



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

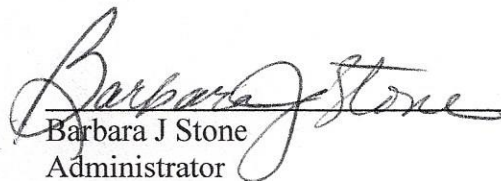
OF BOARD OF APPEALS

RE: Case No. V-90-22 Alicia Steele

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: February 8, 2023.

CERTIFICATE OF SERVICE

This is to certify that on April 3, 2023, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.


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: Alicia Steel

Appeal No.: V-90-2022

Subject Property: Lot 9, Block M, Hillcrest Estates Subdivision, being 3602 23rd Parkway, Temple Hills,
Prince George's County, Maryland

Witnesses: Carlyld Fletcher, Petitioner's Spouse

James A. Reid, Engineer, Civtech Design, Inc.

Heard: January 25, 2023; Decided: February 8, 2023

Board Members Present and Voting: Bobbie S. Mack, Chairperson
Anastasia T. Johnson, Member
Renee Alston, Member
Carl Isler, Member
Teia Hill, 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 27-3303 of the Zoning Ordinance, Petitioner requests that the Board approve a variance from Ordinance Section 27-4202(e)(2) prescribes that each lot shall have a front yard at least 25 feet in depth. Petitioner proposes to obtain a building permit to construct a two-story addition. A variance of 17 feet front yard depth is requested.

Evidence Presented

1. The property was subdivided in 1958, contains 9,164 square feet, is zoned RSF-65 (Residential, Single-Family-65) and is improved with a single-family dwelling and driveway. Exhibits (Exhs.) 3, 8, 9 and 10 (A) thru (F).

2. The topography is sloped with the back yard having higher elevation than the front yard and the grade differential manifested on both sides of the house. Exhs. 2 (statement), 4 (A-H) and 6 (A) thru (F).

3. Petitioner proposes to obtain a building permit to construct a two-story addition.¹ Because of the proposed location of the addition, the front yard will be encroached for which a variance of 17 feet front yard depth will be required. Exh. 3.

4. Petitioner is requesting relief from the current front yard setback requirement to build an addition to the home to adequately care for her aging parents. She stated that the proposal is for a 22.56' x 22.72' addition. Exh. 3.

5. She stated that the addition will be built in front of the dwelling because the rear of the home has existing rear yard grades which flow toward the front of the home. She noted that the cost for the excavation in the rear yard would be cost prohibitive and the location would present additional ADA accessibility challenges for the applicant's elderly parents. See. Exh. 2.

¹ Petitioner stated that the first level of the addition will be a two-car garage with associated driveway. Exh. 1. The second level will be sleeping quarters for the parents. Exh. 1. The site plan highlighted that a stoop will be removed and graded to allow ADA access to the front door of the home. Exhs. 2, 3 and 4 (A-G) elevation plans.

6. Petitioner stated that upon reviewing the Approved Master Plan for Planning Area 76A in Temple Hills, Maryland, she noted that one of the issues facing this planning area is the need for additional home and yard maintenance caused by the aging of residential neighborhood development. She maintained that building the proposed addition to the dwelling would allow petitioner and her husband to provide an environment to facilitate and accommodate the various needs of their aging parents and provide the necessary care and support to their aging parents for years to come. Exh. 2.

7. Engineer James Reid also stated there is an existing driveway, but an extension will be needed for the proposed garage. He added that currently there is no garage. He maintained that the addition and the expanded driveway do increase net lot coverage, but the lot coverage is still under the maximum allowed.

8. Mr. Reid agreed ² with the Board to add shutters on the windows, a decorative attic vent and lighting to improve the esthetics of the house. Exh. 18.

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.

² Petitioner had highlighted that in keeping with the Master Plan for this planning area, by upgrading the façade of her residence, it will enhance the economic competitiveness of the community, thus allowing, and encouraging other residents to make improvements to their homes as opposed to vacating established communities. Exh. 2.

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:

Due to the topography of the land making it impractical to attached the proposed addition to the rear of the dwelling, the desire to provide living space for aging parent(s), to address ADA (American Disability Act) accessibility issues related to petitioner's elderly mother 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 a variance of 17 feet front yard depth in order to obtain a building permit to construct a two-story addition added to front of existing structure, and associated driveway on the property located at 3602 23rd Parkway, Temple Hills, 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 (H) and 18.

