



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

WAYNE K. CURRY COUNTY ADMINISTRATION BUILDING, LARGO, MARYLAND 20774  
**TELEPHONE (301) 952-3220**

## *NOTICE OF FINAL DECISION*

### *OF BOARD OF APPEALS*

RE: Case No. V-68-23 Louis and Malika Loften

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: January 10, 2024.

## **CERTIFICATE OF SERVICE**

This is to certify that on February 15, 2024, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script, reading "Barbara J Stone", is written over a horizontal line.

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***

Date: January 16, 2024

Petitioner: Louise and Malikah Lofton

Appeal No.: V-68-23

Subject Property: Lot 143, Ole Longfield Subdivision, being 3419 Forestville Place, Forestville,  
Prince George's County, Maryland

Action by the Board: January 10, 2024

Board Members Present and Voting: Bobbie S. Mack, Chairperson

Carl Isler, Vice Chairman

Teia Hill, Member

Board Members Absent:

Renee Alston, Member

Anastasia T. Johnson, Member

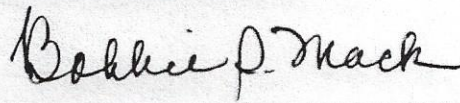
**ORDER OF THE BOARD**  
**REQUEST FOR RECONSIDERATION**

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-68-23 for a revised elevation plan on the property located at Lot 143, Ole Longfield Subdivision, being 3419 Forestville Place, Forestville, Prince George's County, Maryland.

A request for reconsideration and revised elevation plan was submitted to the Board by the Petitioner on December 6, 2023. The Petitioner has requested a reconsideration to revise the approved fence type from a 6-foot wood fence to a 6-foot white vinyl fence.

After discussion by the members and consideration of the points raised in the request for reconsideration, the Board RESOLVED, by majority vote, Ms. Alston, and Ms. Johnson absent, that the original variances of 15 feet lot width, 2 feet lot frontage, 0.5 feet right side yard width and a security exemption review for a fence 2 feet over the allowable height located in the front yard be REAFFIRMED. The BOARD FURTHER RESOLVED that the reconsideration to revise the fence type be hereby APPROVED. Approval of the variances is contingent upon development in compliance with the previously approved site plan, Exhibit. 2 and revised elevation plan, Exhibit 15 (B).

BOARD OF ZONING APPEALS

By:   
Bobbie S. Mack, Chairperson

Approved for Legal Sufficiency

By: Ellis Watson  
Ellis Watson, Esq.

cc: Petitioner  
M-NCPPC, Permit Review Section  
DER, Building Code Official, Permits & Review Div.

Signature: Ellis F. Watson  
Ellis F. Watson (Feb 5, 2024 14:23 EST)

Email: [efwatson@co.pg.md.us](mailto:efwatson@co.pg.md.us)



