



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

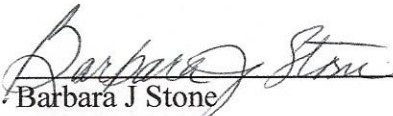
OF BOARD OF APPEALS

RE: Case No. V-51-21 Hayder Qaadri and Humaira Syed

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: June 23, 2021.

CERTIFICATE OF SERVICE

This is to certify that on 9/16/2021, 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

Petitioners: Hayder and Atiya Qaadri and Humaira Syed

Appeal No.: V-51-21

Subject Property: Lot 12, Block B, Greenspring Subdivision, being 9509 Greenspring Court, Lanham, Prince George's County, Maryland

Heard and Decided: June 23, 2021

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 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 27-229 of the Zoning Ordinance, Petitioners request that the Board approve a variance from Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Petitioner proposed to validate an existing condition (net lot coverage) and obtain a building permit to convert an existing open deck to an enclosed screen porch. A variance of 6% net lot coverage is requested.

Evidence Presented

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

1. The property was subdivided in 1983, contains 10,053 square feet, is zoned R-80 (One-Family Detached Residential) and is improved with a single-family dwelling, driveway, screened porch and open deck. Exhibits (Exhs.) 2, 4, 9, 10 and 11 (A) thru (F).
2. The property is an odd-shaped lot located on a cul-de-sac. Exhs. 2, 4 and 11(A) thru (F).
3. Petitioners proposed to validate an existing condition (net lot coverage) and obtain a building permit to convert an existing open deck to an enclosed screen porch. The maximum allowable net lot coverage of 30% is already exceeded by existing construction by 4%. Adding the proposed screen porch will increase that lot coverage by an additional 2%. Therefore, a net lot variance of 6% is required. Exhs. 2, 3 (a) thru (d), 4 and 11(A) thru (F).
4. Petitioner Hayder Qaadri testified that in 2012 the 18' x 20' deck was built in the rear of the home, with half the deck covered with screening and the other half left as an open deck. With their son being handicapped, using a walker, the additional screened area would allow additional mobility and space for his walker. Exhs. 2, 3 (a) thru (d), 4 and 11(A) thru (F).
5. Petitioner submitted four letters from neighbors in support of the proposed construction and the variance. Exh. 16.
6. Greenspring Homeowners Association has no objection to the requested variance for the screened porch. Exh. 17.

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.

Findings of the Board

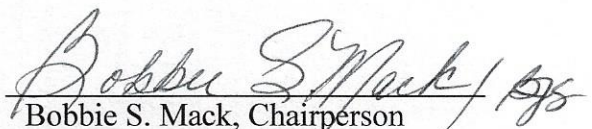
After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variances complies with the applicable standards set forth in Section 27-230, more specifically:

Due to the unusual shape of the lot, the screened porch being constructed over an existing deck, the Petitioner's son being handicapped and requiring additional outdoor space for handicapped mobility equipment, the slight size of the net lot coverage increase 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 upon the owners of the property.

BE IT THEREFORE RESOLVED, unanimously, that a variance of 6% net lot coverage in order to validate an existing condition (net lot coverage) and obtain a building permit to convert an existing open deck to an enclosed screen porch on the property located at 9509 Greenspring Court, Lanham, Prince George's County, Maryland, be and are hereby APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (d).

BOARD OF ZONING APPEALS

By:


Bobbie S. Mack, ChairpersonNOTICE

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.

