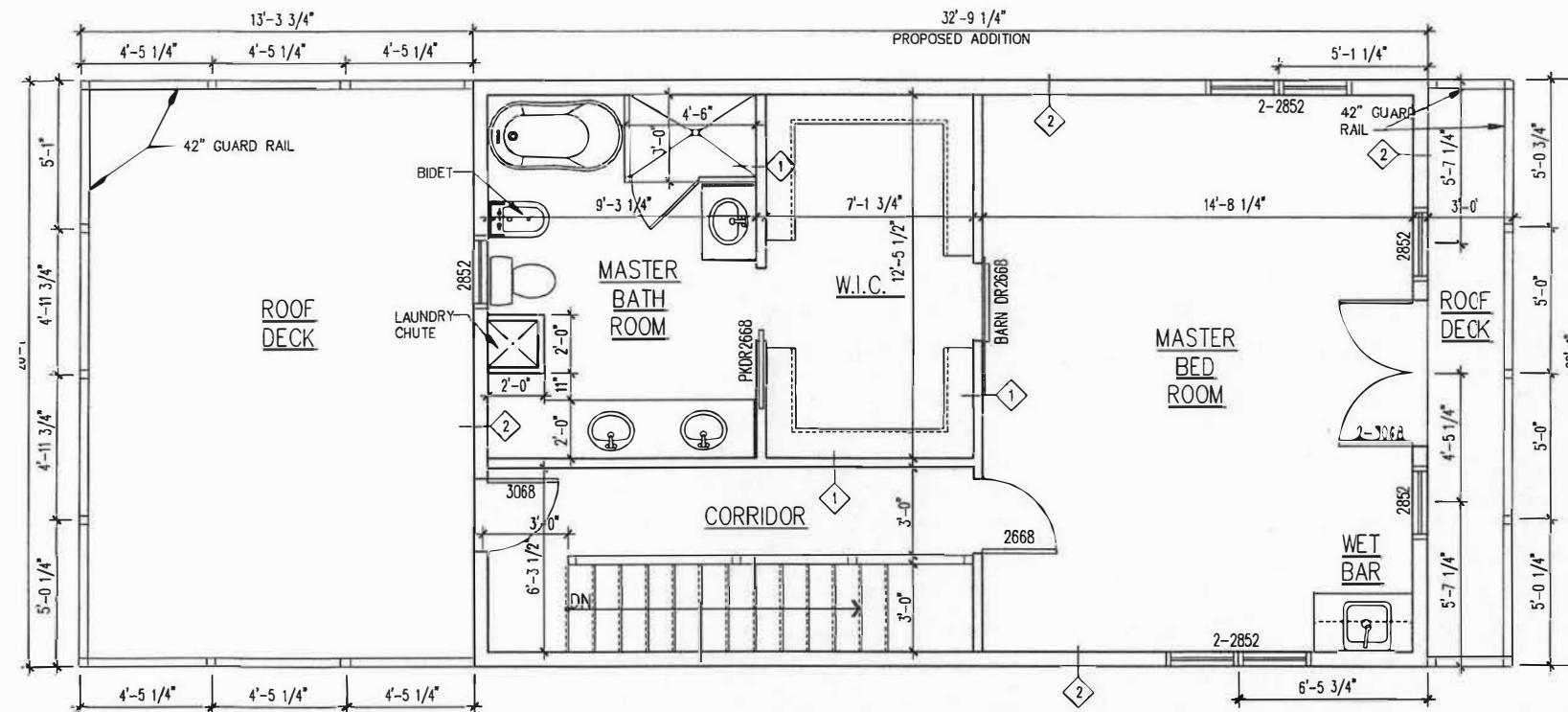
BOARD OF APPEALS

APPROVED JUN 22 2022

Administrator

PROJECT NAME:	REAR AND SECOND FLOOR ADDITION	
DRAWING NO.:	03.15.22	
SHEET TITLE:	ELEVATIONS	
SHEET:	A.05	

3(m)



BOARD OF APPEALS

APPROVED JUN 22 2022

3(n)

Boston
ADMINISTRATOR

SYMBOLS	
EXISTING WALL TO REMAIN	
PROPOSED NEW WALL	
EXISTING AREA TO REMAIN	
	
AREA OF WORK	
	
EXISTING DOORS TO REMAIN	
	
NEW DOORS	
WALL TYPES	
	1/2" GYPSUM BOARD 2x4 STUD WALL, 16" O.C. 1/2" GYPSUM BOARD
	1/2" GYPSUM BOARD 2 R-19 BATT INSULATION 2x6 STUD WALL, 16" O.C.
	1/2" PLYWOOD TYVEX PAPER VINYL SIDING
	
	
	
PROJECT NAME: REAR AND SECOND FLOOR ADDITION	
Sheet No:	DATE:
00	03.15.22
SHEET TITLE: FLOOR PLANS	
Sheet: A.04	