# BOARD OF APPEALS

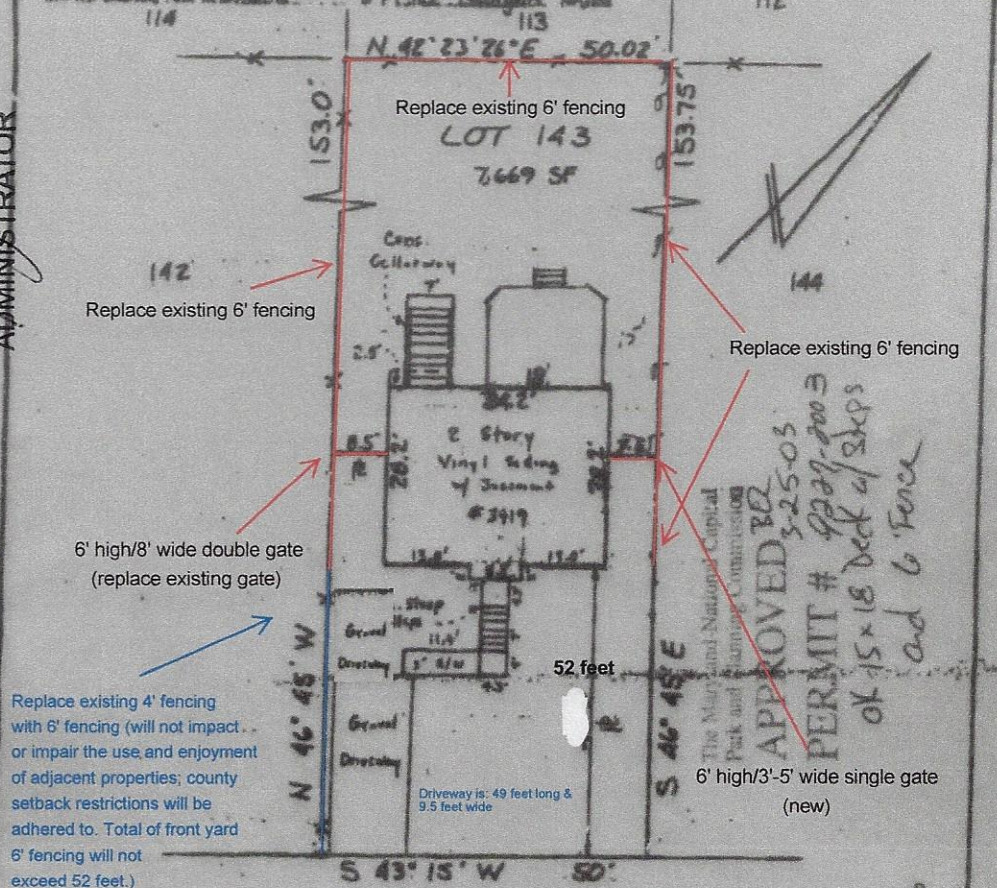
APPROVED JAN 10 2024

ADMINISTRATOR

## NOTES

- This plot is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owners of record and/or those who purchase, acquire, or otherwise the title therein within the limits of the plat shown, and as to them I warrant this house location survey.
- For title purposes only.
- No title report furnished as this plot, subject to all easements and rights of way of record.
- Property owners have not been notified of this survey. Property information was taken from best available records.
- This location plot is not to be used for the establishment of future or other lot boundaries. A boundary survey and lot adjustment would have to be performed to determine the location of all property lines as shown.
- The property shown herein is located within 7700 ... on sheet ... of the ...

Fencing Plans requiring Board of Appeals Approval



FORESTVILLE PLACE  
(Camp Springs Road)

1 - House Stakeout:  
Hit! Tack and Property Corners  
Set as shown. Cut! Fill etc to  
finished basement elevation.  
9-26-01

2 - Wall Check: Final  
Cuts 5-16-02

Drawn By: [Signature]  
Checked By: [Signature]  
Date: 10-2-01  
Scale: 1" = 20'  
Job No. 01-10  
Case No.



**SURVEYOR'S CERTIFICATE**  
I hereby certify that the position of all the existing improvements on the above described property has been carefully surveyed by me or directly under my supervision and that they are located as shown. THIS IS NOT A BOUNDARY SURVEY.  
10-2-01  
DATE  
[Signature]  
Gregory T. Spaulding  
Registered Professional  
Land Surveyor - No. 61006

**SURVEYS, INC.**  
LAND DEVELOPMENT - CONCRETE - PLANNING  
SURVEYING - PERMITS  
550 MAIN STREET  
LAUREL, MARYLAND 20707  
301-776-0561

**HOUSE LOCATION PLAT**  
3419 Forestville Place  
Lot 143 Block - Sec./plat -  
**"OLE LONGFIELD"**  
Spaulding (60) Election District  
Plat Book 60, Plat 60 Drawing  
Liber - Folio -  
5-924

EXHIBIT

2

V-68-23





## BOARD OF APPEALS

APPROVED JAN 10 2024

*[Signature]*  
ADMINISTRATOR

EXHIBIT

15 B

V-68-23