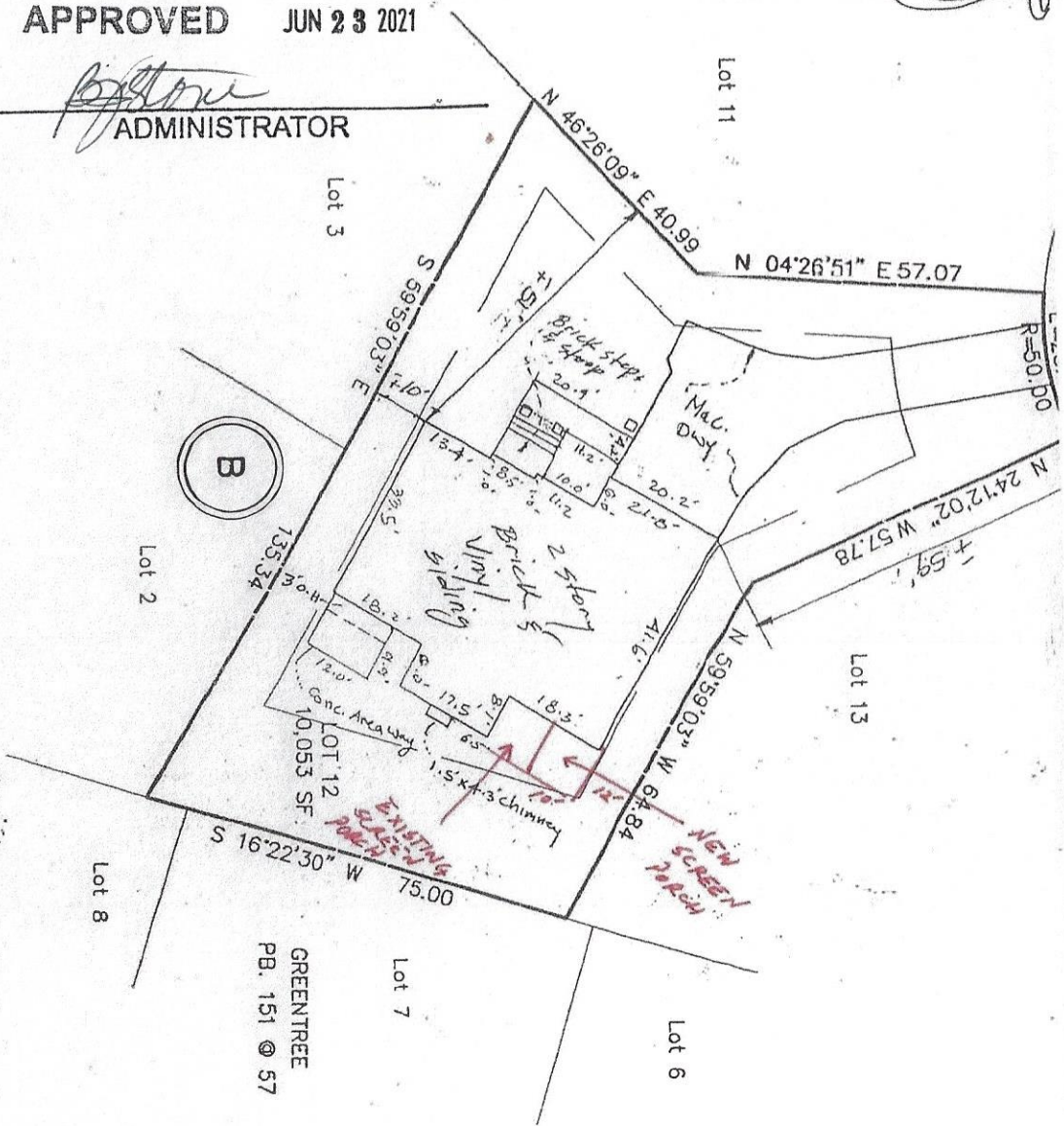
Further, Section 27-233(a) of the Prince George's County Code states:

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.

BOARD OF APPEALS

APPROVED JUN 23 2021

ADMINISTRATOR



Drawn by: MBS
 Checked by: ZS
 Date: 10-13-08
 Scale: 1"=30'
 Job No: 06-12

APPLIED CIVIL ENGINEERING
 INC.