BOARD OF ZONING APPEALS

By:


Bobbie S. Mack, ChairpersonNOTICE

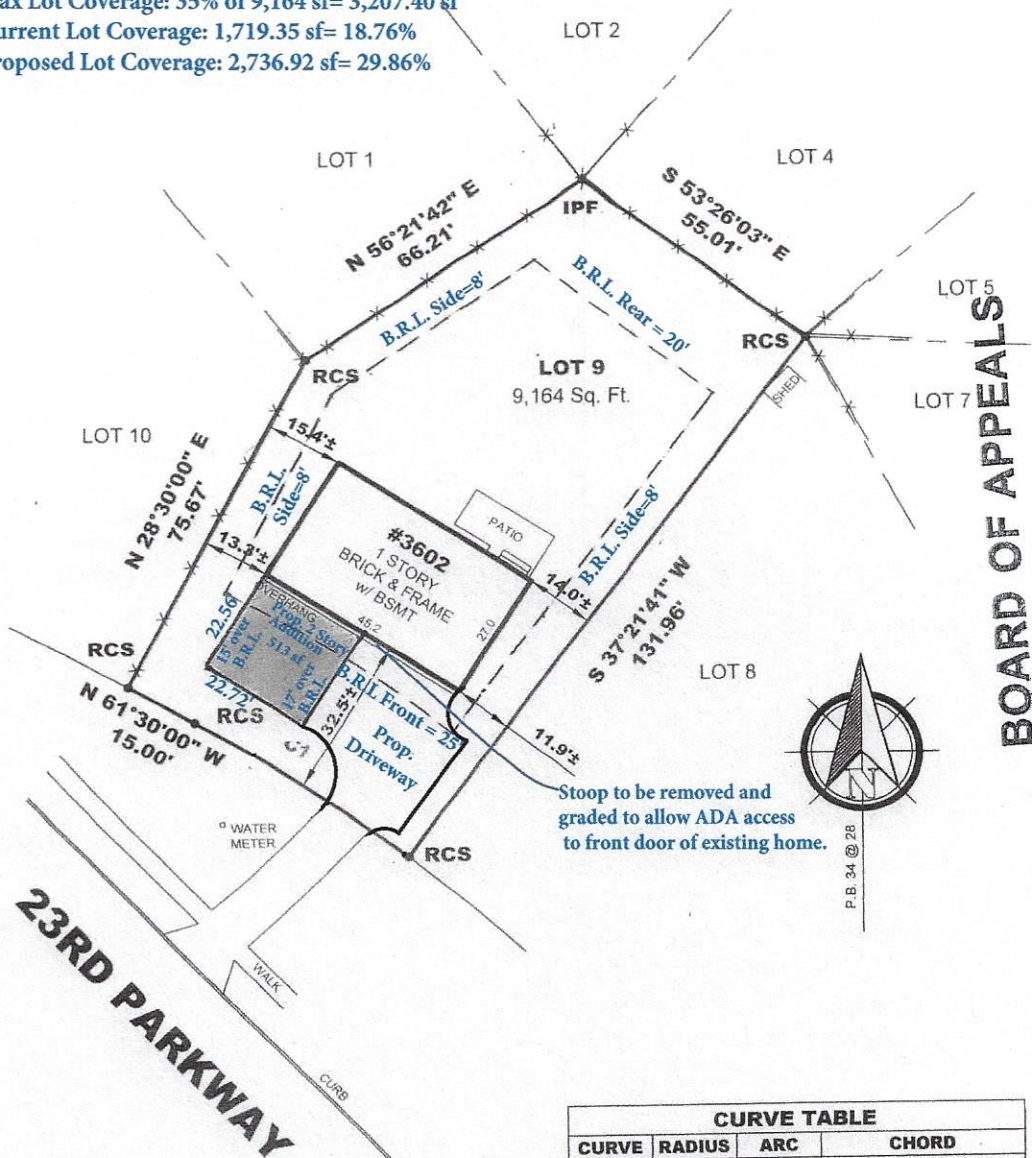
Within thirty (30) days from the date of this decision, any person, firm, corporation, or governmental agency who was a party to the Board's proceedings and is aggrieved by its decision may file an appeal to the Circuit Court of Prince George's County.

