



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

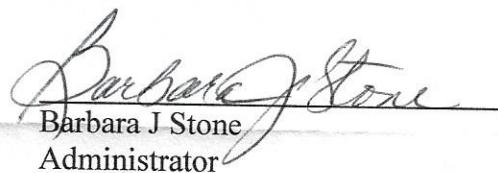
OF BOARD OF APPEALS

RE: Case No. V-16-20 Valerie Evans

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 23, 2020

CERTIFICATE OF SERVICE

This is to certify that on December 28th, 2020, 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: Valerie Evans

Appeal No.: V-16-20

Subject Property: Lot 1, Block Q, Hillcrest Heights Subdivision, being 2301 Foster Place, Temple Hills,
Prince George's County, Maryland

Witness: Charles Harris, Patio Enclosures

Heard and Decided: September 23, 2020

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, Petitioner requests that the Board approve variances from Ordinance 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. Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Petitioner proposes to validate an existing condition (side yard width) and obtain a building permit for proposed sunroom. Variances of 7 feet front yard depth, 1.5 feet side yard width and 6.1% net lot coverage are requested.

Evidence Presented

1. The property was subdivided in 1948, contains 6,252 square feet, is zoned R-55 (One-Family Detached Residential) and is improved with a single-family dwelling, covered front porch, driveway and shed. The dwelling was constructed in 1957. Exhibits (Exhs.) 2, 4, 7, 8 and 9 (A) thru (F).

2. The subject lot is a corner lot, with the dwelling facing the legal side yard. Exhs. 2 and 4.

3. Petitioner proposes to convert the existing 8' x 14' concrete patio into a proposed sunroom. A variance of 7 feet front yard depth is required because the front of the dwelling faces the legal side street (Foster Place). The legal front of the property abuts 23rd Parkway, where the existing patio will be enclosed. A side yard setback of 6.5 feet existed when the dwelling was initially constructed, requiring a variance of 1.5 feet from the current required 8-foot setback. The proposed sunroom will increase the existing coverage of lot coverage an additional 3.6%. A variance for lot coverage of 6.1% is, therefore, required. Exhs. 2, 3 (a) thru(c), 4, 5 (A) thru (G) and 9 (A) thru (F).

4. Charles Harris, contractor with Patio Enclosures, testified that an 8 x' 14' x 8' sunroom will be installed on the existing concrete foundation which will be used as an all-year-round room. The sunroom will be located on the legal front yard side of the house, given the configuration of the house on the corner lot. Exhs. 2 and 3 (a) thru (c)

5. Petitioner Valarie Evans, who purchased the property in 2014, testified that the sunroom is located 18 feet from 23rd Parkway, obviating any vehicular site line issues derived from 23rd Parkway. She stated that the sunroom is desired because their family has increased, including a nephew who is now residing in the home. Exhs. 2 and 3 (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

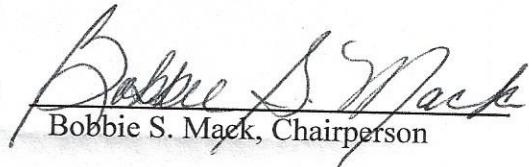
After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variance complies with the applicable standards set forth in Section 27-230, more specifically:

Due to the preexisting configuration of the dwelling on the corner lot, the need for additional square footage for additional family members 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 7 feet front yard depth, 1.5 feet side yard width and 6.1% net lot coverage in order to validate an existing condition (side yard width) and obtain a building permit for proposed sunroom on the property located at 2301 Foster Place, Temple Hills, Prince George's County, Maryland, be and is hereby APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exh. 2 and approved elevation plans, Exhs .3 (a) thru (c).

