



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

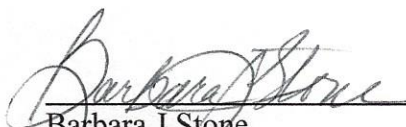
OF BOARD OF APPEALS

RE: Case No. V-45-20 Renaldo Bell

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: December 9, 2020

CERTIFICATE OF SERVICE

This is to certify that on February 22, 2021, 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: Renaldo Bell

Appeal No.: V-45-20

Subject Property: Lot17, Block B, Ritchie Run Subdivision, being 1703 Bradmore Drive, District Heights,
Prince George's County, Maryland

Witness: Carlos Cobarrubia

Heard and Decided: December 9, 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 a variance from Section 27-442(e)(Table IV) of the Zoning Ordinance which prescribes that each lot shall have a rear yard at least 20 feet in depth/width. Petitioner proposes to validate existing conditions (rear yard depth/width and lot coverage) and obtain a building permit for the construction of a sunroom onto the existing deck. A variance of 7 feet rear yard depth/width¹ and 3.1% net lot coverage is requested.

Evidence Presented

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

1. The property was subdivided in 1991, contains 5,384 square feet, is zoned R-55 (One-Family Detached Residential) and is improved with a single-family dwelling, driveway and deck.
2. The subject lot is square in shape, although the rear lot line does slant and is shorter on the west side than the east side of the lot. Exh 2.
3. Petitioner Renaldo Bell proposes to validate existing condition (lot coverage). Because the proposed sunroom will increase lot coverage, a variance of 3.1% for net lot coverage is requested.
4. Petitioner Bell stated that he would like to construct a sunroom which would be 18' x 15'. The deck will be to the right of the sunroom. The Petitioner explained that he does not have a front porch and would like to enjoy his backyard outdoor view, with his children and grandchildren, without weather concerns.
5. He opined that the sunroom would not out of character as many of his neighbors have sunrooms and decks. Exhs. 8 and 9.

¹ In V-102-04, a variance was already granted for a rear yard setback for the attached deck which is nearer to the rear line than the proposed sunroom. Therefore, the only variance currently required is for the 3.1% lot coverage, as noted on the site plan.

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.

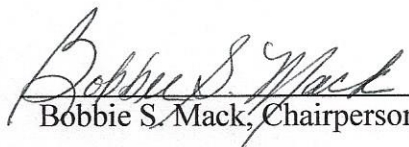

Findings of the Board

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 existing deck, which the board previously approved, to which the proposed sunroom will be built next to in the rear yard, Petitioner's desire to enjoy his family, children and grandchildren in the rear area outside of the weather 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 variance of 3.1% net lot coverage in order to validate existing conditions (lot coverage) and obtain a building permit for the construction of a sunroom onto existing expanded deck on the property located at 1703 Bradmore Drive, District Heights, 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 plan, Exh. 3.

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.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C. ANY SUCH IDENTIFICATION OF FLOOD ZONE IS CONFINED TO THE INFORMATION OBTAINED FROM THE FLOOD ZONE MAP. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE PURPOSES OF THE FLOOD ZONE MAP. THIS SURVEY IS NOT TO BE USED OR RELIED UPON BY A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTINGENTED TRANSFER, FINANCING OR REFINANCING OF ANY REAL ESTATE. FOR THIS DRAWING IS A "NOTICE REPORT" WAS FURNISHED. NO RECORD FOR THIS COMPANY. SAID PROPERTY SUBJECT TO THE REPAIR OF THE SECOND FLOOR BUILDING. RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN.

173 Bradmoore Dr, District Height's, MD. 20747

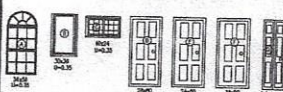
GENERAL NOTES

- [illegible]

DRAWING INDEX

- CS-1 COVER SHEET-
CODE ANALYSIS, INDEX
- A-1 PROPOSED FLOOR PLANS
- A-2 PROPOSED ELEVATIONS
- S-1 FOUNDATION FRAMING/SECTION

DOOR & WINDOW SCHEDULE



SYMBOLS AND ABBREVIATIONS

- [illegible]

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS											
DESIGN SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE			WINDEN DESIGN TEMP.	ICE SHEED ROOF LOADS REQUIRED	FLOOD HAZARD	AIR FT. INDEX	MEAN ANNUAL TEMP.	
			WEATHERING	FROST LINE TEMP.	TEMP.						
30 PSF	115 MPH	B	SEVERE	30 IN	WARMER TO HEAT	DECAT TO WARMER	12 F	YES	JULY 2, 1973	200	55°