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.

Proposed Addition:
22.56' X 22.72' = 513 sf

Max Lot Coverage: 35% of 9,164 sf = 3,207.40 sf
Current Lot Coverage: 1,719.35 sf = 18.76%
Proposed Lot Coverage: 2,736.92 sf = 29.86%



LEGEND:
IPF - IRON PIPE FOUND
RCS - REBAR & BLUE CAP SET
X - FENCE (LOCATIONS AND DIMENSIONS SHOWN REFER TO CENTER OF POSTS)

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
C1	324.98	50.28	N57°04'06"W 50.22

BOUNDARY SURVEY OF:

#3602 23RD PARKWAY
LOT 9 BLOCK M SECTION 1
HILLCREST ESTATES
PLAT BOOK 34, PLAT 28
LIBER 23212 FOLIO 2

PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 07/25/2022
DRAWN BY: JCM FILE #: 227177 - 700

A Land Surveying Company

DULEY
and
Associates, Inc.

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Phone: 301-888-1111 Fax: 301-888-1114

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SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD, BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.

LICENSE EXPIRATION DATE: 01-16-2023

APPROVED FEB 08 2023

[Signature]
ADMINISTRATOR

BOARD OF APPEALS

BOARD OF APPEALS

APPROVED FEB 08 2023

[Signature]
ADMINISTRATOR

OrganizedKaoz Design Studios,
LLC
Washington, DC 20018
www.organizedkaoz.com

CONSULTANTS

Quinton Worrell - Structural Engineer

3602 23RD
PARKWAY
GARAGE
ADDITION AND
RENOVATION

Alicia Steele
602 23rd Parkway
Temple Hills, MD



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY
THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM DULY A
LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE NO.
8464 EXP. DATE: 05/15/18

PROJECT NO: 360223RD

MODEL FILE:

