



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-92-23 Stephanie and Rosemary Matthews

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 7, 2024.

CERTIFICATE OF SERVICE

This is to certify that on April 4, 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

Petitioners: Stephanie and Rosemary Matthews

Appeal No. V-92-23

Subject Property: Lot 2, Block D, Camelot Subdivision, being 12311 Sir Lancelot Drive, Glenn Dale
Prince George's County, Maryland

Heard and Decided: February 7, 2024

Board Members Present and Voting: Bobbie S. Mack, Chairperson
Carl Isler, Vice Chairman
Renee Alston, Member
Teia Hill, 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 variances 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 27-3303 of the Zoning Ordinance, Petitioners request that the Board approve variances from Section 27-4202(c), which prescribes that each lot shall have a minimum net lot area of 20,000 square feet. Section 27-4202 (c)(1) prescribes that not more than 25% of the net lot area shall be covered by buildings and off-street parking. Petitioners propose to validate an existing condition (net lot area) and obtain a building permit for the proposed sunroom (16'-4 x 12') and open deck (8' x 10'). Variances of 10,000 square feet net lot area and 2.4% net lot coverage are requested.

Evidence Presented

The Board considered the following testimony and record evidence:

1. The property was subdivided in 1965 before the adoption of the Prince George's County Zoning Ordinance and contains 10,000 square feet, is zoned R-R (Rural Residential), and is improved with a single-family dwelling, driveway, and rear patio. Exhibits (Exhs.) 2, 4, 7, 8, and 9 (A) thru (F).

2. The subject property is rectangular in shape. There is not a homeowner's association. The property is not located within a municipality. Exhs. 2, 4, 7, 8, and 9 (A) thru (F).

3. Petitioners propose to validate an existing condition (net lot area) and obtain a building permit for the proposed sunroom (16'-4 x 12') and open deck (8' x 10'). Variances of 10,000 square feet net lot area and 2.4% net lot coverage are requested. Exhs. 2, 3 (A) thru (C) and 5 (A) thru (F).

4. Stephanie Mathews testified that they wished to get a sunroom and a deck added to their home. Currently, they have a wood balcony that has deteriorated and is unsafe. The wood is rotted, and the rail is not up to current Prince George's County Code Regulations. The rails are too wide where a child could fall through, and the rail is also not high enough. They wish to add on a sunroom to remedy the safety issues, and to add a room. They are advanced in age and want to ensure that their space is safe and usable. There is a sliding glass door that currently accesses the balcony. They have not been able to use the balcony for ten (10) years or more. They have now in position to rectify the dry-rotted balcony. They have lived in the residence for twenty-one (21) years. The new deck will have stairs with a landing that will lead to the ground. Exhs. 2, 3 (A) thru (C) and 5 (A) thru (F).

5. She further stated that her neighbors have a sunroom, and the other neighbor has a deck. Their proposal is actually smaller than the existing neighbor's deck and sunroom. This request would be in character with the neighborhood. She does have small grandchildren (ages 5 and 7). The balcony is not safe for adults, much less children, and this portion of their property has been rendered unusable. The current deck is currently on the 1st floor, so it is high off the ground and there is concrete under the balcony. Exhs. 2, 3 (A) thru (C) and 5 (A) thru (F).

6. Board Member Isler questioned the topography of the property. Ms. Mathews noted that the backyard is flat.

7. Madam Chair questioned the location of the proposed deck and sunroom. Ms. Mathew stated that it would be located behind the main portion of the house to the left. In photo (Exh. 9 (E)), you can see where the existing balcony with a sliding door and basement sliding door are; this is where the new sunroom and deck will be located. There were several trees that were rotten and had to be removed. So, no further trees need to be removed. Exhs. 2, 3 (A) thru (C) and 5 (A) thru (F).