ENGINEERING * PLANNING * SURVEYING
 AND DEVELOPMENT * PERMIT PROCESSING

8470 Annapolis Road, Suite 414
 Lanham, Maryland 20706
 Tel.(301) 458-5882
 Fax.(301) 458-5874

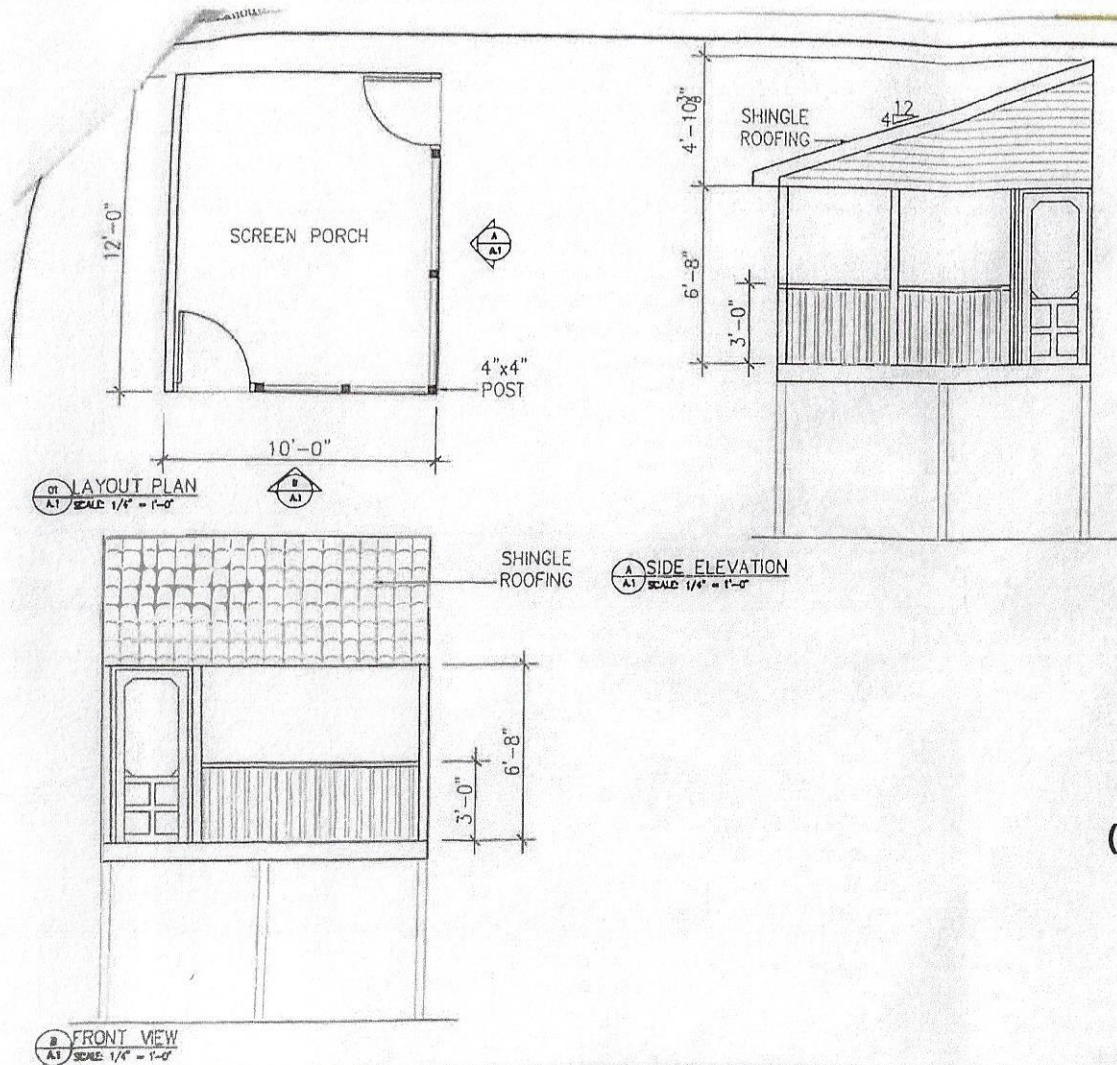
HOUSE LOCATION PLAT
 GREENSPRING COURT

GREENSPRING

Lot 12, Block B, Sec./Plat
 14TH PRINCE GEORGE'S Election District
 Plat Book 130, Plat 24, County, Maryland
 Liber Drawing # 06-12-12B