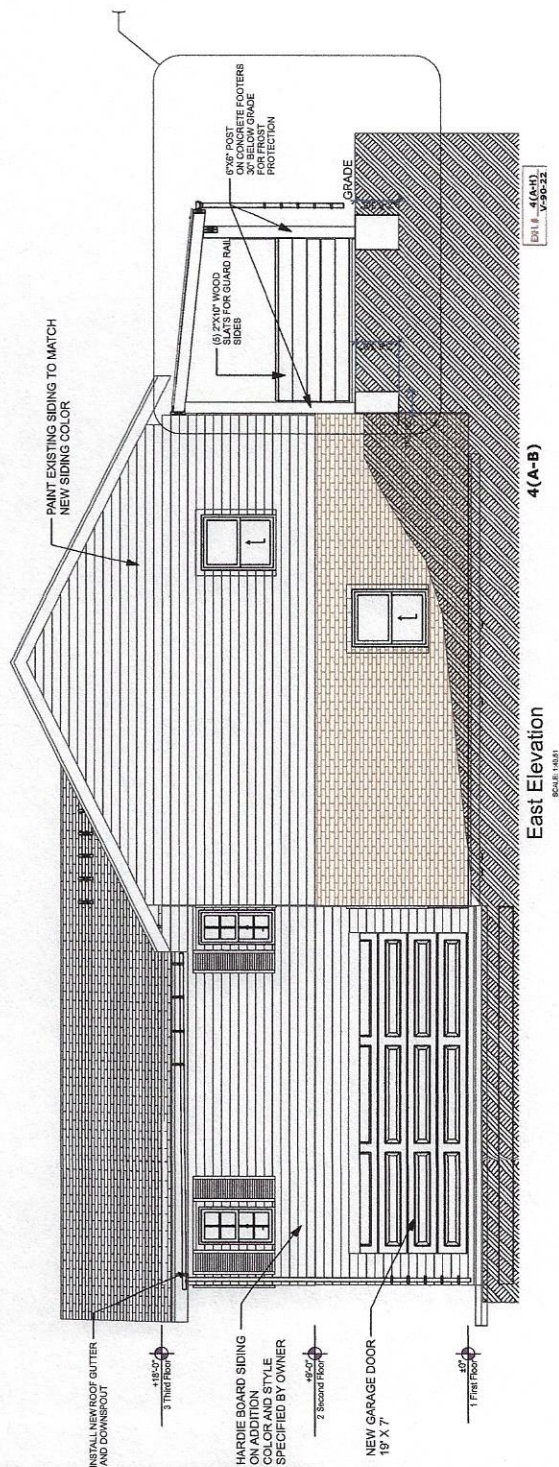
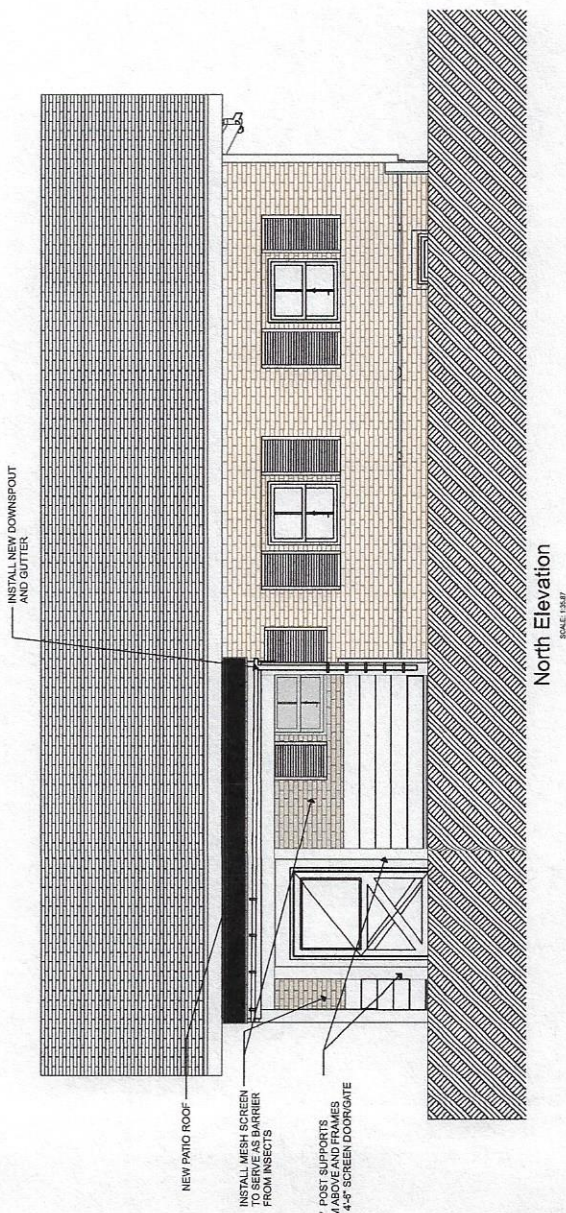
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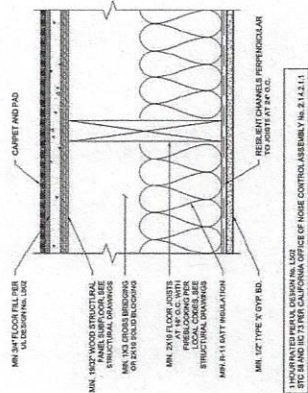
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Exterior Elevations

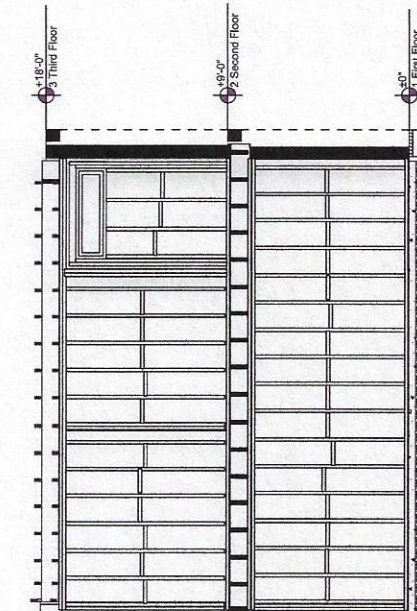
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SHEET 27 OF 37