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

USE	TIME LEAD
AIRCRAFT WEIGHT STORAGE	10
DECKS	62
CHANGEOVERS & HANDOVERS	200
BOARDS OTHER THAN SLEEPING BOARDS	40
STAFFS	40
SLEEPING BOARDS	30

INSULATION & FENESTRATION BY COMPONENT

CINQUE ZONE	FERTILIZATION R-FACTOR	SLAB FERTILIZATION DMC	CINQUE R-VALUE	WOOD FRAME WALL R-VALUE	JOINT WALL R-VALUE	SLAB R-VALUE DEPTH
4A	0.25	0.40	48	25 OR 12 + 3	13	10, 12 ft.

BRACING WALL PANEL NOTES

1. ADDS 10.4.2 CONTINUOUS SHEARING METHOD- BRACE WALL PANELS: CONTINUOUS SHEARING METHOD REQUIRE STRUCTURAL PANE. SHEARING TO BE USED ON ALL SHEARABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. PANEL SHALL BE A 4' HIGH, MAX. THICKNESS OF 3/8" FOR STUDS 16" O.C. MAX. A ROST OF 1/2" BRACE WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE METHOD SHOWN ON SCHEDULE.
2. PROVIDE 800 BS THE-DOWN DEVICE AT THE EDGE OF PANELS CLOSE TO THE CORNER OF THE FLOOR BEAMS.

SCOPE OF WORK

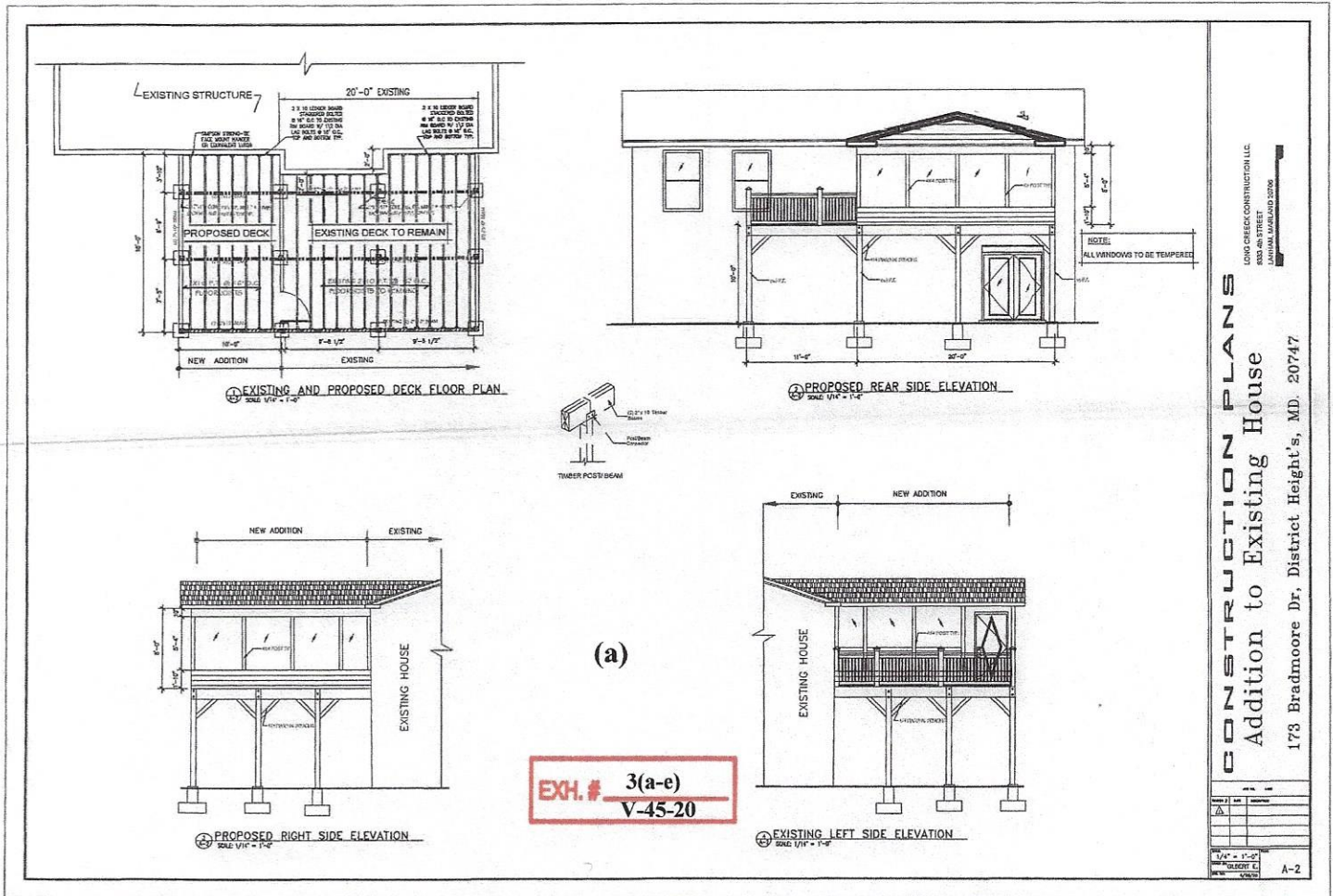
10'x18' ONE STORY ADDITION OVER EXISTING
DECK AND 10'x18 NEW DECK