Applicable Code Section and Authority

The Board is authorized to grant the requested variances if it finds that the following provisions of Section 27-3613(d) of the Prince George's County Zoning Ordinance are satisfied:

(d) General Variance Decision Standards

A variance may only be granted when the review board or official, as appropriate, finds that:

- (1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features).
- (2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property.
- (3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions.
- (4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the General Plan or any Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property.
- (5) Such variance will not substantially impair the use and enjoyment of adjacent properties; and
- (6) A variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

Findings of the Board

After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variances comply with the applicable standards set forth in Section 27-3613(d), more specifically:

Due to the need to repair an unsafe rotting balcony, the inability to use the doors for over ten (10) years 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 for the owners of the property. The Petitioner's property was

subdivided in 1965 before the Prince George Zoning Ordinance was adopted. Established communities throughout Prince George's County contained lots there were similarly small and narrow. Additionally, the size of the lots makes improving these lots difficult under the current County's zoning standards. Additionally, this peculiarity would impact the ability of the Petitioner to upgrade their dilapidated balcony to a safe and usable condition if the strict application of the Prince George's County Zoning Ordinance was applied. The neighbors have similar sunrooms and decks so the Petitioner's request would not substantially impair the use and enjoyment of adjacent properties. Lastly, the practical difficulty was not self-inflicted as the Petitioner is attempting to upgrade the safety conditions of this portion of their property.

BE IT THEREFORE RESOLVED, unanimously, that Variances of 10,000 square feet net lot area and 2.4% net lot coverage order to validate an existing condition (net lot area) and obtain a building permit for the proposed sunroom (16'-4 x 12') and open deck (8' x 10') on the property located at 12311 Sir Lancelot Drive, Glenn Dale, Prince George's County, Maryland, be and are hereby APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 2 (A) thru (C).

BOARD OF ZONING APPEALS

By: 
Bobbie S. Mack, Chairperson

Approved for Legal Sufficiency

By: 
Ellis Watson (Apr 4, 2024 14:21 EDT)
Ellis Watson, Esq.

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 27-3613 (c)(10)(B) of the Prince George's County Code states:

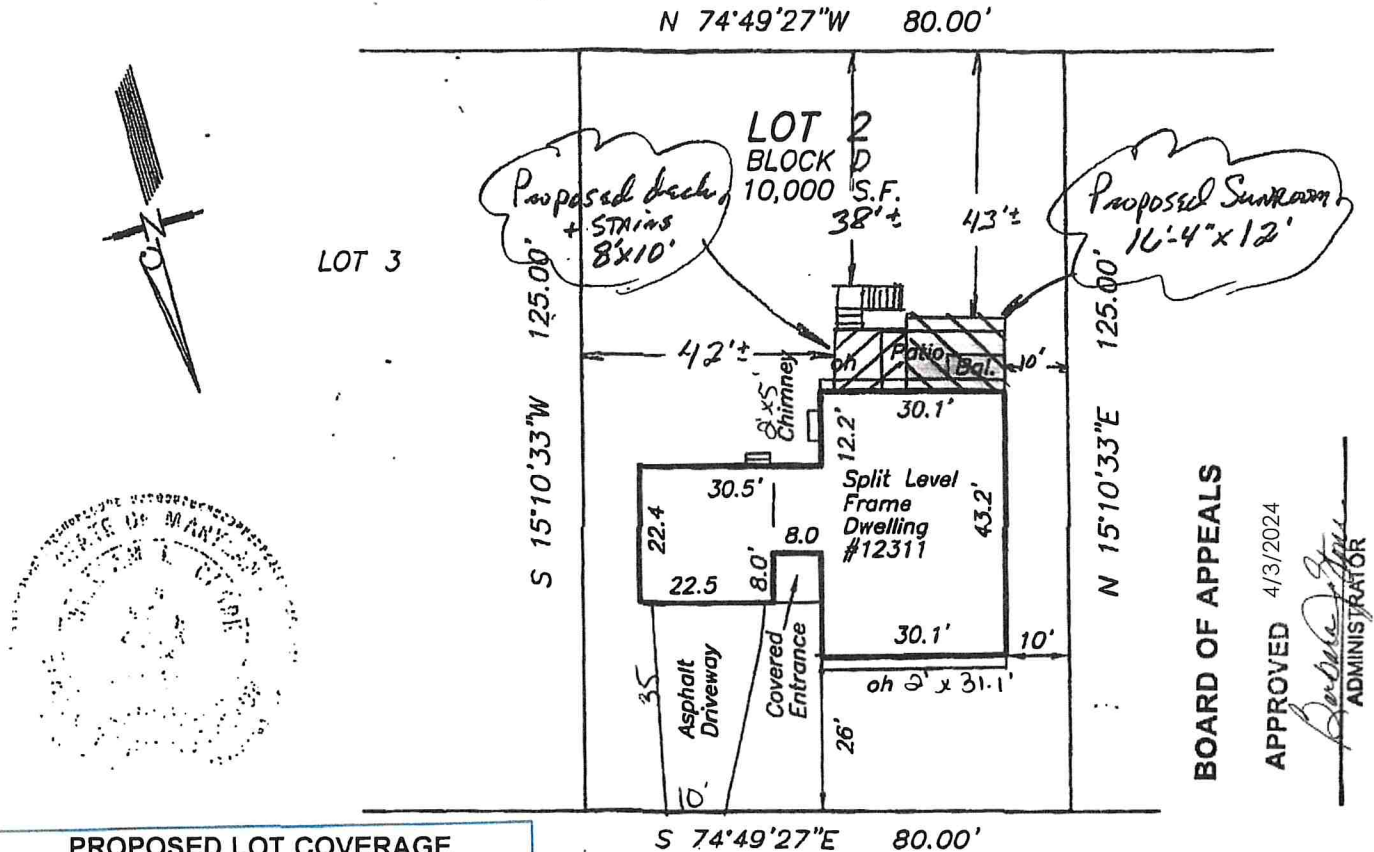
A decision of the Board, permitting the erection of a building or structure, shall not be valid for more than two (2) years, unless a building permit for the erection is obtained within this period and the construction is started and proceeds to completion in accordance with the terms of the decision and the permit.