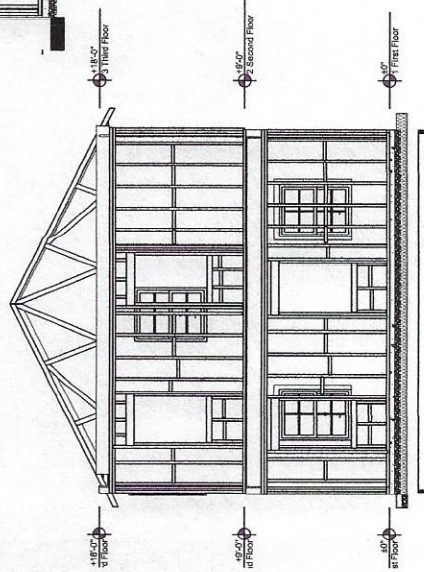




1 HOUR FIRE-RATED UL DESIGN NO. L502 CEILING/FLOOR SECTION



Building Section A



Building Section A

EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated) (Not fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides ≥ 5 feet
Projections	(Fire-resistance rated) (Not fire-resistance rated)	1 hour on the underside ≥ 5 feet to 5 feet
Openings in walls	Not allowed 25% maximum of wall area	5 feet ≤ 3 feet
Penetrations	Unlimited All	5 feet ≤ 3 feet

For SI: 1 foot = 304.8 mm.

BOARD OF APPEALS

APPROVED FEB 08 2023

B. Stone
ADMINISTRATOR

4(F)

WOOD FRAMING
1. FINISHING UNIFORM FOR BEAMS AND JOIST SHALL HAVE SPEC. 1400 PSI
2. FINISHING UNIFORM FOR STUDS AND POSTS, FLOOR JOIST, E-1, 200,000 PSI,
SPRICE/PINE FOR STUDS AND POSTS, F-1, 200,000 PSI, E-1, 200,000 PSI,
2. PROVIDE (4) 2 X 6 @ EACH SIDE OF OPENINGS UNLESS NOTED OTHERWISE
3. ALL WOOD POSTS SHALL BE (4) 2 X 6 UNLESS OTHERWISE NOTED.
4. ALL WOOD UNTEL SHALL BE (2) X 12 UNLESS OTHERWISE NOTED.
5. FIRE-RETARDANT TREATED LUMBER (FRT) IS ACCEPTABLE

7. PROVIDE APPROVED HURRICANE CONNECTIONS BETWEEN FRAMING MEMBERS.

9. LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVED TREATED AGAINST DECAY.

16. PROVIDE DOUBLE JOIST BELOW NON-BEARING PARTITIONS PARALLEL TO JOIST.

11. FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.

13. PROVIDE MANUFACTURERS STANDARD JOIST OR STANDARD BEAM MEMBERS FRAMING ALL WOOD TO WOOD CONNECTIONS THAT REQUIRE JOISTS OR BEAMS FRAMING UNDER THE EDGE OR FACE OF THIS SUPPORTING MEMBER. THE CAPACITY OF THE MEMBER SHALL BE FOR THE REACTION SHOWN ON PLANS. IF NO REACTION IS SHOWN, THE CAPACITY OF THE MEMBER SHALL BE FOR THE MAXIMUM SHEAR CAPACITY OF THE JOIST OR BEAM.

3602 23RD
PARKWAY
GARAGE
ADDITION AND
RENOVATION

Alicia Steele
3602 23rd Parkway
Temple Hills, MD



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM ONLY A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8454 EXP. DATE: 05.19.15

PROJECT NO: 360223RD

MODEL FILE:
Alicia.pfm

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SHEET TITLE

Structural Framing

S-004



First Floor (2)

BOARD OF APPEALS

APPROVED FEB 08 2023

4(G)

ADMINISTRATOR

GENERAL NOTES:

PROVIDE AND INSTALL ALL REQUIRED IN WALL BLOCKING REQUIRED TO SUPPORT A HIGH KITCHEN AND BATH CABINETS. PROVIDE AND INSTALL ALL REQUIRED IN WALL BLOCKING FOR LIGHTING CABINETS, CLOSED POLES, SHOWER DOORS, MIRRORS AND ANY AND ALL OTHER INSTALLATIONS NOT MENTIONED AND PROVIDE ALL APPROPRIATE CORNER AND EDGE BEADS FOR ALL DRYWALL INSTALLATIONS.

