



# 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: Lot 17, 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/width<sup>1</sup> 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.

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<sup>1</sup> 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

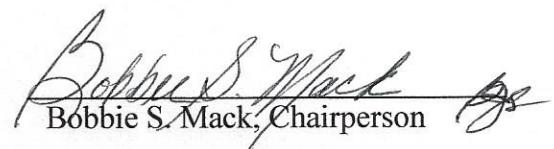
After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variance complies with the applicable standards set forth in Section 27-230, more specifically:

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* *BS*  
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.

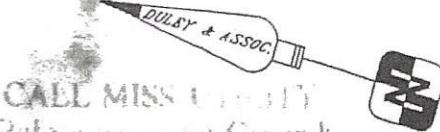
Further, Section 27-233(a) of the Prince George's County Code states:

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.

# FIELD COPY

Approved by  
Planning Commission  
Permit No. 13219-2005

APPROVED 4-29-05  
PERMIT # 13219-2005  
of 18x20 Deck & V-102-04



CALL MISS LINDA

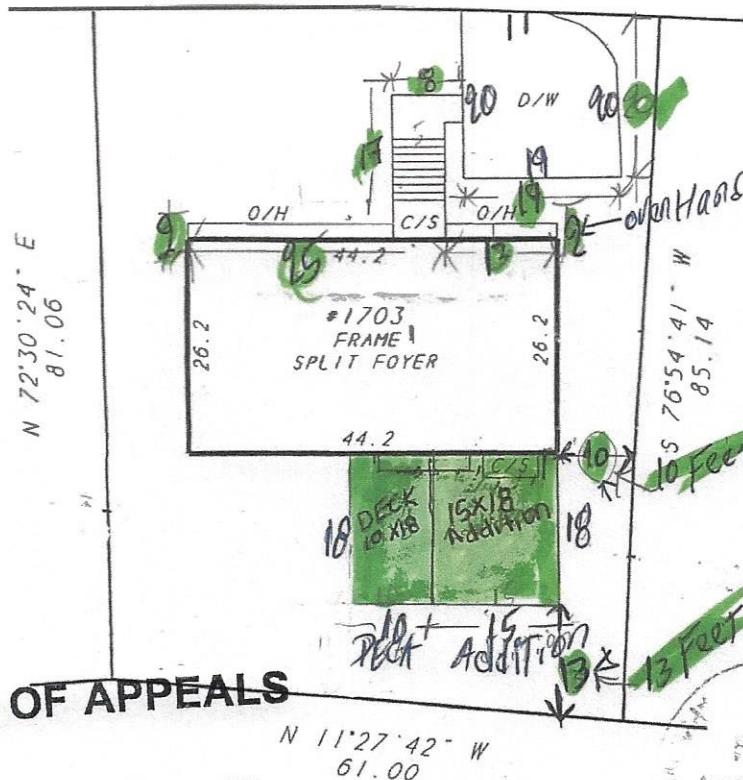
Before Excavation Commences

1-888-888-DULEY

To Locate All Underground Utilities

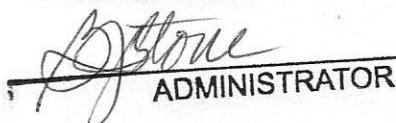
## BRADMOORE DRIVE

R - 875.00  
L - 67.27



## BOARD OF APPEALS

APPROVED DEC 09 2020

  
Administrator



EXH. # 2  
V-45-20

### LOCATION DRAWING OF:

#### #1703 BRADMOORE DRIVE

LOT 17 BLOCK B

PLAT ONE

RITCHIE RUN

PLAT BOOK 162 PAGE 4

PRINCE GEORGE'S COUNTY, MD

SCALE: 1"-20' DATE: 9-17-2003

A LAND SURVEYING AND DESIGN COMPANY



HOUSE LOCATION SURVEYS  
BOUNDARY SURVEYS - ALTA SURVEYS  
TOPOGRAPHIC SURVEYS - SITE PLANS

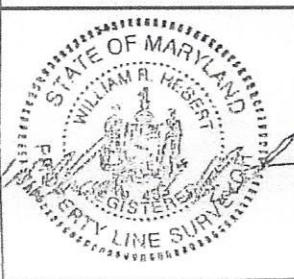
14604 ELM STREET  
UPPER MARLBORO, MD. 20772

PHONE: 301-888-1111  
PHONE: 1-888-88-DULEY

FAX: 301-888-1114  
FAX: 1-888-55-DULEY

### 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. A FLOOD CERTIFICATION IS RECOMMENDED TO DETERMINE THE EXACT FLOOD ELEVATION AND FLOOD ZONE. 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 TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAK AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. THE PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EXEMPTIONS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISPAIR OR MAY BE CONSIDERED 'TEMPORARY' MAY NOT BE SHOWN.