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 27-233(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

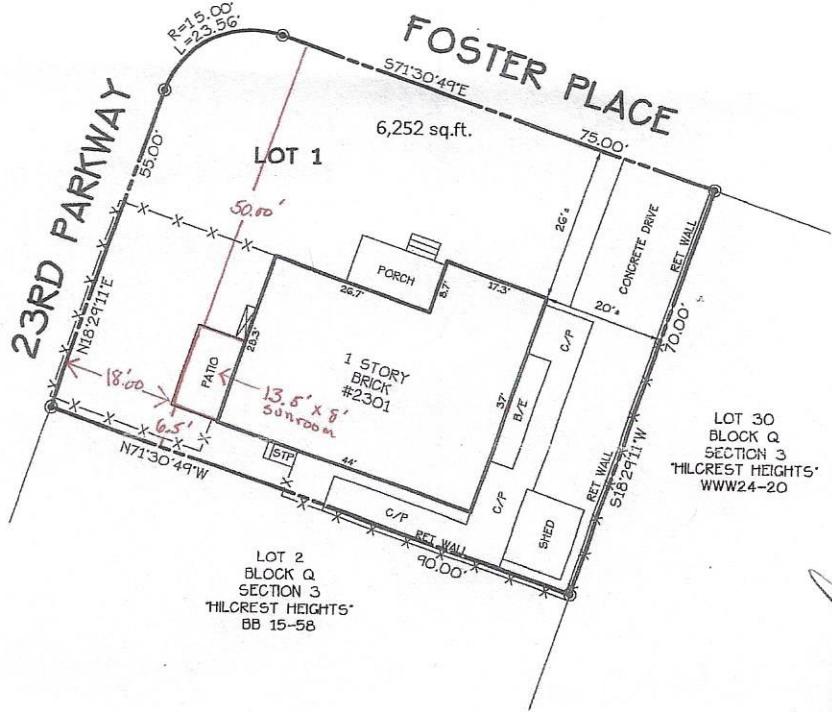
APPROVED SEP 23 2020

John Doe
ADMINISTRATOR

LOT 30
BLOCK Q
SECTION 3
"HILCREST HEIGHTS"
WWW24-20

SHEET 1 OF 2

This is a two page document and is not valid without both pages. See page two (or reverse) for Survey Notes.



I hereby certify that the improvements shown hereon, to the best of my professional knowledge and ability, have been located by a transit, tape or total-station survey.

GEORGE A. PARRISH IV PROP.LS#577 10/25/19
LICENSE EXPIRATION DATE 03/24/2021

2301 FOSTER PLACE BB 15-58

LOCATION DRAWING
LOT 1 BLOCK Q SECTION 3

HILLCREST HEIGHTS

SIXTH DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 20' OCTOBER 2019

PROJECT #58216
F/N: HILLCREST HEIGHTS-S3-BQ-L1



Established 1975
3140 WEST WARD ROAD SUITE 103
DUNKIRK, MARYLAND 20754
P: (410)286-9712 F: (410)286-9716

EXH. # 2
~~V-16-20~~

BOARD OF APPEALS

APPROVED SEP 23 2020

B. Stone
ADMINISTRATOR

SHEET 2 OF 2

Notes

1. This plat is of benefit to a consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for transfer of title or securing financing or refinancing.
4. The level of accuracy setback distances is within 3 feet ±.
5. No title research furnished to or done by this office.
6. The subject property falls in flood zone "X" as shown on the flood hazard map 24033C0230E dated 9/16/2016.
7. This plat shows the principal structure and significant structures (close to the apparent property lines) as required by Maryland law. However, additional internal structures may not be shown.
8. The licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 06 Minimum Standards of Practice.
9. The source of data, bearings, and/or coordinates used on this drawing are based on the record plat or deed referenced : BB 15-58

LEGEND

— X — X — X — X —	PROPERTY LINE
X — X — X — X —	FENCE
C/P	CONCRETE PAD
B/E	BASEMENT ENTRANCE
C/E	CRAWL SPACE ENTRANCE
STP	STOOP
PCH	PORCH
O/H	OVERHANG
GAZ	GAZEO
B-WAY	BREEZEWAY
P-WAY	PASSAGEWAY
BLC	BALCONY
BRL	BUILDING RESTRICTION LINE
BSL	BUILDING SETBACK LINE
BL	BUILDING LINE
SL	SETBACK LINE
W	WELL
S	SEPTIC

Advanced Surveys Services Include:

- Location Surveys
- Boundary Surveys
- ALTA Surveys
- Fence Stakeouts
- Landscaping Stakeouts
- Site Plans
- Subdivisions
- Flood Certifications
- As-Built Surveys
- and Much More!