ALL FLOOR SHEATHING IS TO BE ATTACHED USING GLUE AND THEN SCREENED WITH GALVANIZED DRYWALL

ALL DIMENSIONS ARE TO EXTEND TO THE FACE OF THE STUD OR THE FACE OF MASONRY UNLESS OTHERWISE NOTED.

CONTRACTOR IS TO INSTALL 2x4 FIRESTOPS @ MIDSPAN BETWEEN STUDS ON ALL NEW PARTITIONS

ALL FINISHED FLOORING SURFACES ARE TO BE SELECTED AND PURCHASED BY OWNER AND INSTALLED BY THE CONTRACTOR. COORDINATE WITH OWNER.

CONTRACTOR IS TO REPAIR ALL EXISTING WALL AND CEILING
DRYWALL SURFACES DAMAGED DURING INSTALLATION OF

NEW ELECTRICAL WIRING, OUTLETS OR LIGHTING, NEW PLUMBING LINES, ETC ASSOCIATED WITH THE CONSTRUCTION OF NEW BUILDINGS.

ALL REPAIRS TO DAMAGED AREAS IS TO BE MADE WITH 1/2"

DRYWALL AS APPROPRIATE, AND IS TO BE SET FLUSH WITH EXISTING ADJACENT SURFACES

CONTRACTOR IS TO PROVIDE SOUND ABSORBING INSULATION AROUND ALL VERTICAL PLUMBING PIPING

WHERE FINISH MATERIAL CHANGES OCCUR, CONTRACTOR IS TO ENSURE THAT FINISHES ARE ALIGNED FLUSH WITH LOCATED IN STUD WALLS

IS TO ENSURE THE LISTED BEADS ARE USED AS APPLICABLE TO EACH OTHER AND THAT ALL APPROPRIATE EDGE, AND CORNER BEADS ARE USED AS APPLICABLE TO EACH

CONDITION

PLAN SPECIFIC KEYNOTES:

1. FRAME AND INSTALL INTERIOR WALLS AS SPECIFIED IN PLANS.
2. FRAME ALL EXTERIOR WALLS FOR 2 STORY ADDITION THAT WILL ENCLOSE NEW GARAGE AND MASTER SUITE.
3. INSTALL FIXTURE, CABINETRY, AND WALLS TO CREATE NEW MUDROOM
4. FRAME WALLS, INSTALL FIXTURES, AND CABINETRY TO CREATE NEW LOCATION OF LAUNDRY ROOM. AND LARGER KITCHEN.
5. INSTALL AND FRAME WALLS TO CREATE NEW HALLWAY TO ADDITION ON THE SECOND FLOOR.
6. FRAME FLOOR OVER STAIRS TO CREATE NEW WALKWAY AND ENTRANCE TO OFFICE.
7. INSTALL NEW CONCRETE SLAB FOR EXTENDED DRIVEWAY AND FOUNDATION SLAB FOR GARAGE.
8. INSTALL CABINETRY FOR NEW KITCHEN ISLAND.
9. UPDATE CABINETS AND FIXTURES AS SPECIFIED BY OWNER..
10. REPLACE EXISTING W/ NEW FRONT ENTRY DOOR. STYLE AND COLOR AS SPECIFIED BY OWNER
11. REPLACE EXISTING W/ NEW SLIDING GLASS DOOR STYLE AND COLOR AS SPECIFIED BY OWNER.
12. REPLACE THE EXISTING ROOF