## House Addition

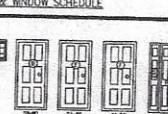
173 Bradmoore Dr, District Height's, MD. 20747

#### GENERAL NOTES

**DRAWING INDEX**

DRAWING INDEX		DOOR & WINDOW SCHEDULE					
CS-1	COVER SHEET- CODE ANALYSIS, INDEX						
A-1	PROPOSED FLOOR PLANS		①			W04 W42.25	
A-2	PROPOSED ELEVATIONS					10'-0"	10'-0"
S-1	FOUNDATION FRAMING/SECTION		W42.25 W42.25			20'-0"	20'-0"

DOOR & WINDOW COMPANY



#### SYMBOLS AND ABBREVIATIONS

#### BRACING WALL PANEL NOTES

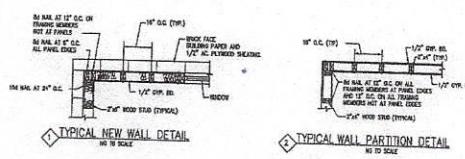
1. **ARM 4.2 CONTINUOUS SHEARING METHODS - GRACE WALL PANELS**  
CONTINUOUS SHEARING METHODS REQUIRE STRUCTURAL  
FACADE SHEARING TO BE DESIGNATED AS A  
STRUCTURAL SYSTEM.  
SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING  
AREAS ABOVE, BEHIND, DELTA OPENINGS AND CABLE END WALLS  
SHALL BE 1/4" IN THICKNESS AND ENDROPS OF 3/4" FOR  
STRUCTURES UP TO A HEIGHT OF 10'. BRACE WALL PANELS  
SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE  
METHOD SHOWN IN THE FIGURE.
2. PROVIDE 100% OF THE DESIGN STRENGTH AT THE EDGE OF PANELS CLOSE  
TO THE FAIRING OF THE WALL LINE.

**INSULATION & CONDENSATION ON ROOFING**

INSULATION & FENESTRATION BY COMPONENT						
TABLE F-1612 - 2015 IFC						
COMBINE ZONE	FENESTRATION U-FACTOR	CLAD FENESTRATION U-FACTOR	COOLING E-VALUE	WIND PRESSURE U-FACTOR	DRAIN E-VALUE	SEAS E-VALUE
44	0.33	0.40	.48	21.5 <sup>a</sup>	13	10, ST.

Table 1. Summary of the main characteristics of the four groups of patients.

			0.5	1	10.0



#### SCOPE OF WORK

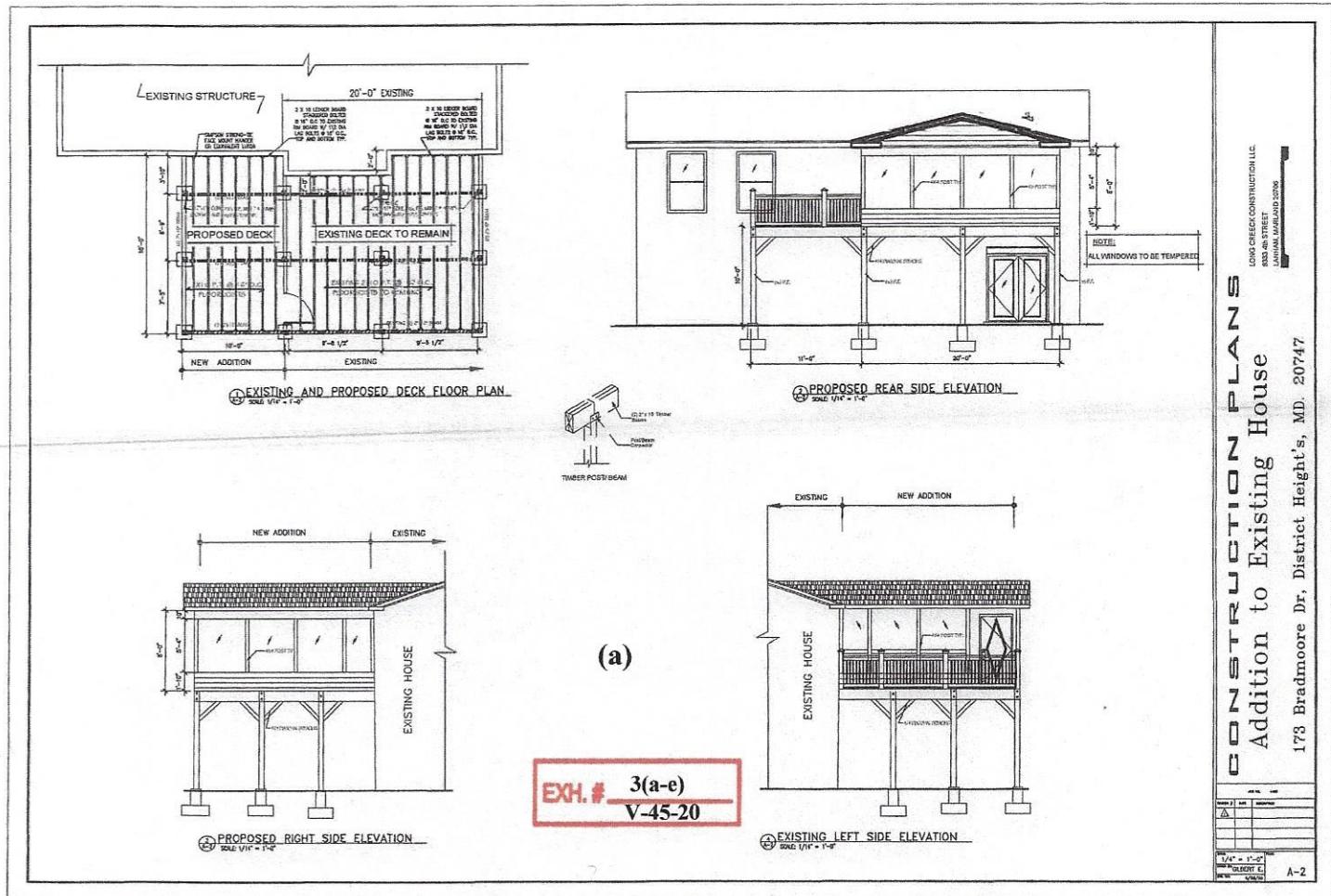
(e)

