

*NOTICE OF FINAL DECISION*


*OF BOARD OF APPEALS*

RE: Case No. V-8-08 Thomas Anderson

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: February 13, 2008.

**CERTIFICATE OF SERVICE**

This is to certify that on March 6, 2008, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.

  
\_\_\_\_\_  
Anne F. Carter  
Administrator

cc: Petitioner  
Adjoining Property Owners  
DER, Building Code Official, Permit & Review Div.  
M-NCPPC, Permit Review Section  
Other Interested Parties

***BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND***  
***Sitting as the Board of Zoning Appeals***

Petitioner: Thomas Anderson

Appeal No.: V-8-08

Subject Property: Lot 24, Block B, Maplewood Subdivision, being 3756 Stonesboro Road, Fort Washington, Prince George's County, Maryland

Witness: Mike Grigsby

Heard and Decided: February 13, 2008

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(c)(Table II) of the Zoning Ordinance, which prescribes that not more than 25% of the net lot area shall be covered by buildings and off-street parking. Petitioner proposes to validate existing conditions and construct a one-story addition. A variance of 5.2% net lot coverage is requested.

Evidence Presented

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

1. The property was subdivided in 1967, contains 10,000 square feet, is zoned R-R (Rural Residential) and is improved with a single-family dwelling, attached carport, driveway and shed.
2. Petitioner would like to construct a 23.3' x 16' one-story addition on the rear of the existing dwelling. Since the allowed amount of net lot coverage is exceeded by existing development on the property, construction of the addition would cause that allowance to be further exceeded. A variance of 5.2% net lot coverage was requested in order to obtain a permit to construct the proposed addition.
3. Petitioner testified that approval of his request would allow him to enlarge his bedroom and closet.
4. Petitioner stated that a number of additions have been constructed on homes in the neighborhood, including an addition two houses down from his property. See Exhibit 5(G).

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.

