



# 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-156-19 Bradley Heard (Reconsideration)

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 9, 2020

## **CERTIFICATE OF SERVICE**

This is to certify that on November 9, 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: Bradley Heard

Appeal No.: V-156-19

Subject Property: Lot 34 and P/O Lot 33, King's Seat Pleasant, Subdivision, being 415 Zelma Avenue, Capitol Heights, Prince George's County, Maryland

Heard: February 5, 2020; Decided: September 9, 2020

Board Members Present and Voting: Bobbie S. Mack, Chairperson  
Albert C. Scott, Vice Chairman  
Anastasia T. Johnson, Member

**ORDER OF THE BOARD**  
**REQUEST FOR RECONSIDERATION**

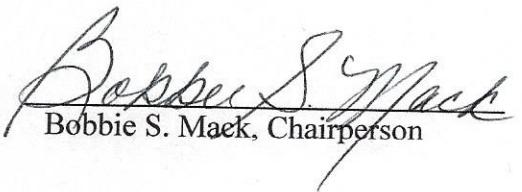
Request was made to the Board of Appeals, sitting as the Board of Zoning Appeals for Prince George's County, Maryland, for reconsideration of V-156-19 for a revised site plan on the property located at Lot 34 and P/O Lot 33, King's Seat Pleasant, Subdivision, being 415 Zelma Avenue, Capitol Heights, Prince George's County, Maryland.

A revised site plan, Exhibit (Exh. 19), was submitted to the Board by Petitioner on January 18, 2020, but was inadvertently omitted at the February 5, 2020 hearing. In the original decision, the Board approved net lot coverage of 7.8% based on the initial site plan. Exh. 19 had timely corrected, however, the net lot coverage to 9.3%.

After discussion by the members and consideration of the points raised in the request for reconsideration, the Board Resolved, unanimously, that the original variances of 8 feet front yard depth, 4 feet side yard width be REAFFIRMED, and the revision of 9.3% net lot coverage be APPROVED. Approval of all variances is contingent upon development in compliance with the approved revised site plan, Exh. 19 and previously approved elevation plan, Exh. 3.

BOARD OF ZONING APPEALS

By:

  
Bobbie S. Mack, Chairperson

LOT STAKE OUT AND  
HOUSE LOCATION SURVEY

## LOT 34 &amp; PART OF LOT 33

## KING'S SEAT PLEASANT

PLAT BOOK RNR 2 @ PLAT 34

18<sup>TH</sup> ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MD.

Alvina Jeanette B.  
Turner

L. 4999 F. 721

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