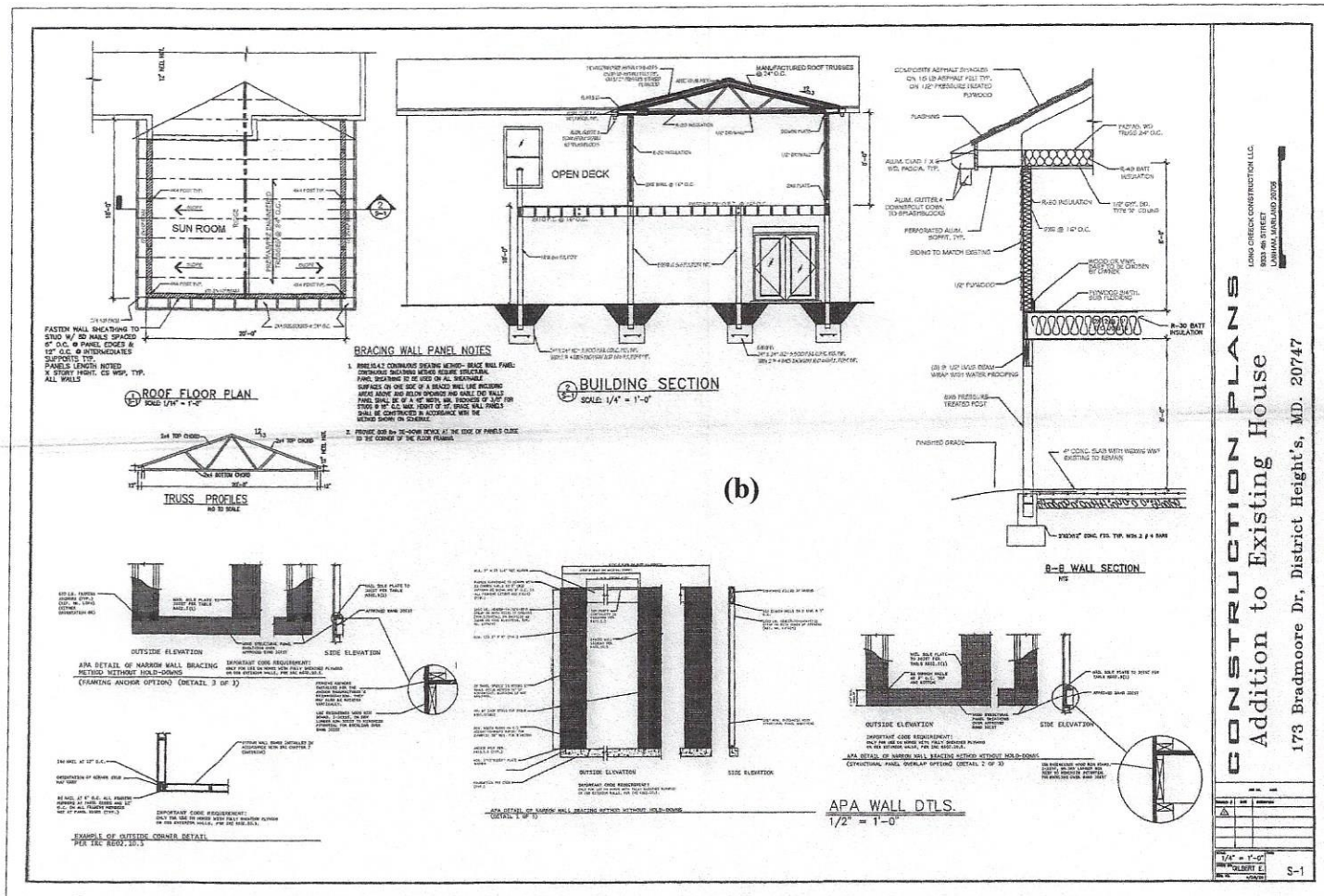
(e)