LOCATION DRAWING

LOT 2 BLOCK D
SECTION ONE
CAMELOT

PRINCE GEORGE'S COUNTY, MARYLAND

CASE NO.: M51519
03B1385H



PROPOSED LOT COVERAGE
Lot size = 10,000 square feet
House = 2,043.72 square feet
Driveway = 501.75 square feet
Sunroom = 195.96 square feet
Total lot coverage = 2,740.68 square feet
or 27.4 percent

NO LOT CORNERS FOUND.

-x-x-x-

Denotes Fences (See Note 4 & 5)

PLAT BOOK: WWW 57 PLAT: 37

ATTENTION USER: SURVEY ORDER FORM MUST BE ON FILE WITH BELTWAY SURVEYS BEFORE THIS DOCUMENT CAN BE USED.

BOARD OF APPEALS

APPROVED 4/3/2024

ADMINISTRATOR

SIR LANCELOT DRIVE
60' WIDE

EXH. #

2

V-92-23

CERTIFICATION

I HEREBY CERTIFY THAT THE LOCATION OF THE SIGNIFICANT IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ARE AS SHOWN. THIS HOUSE LOCATION IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, GARAGE, BUILDING, OR OTHER EXISTING OR FUTURE 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 LOCATION IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR IT'S AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.

SCALE: 1" = 30' DATE: JULY 2, 2003 DRAWN: JS

BELTWAY SURVEYS

ENGINEERS, PLANNERS & SURVEYORS
5627 ALLENTOWN ROAD, SUITE 104
SUITLAND, MARYLAND 20746
TELEPHONE: (301)899-3440

NOTES

- (1) ACCURACY OF SURVEY +/- 1'
- (2) NO TITLE REPORT WAS FURNISHED.
- (3) PROPERTY CORNERS WERE NOT SET.
- (4) FENCES SHOWN MAY MEANDER.
- (5) PROPERTY CORNERS NEED TO BE SET TO DETERMINE EXACT LOCATION OF FENCES, WALLS, SHEDS OR DR