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.
 DATE 10/13/08
 [Signature]
 [Stamp: PROFESSIONAL LAND SURVEYOR NO. 21505]

EXH. # 2
 V-51-21



BOARD OF APPEALS

APPROVED JUN 23 2021

ADMINISTRATOR

(a)

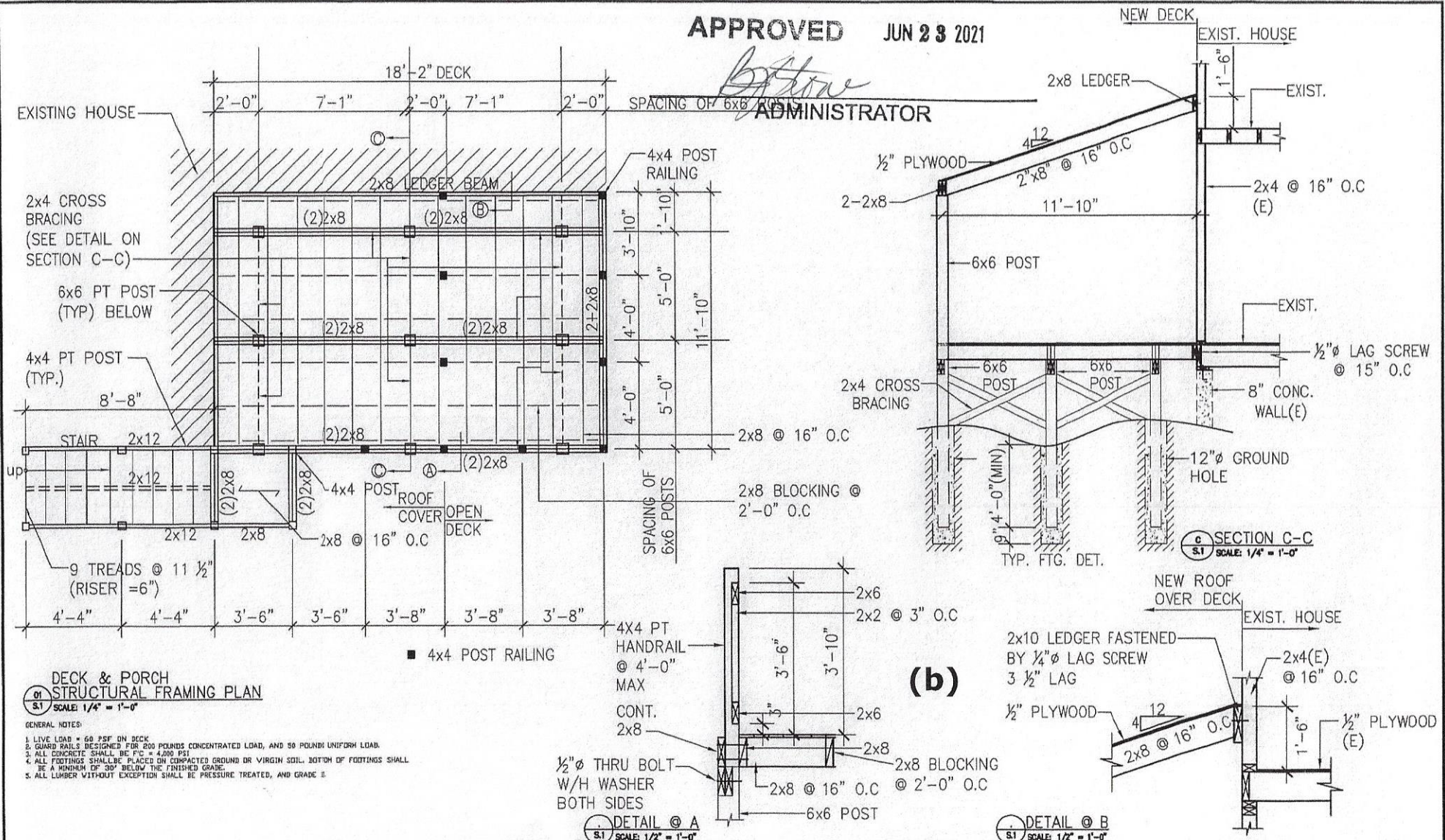
EXH. # 3(a-d)
V-51-21



DRAWING BY: B.D.S DECKS & FENCING CO. DRAWN BY: M.C.D. CLIENT: ADMINISTRATION	B.D.S DECKS & FENCING CO. 26870 FOWLER COURT MECHANICSVILLE, MD. 20659 LIC #80637	Hayder Qadri 9509 Greenspring Court