Check out our website for information and regular specials:

www.AdvancedSurveysInc.com



Client Notes:

Client Case #

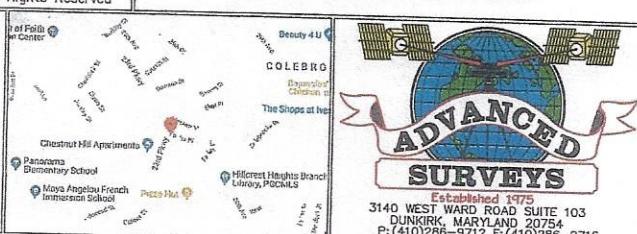
ATTENTION USER: SURVEY APPROVAL FORM
MUST BE ON FILE WITH ADVANCED SURVEYS
BEFORE THIS DOCUMENT CAN BE USED.

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Discount Coupon

This coupon is good for
\$100.00 OFF a boundary
survey for this property.
EXPIRES 6 MONTHS FROM THE DATE OF SURVEY

LOCATION DRAWING
LOT 1 BLOCK Q SECTION 3
HILLCREST HEIGHTS
SIXTH DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 20' OCTOBER 2019
PROJECT #58216
F/N: HILLCRESTHEIGHTS-S3-BQ-L1



Established 1975
3140 WEST WARD ROAD SUITE 103
DUNLAP, MARYLAND 20754
P: (410) 286-9712 F: (410) 286-9716



10 SECTION THROUGH 6' ROOF PANEL & BEAM

11 SECTION THROUGH 6' SUPER FOAM ROOF

12 PLAN VIEW OF MASTER FRAME JAMBS & AV. E.R.

**10 SECTION THROUGH 6" ROOF PANEL & L-BEAM
8 CONNECTION @ EXISTING WALL**

CHARLES & VALERIE EVANS
2301 FOSTER PLACE
TEMPLE HILLS, MD. 20748
JOB #40710

BOARD OF APPEALS

APPROVED SEP 23 2020

John
ADMINISTRATOR

PRINCE GEORGE'S COUNTY

BOARD OF APPEALS

APPROVED SEP 23 2020



B. Stone
ADMINISTRATOR
GREAT DAY IMPROVEMENTS, BALTIMORE
EVANS RESIDENCE

MINIMUM DESIGN LOADS: (PER 2015 IRC)
SUNROOM CATEGORY II (PER 2015 IRC R301.2.1.1)
& AAMA / INFEA / NSA 2100)

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SUNROOM CATEGORY II (PER 2015 IRC R301.2.1.1)
& AAMA / INFEA / NSA 2100)

DRAWING #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	FOUNDATION PLAN
5	FLOOR PLAN
6	ROOF PLAN
7	SYSTEM DETAILS
8	SYSTEM DETAILS

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

LIVE LOADS:

1. ROOF: 30 PSF
2. FLOOR: 40 PSF

NOTE: THIS ENCLOSURE IS NOT TO BE CONDITIONED
OR USED AS A PERMANENT LIVING AREA

NOTES:

1. ALL VIEW (CAB) ROOM; WHITE IN COLOR
2. CONSTRUCT ENCLOSURE ON EXISTING CONCRETE
3. NO HEAT BY GDI, ELECTRICAL BY GDI
4. ALL CONCRETE TO BE 3000 PSI MINIMUM
5. ROOM CONSIDERED AS NON-CONDITIONED SPACE,
EXEMPT FROM ENERGY EFFICIENCY REQUIREMENTS
(PER 2015IRC SECTION N102.1, NOTE 2)

PROFESSIONAL CERTIFICATION. I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 31585, EXPIRATION DATE: 7/18/21."

ALLOWABLE SOIL
PRESSURE CONSIDERED
(PRESUMPTIVE) = 1500 PSF

61-30-11

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CHARLES & VALERIE EVANS
2301 FOSTER PLACE
GD - BALTIMORE
801 MCGOWANICK DRME, SUITES D-4
GLEN BURNIE, MD 21061
410-760-1949
JOB #40710
LOCATION



DATE	12/13/19
SUR.	
DRAWN	
SCALE	1/4" = 1'-0"
FILED	
SHEET	1 OF 8