A B C D E F G H I J K



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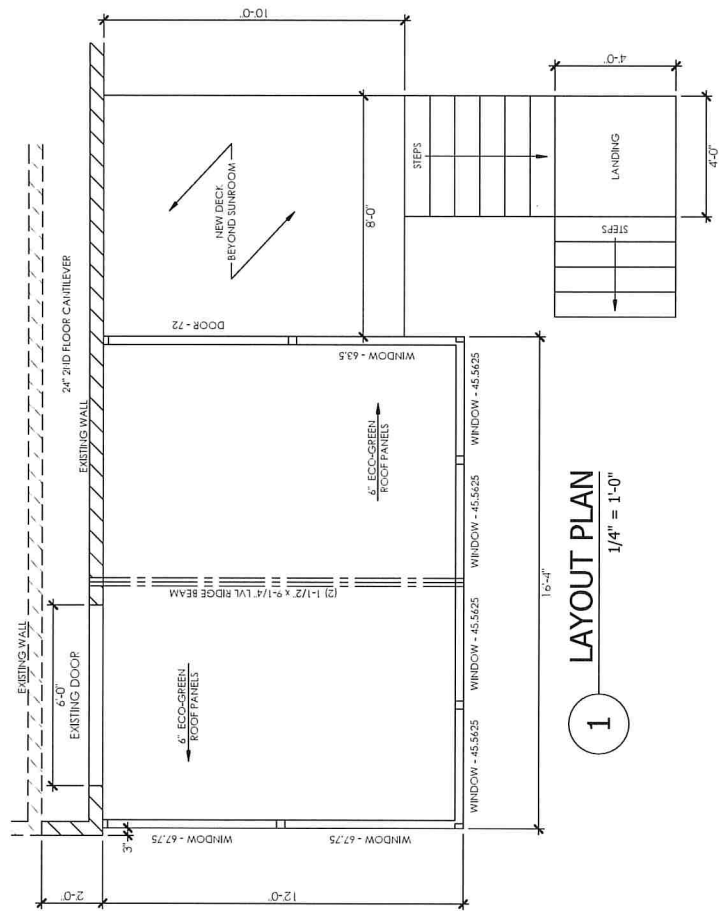
MATTHEWS RESIDENCE
12311 SIR LANCELOT DRIVE
GLEN DALE, MD 20769

DATE: 8/23/2024	REVISIONS:
REV 1: 8/23/2024	
REV 2: 8/23/2024	
REV 3: 8/23/2024	
CHECKED: J. SMITH	
DRAWN: J. SMITH	
LIVINGSPACE NO.: 232342	
SHEET TITLE: LAYOUT PLAN	
SHEET: 1.1	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland.
License No. 33518, Expiration Date: 09/20/24

