



# 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*

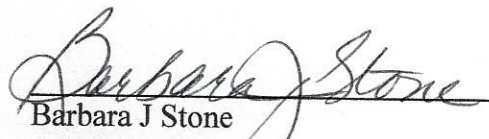
### *OF BOARD OF APPEALS*

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.

  
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**

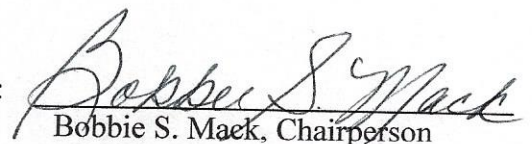
Request was made to the Board of Appeals, sitting as the Board of Zoning Appeals for Prince George's County, Maryland, for reconsideration of V-156-19 for a revised site **plan** on the property located at Lot 34 and P/O Lot 33, King's Seat Pleasant, Subdivision, being 415 Zelma Avenue, Capitol Heights,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

Scale 1" = 20'

Alvin & Jeanette B.  
Turner

L. 4999 F. 721

N 05° 30' W - 60.00

Holy Cross P B S Church, Inc. L. 11085 J. 134

• LOT 34

7,8002

- PART OF  
LOT 33.

Covered Back Porch  
Addition (30.25' x 12')

2-Story Rear Addition  
(30.25' x 24.25')

Shaded Area = Proposed 2-Car  
Garage (in part of existing basement)  
(Add'l building area: 5' x 24.25')

Additional Driveway  
Pavement - Garage  
Entrance (17' x 24.25')

Covered Front Porch  
Expansion (28' x 8')

1300.0 To  
Central Ave

ZELMA [50W] AVENUE

SURVEYOR'S CERTIFICATES:

I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit - tape survey and that unless otherwise shown, there are no visible encroachments.

DATE: 13<sup>th</sup> May 2014 W.L.M

I hereby certify that I have carefully surveyed the property as shown by this plat and property corners are in place as shown.

DATE: 1<sup>st</sup> May 2014 W.L. W.

**NOTE:** House location surveys do not include setting Iron Pipes on property corners.

NO TITLE REPORT FURNISHED  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS  
OF RECORD OR OTHERWISE.



W. L. MEEKINS, INC.

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FORESTVILLE, MD 20747  
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email : meekins.meekins@verizon.net  
web : www.meekins.net

**REGISTRATIONS**  
MD # 2134 & # 10833

DCLS # 900860

EXHIBIT

19