COVER SHEET

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CS-1

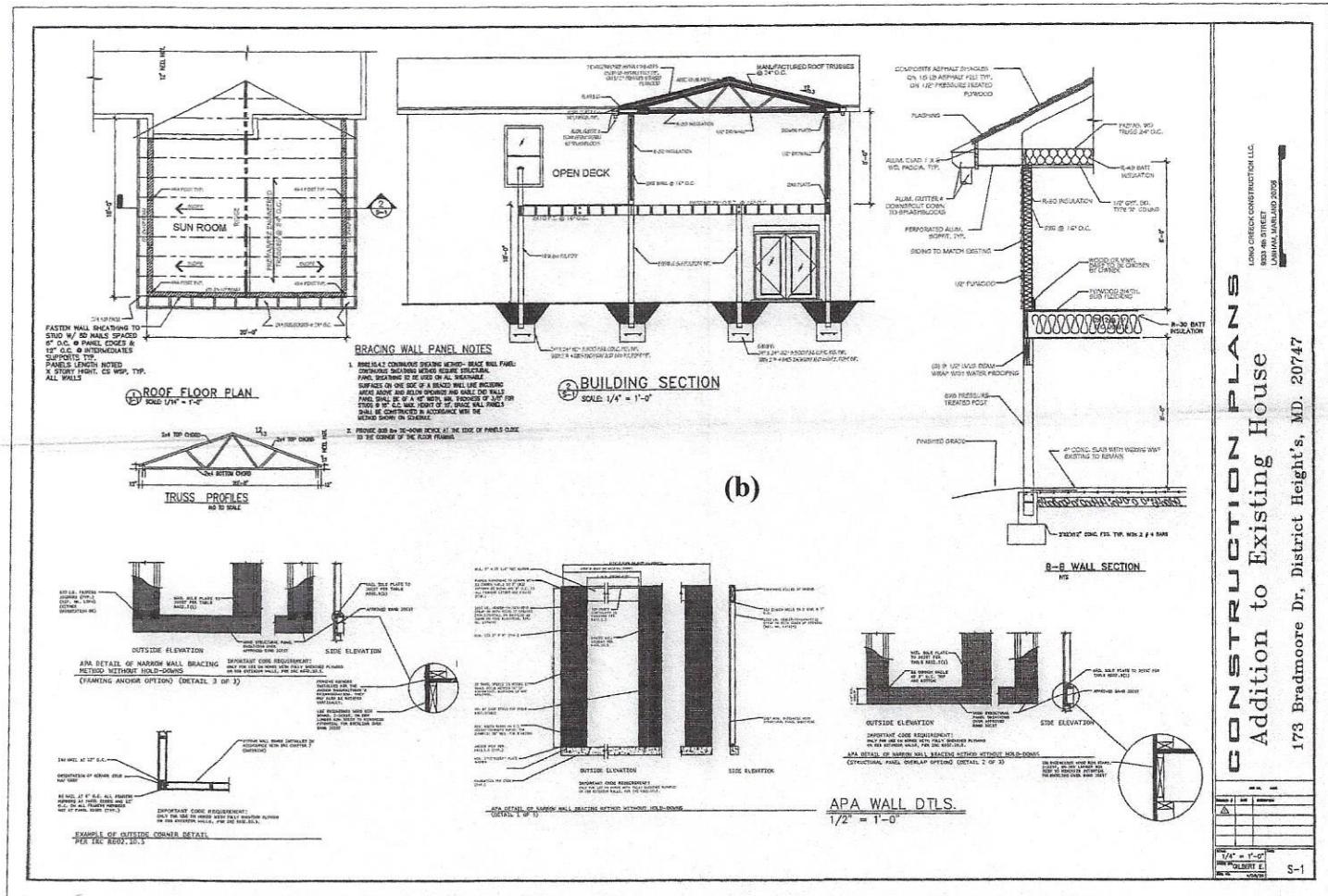
LONG CREEK CONSTRUCTION LLC  
9333 4th STREET  
LANCASTER, CA 93536