EXH. # 3(A-C)
V-92-23



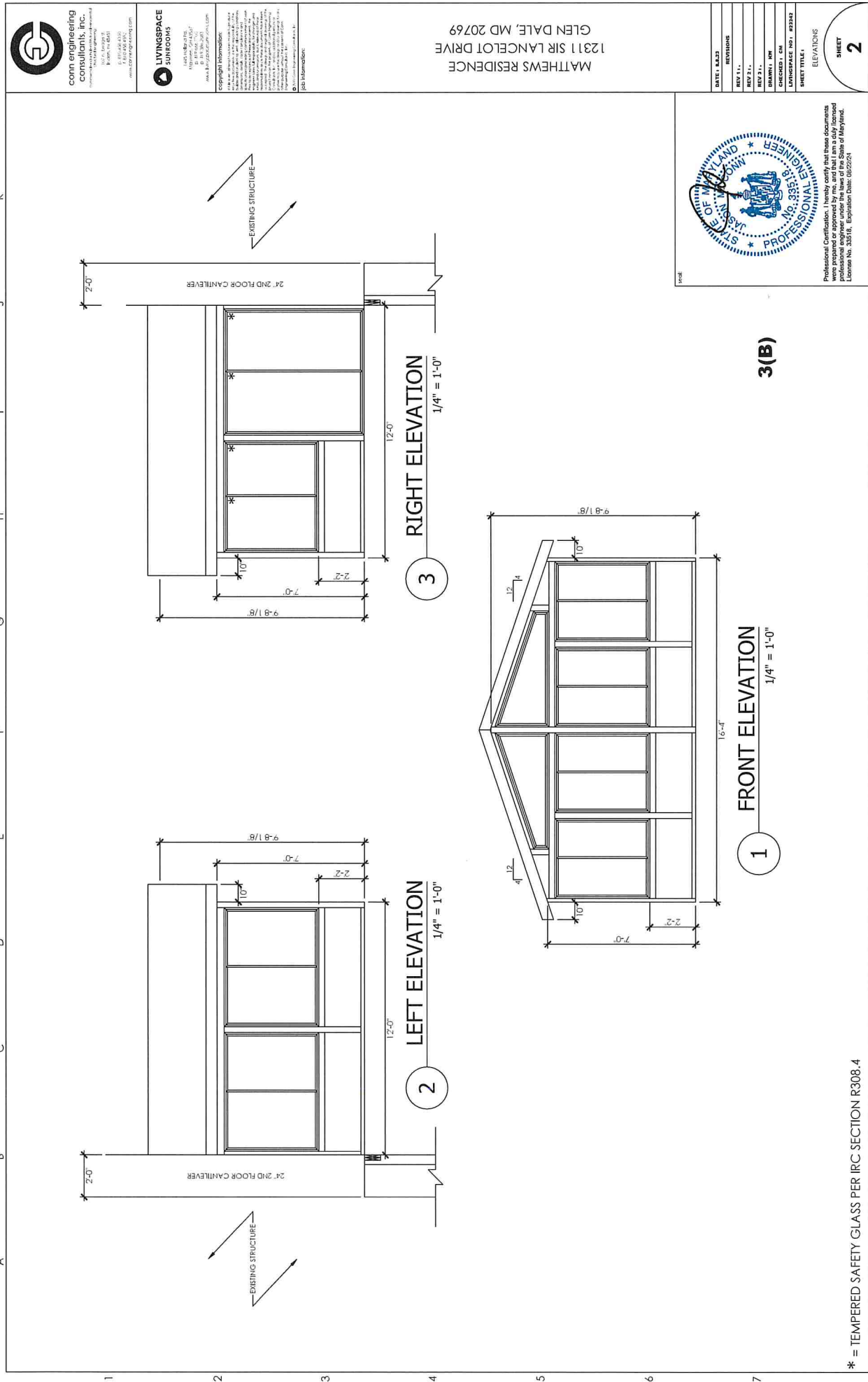
1 LAYOUT PLAN
1/4" = 1'-0"


3(A)

BOARD OF APPEALS
APPROVED 4/3/2024


ADMINISTRATOR

A B C D E F G H I J K





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Job Information
Project Name: MATTHEWS RESIDENCE
Address: 12311 SIR LANCELOT DRIVE
City: GLEN DALE, MD 20769

DATE	REVISIONS
REV 1	
REV 2	
REV 3	

DRAWN: J. SMITH
CHECKED: J. SMITH
LIVINGSPACE NO.: 002142
SHEET TITLE: ELEVATIONS

2
SHEET



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland. License No. 33518, Expiration Date: 08/22/24.