Lanham, MD. 20706	PLOT SCALE: AS NOTED PROJECT NO. DATE: MARCH 7th, 2013	A.1
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APPROVED JUN 23 2021

APPROVED JUN 2
G O/ 6x6 ROSTER
ADMINISTRATOR



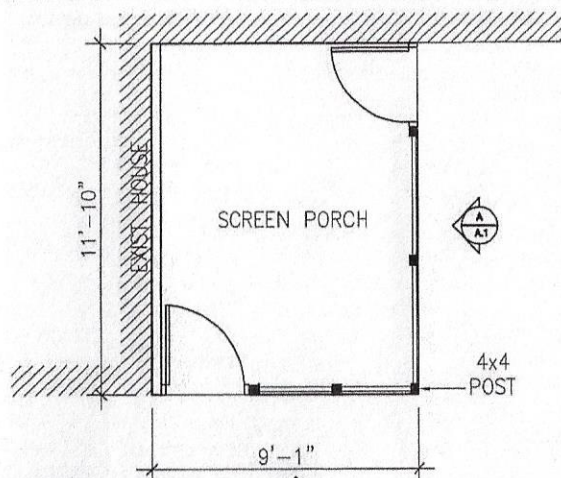
DRAWING: EXTENSION PLAN
DRAWN BY: M. COX
CLIENT: ADMANAGEMENT

B.D.S DECKS & FENCING CO.
26870 FOWLER COURT
MECHANICSVILLE, MD. 20659
LIC #80637

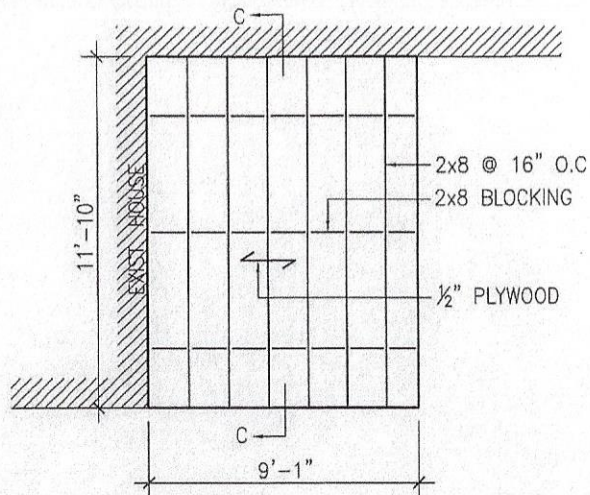
Hayder Qaadri
9509 Greenspring Court
Lanham, MD. 20706