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Temple Hills, MD



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PROJECT NO: 3602278D

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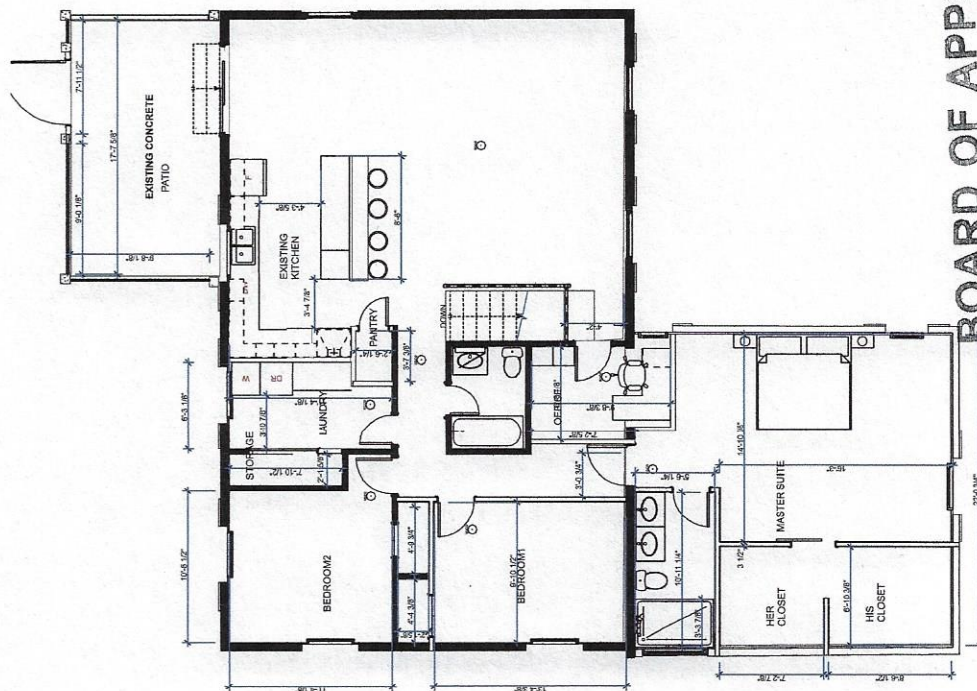
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First Floor Plan

A-102

SHEET 23 OF 37



BOARD OF APPEALS

Second Floor (3)

APPROVED
FEB 08 2023

(H) 5

ADMINISTRATOR

[illegible]

PLAN SPECIFIC KEYNOTES:

1. FRAME AND INSTALL INTERIOR WALLS AS SPECIFIED IN PLANS.
2. FRAME ALL EXTERIOR WALLS FOR 2 STORY ADDITION THAT WILL ENCLOSE NEW GARAGE AND MASTER SUITE.
3. INSTALL FUTURE CABINETS, AND WALLS TO CREATE NEW BUDROOM
4. FRAME WALLS, INSTALL FIXTURES, AND CABINETRY TO CREATE NEW LOCATION OF LAUNDRY ROOM. AND LARGER KITCHEN.
5. INSTALL AND FRAME WALLS TO CREATE NEW HALLWAY TO ADDITION ON THE SECOND FLOOR.
6. FRAME FLOOR OVER STAIRS TO CREATE NEW WALKWAY AND ENTRANCE TO OFFICE.
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9. UPDATE CABINETS AND FIXTURES AS SPECIFIED BY OWNER.
10. REPLACE EXISTING W/ NEW FRONT ENTRY DOOR. STYLE AND COLOR AS SPECIFIED BY OWNER.
11. REPLACE EXISTING W/ NEW SLIDING GLASS DOOR. STYLE AND COLOR AS SPECIFIED BY OWNER.
12. REPLACE EXISTING ROOF.

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CONSULTANTS

Quinton Worrell-Structural Engineer

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PARKWAY
GARAGE
ADDITION AND
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602 23rd Parkway
Temple Hills, MD



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PROJECT NO. 3602328D

PROJECT NO. _____
 MODEL FILE _____

DRAWN BY: B JeaRodl Gary, MFA in IAD

SHEET TWO B

Second Floor Plan

A-103

SHEET 24 OF 37

Alicia Steele
3602 23rd Parkway
Temple Hills, MD 20748
V-90-22

At the Board of Appeals hearing dated, January 25, 2023, members of the board requested a modification to the front elevation of the proposed addition to 3602 23rd Parkway. At that time, the board agreed to review these changes at the hearing dated, February 8, 2023.

Below you will find the requested modifications of the applicant's property for your review. The front elevation has been revised to include a brick facade on the bottom portion of the residence along with shutters and accent lights to add architectural appeal.

BOARD OF APPEALS

APPROVED FEB 08 2023

[Signature]
ADMINISTRATOR



Front Elevation

EXH. # 17
V-90-22