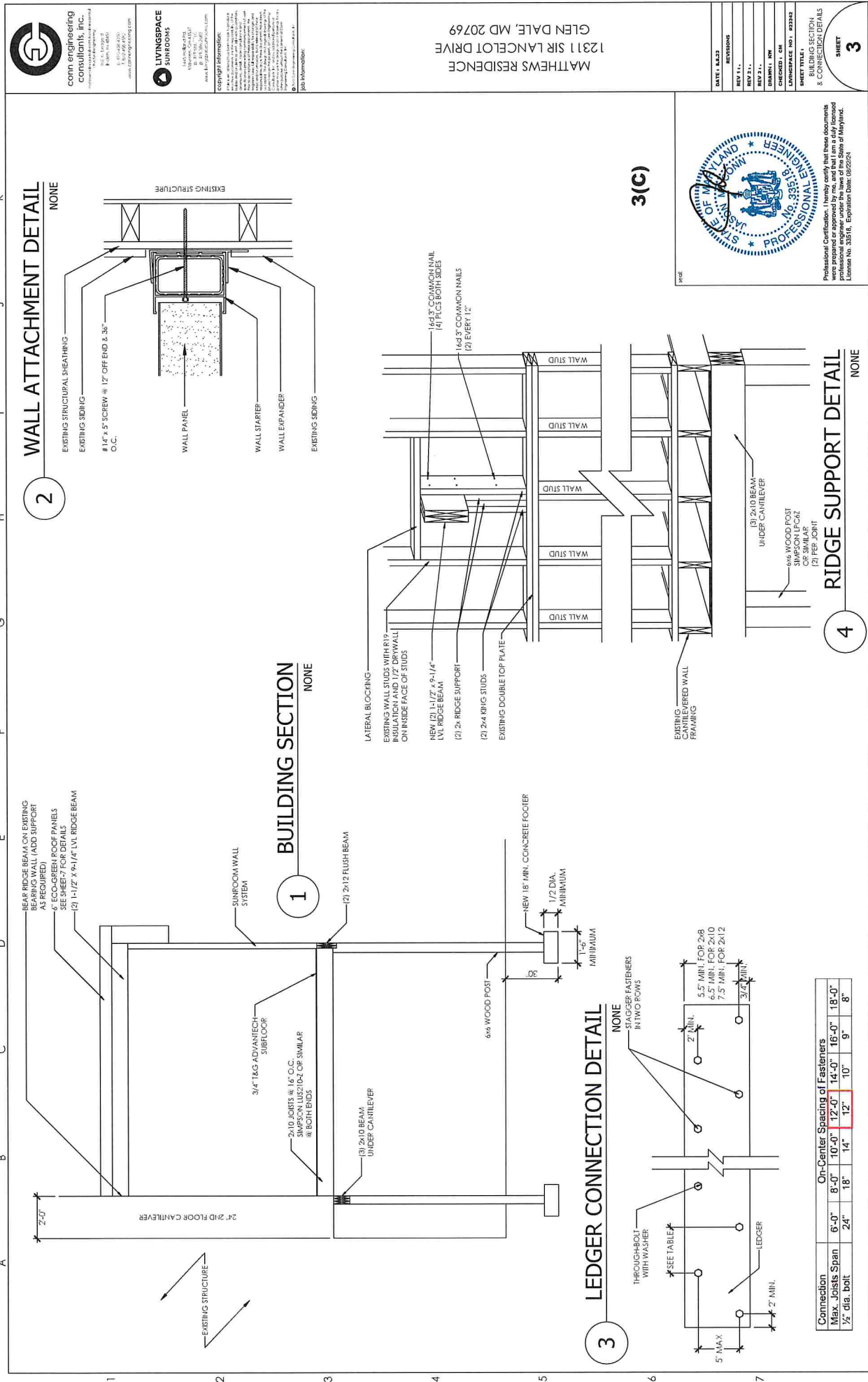
3(B)

1 FRONT ELEVATION
1/4" = 1'-0"

2 LEFT ELEVATION
1/4" = 1'-0"

3 RIGHT ELEVATION
1/4" = 1'-0"

* = TEMPERED SAFETY GLASS PER IRC SECTION R308.4



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Job Information

MATTHEWS RESIDENCE
12311 SIR LANCELOT DRIVE
GLEN DALE, MD 20769

DATE: 10-23-2023

REVISIONS

REV 1: 10-23-2023

REV 2: 10-23-2023

REV 3: 10-23-2023

CHECKED: CM

LIVINGSPEC NO.: 032182

SHEET TITLE: BUILDING SECTION & CONNECTION DETAILS

SHEET 3

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland. License No. 33516, Expiration Date: 08/22/24.

STATE OF MARYLAND
JAMES B. JONES
No. 33516
PROFESSIONAL ENGINEER