LONG CREECK CONSTRUCTION LLC.
9333 4th STREET
ANHAM, MARLAND 20706

COVER SHEET

CS-1

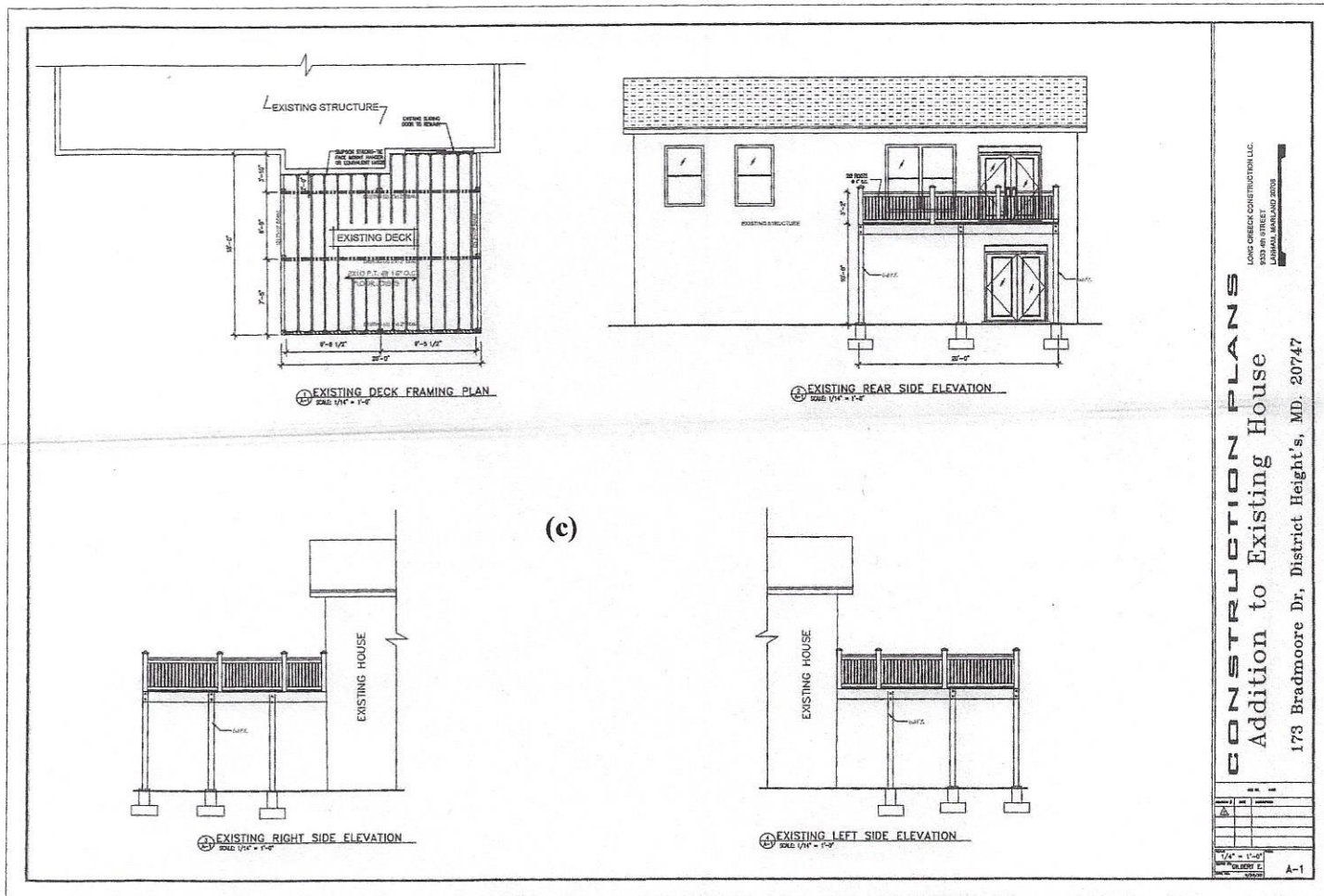




BOARD OF APPEALS

APPROVED DEC 09 2020

ADMINISTRATOR



BOARD OF APPEALS

APPROVED DEC 09 2020

[Signature]
ADMINISTRATOR