## BOARD OF APPEALS

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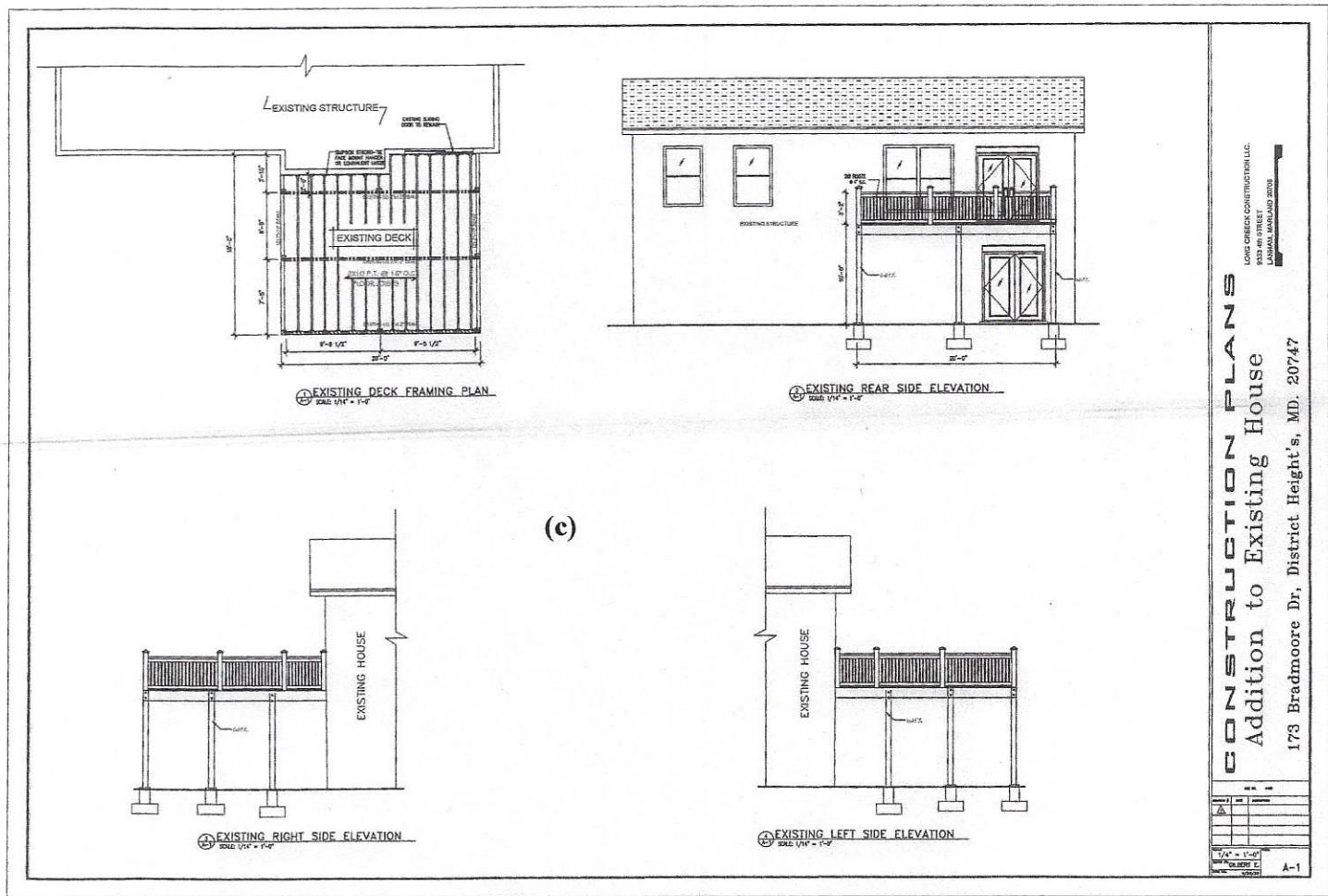
*Stone*  
ADMINISTRATOR



## BOARD OF APPEALS

APPROVED DEC 09 2020

## ADMINISTRATOR



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*B. Stone*  
ADMINISTRATOR