PLOT SCALE: AS NOTED
PROJECT NO:
DATE: MARCH 7th, 2013

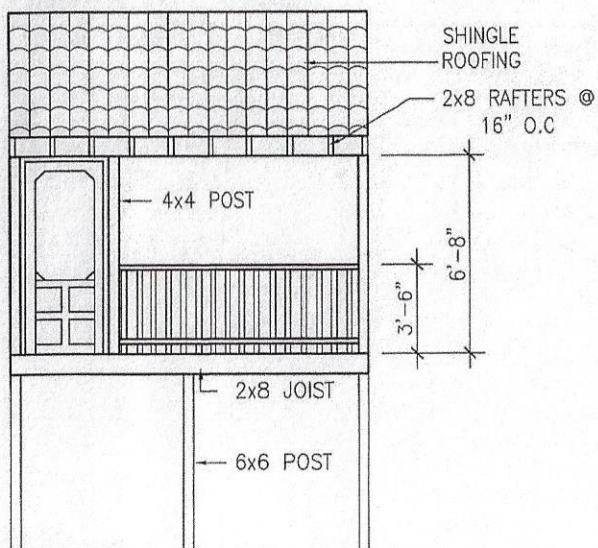
S.1



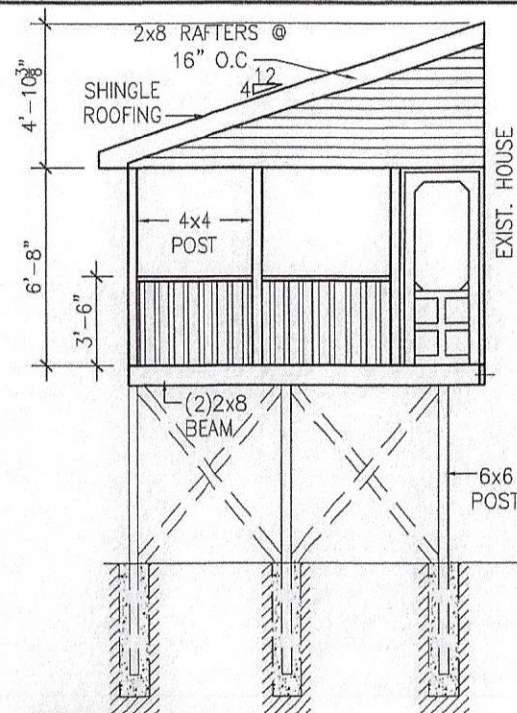
DI LAYOUT PLAN
A.1 SCALE: 1/4" = 1'-0"



II ROOF FRAMING PLAN
A.1 SCALE: 1/4" = 1'-0"



B FRONT VIEW
A.1 SCALE: 1/4" = 1'-0"



A SIDE ELEVATION
A.1 SCALE: 1/4" = 1'-0"

BOARD OF APPEALS

APPROVED JUN 23 2021

[Signature]
ADMINISTRATOR

(c)

DRAWING: EXTENSION PLAN
DRAWN BY: M. COX
CLIENT: ADMANAGEMENT

B.D.S DECKS & FENCING CO.
26870 FOWLER COURT
MECHANICSVILLE, MD. 20659
LIC #80637

Hayder Qaadri
9509 Greenspring Court
Lanham, MD. 20706

PLOT SCALE: AS NOTED
PROJECT NO:
DATE: MARCH 7th, 2013

A.1

JUN 23 202

MOVED - AS NOTED

DEPARTMENT OF PERMITTING, INSPECTIONS
AND ENFORCEMENT

Date 2/19/14

By C. L. [Signature]

Permit #: 2-2x8—

16-57-3-7

(d)

SECTION CR11
A1 SCALE: 1/4" = 1'-0"

TYP. FTG. DET

NEW ROOF
OVER DECK

EXIST. HOUSE

2x10 LEDGER FASTENED
BY 1/4" ϕ LAG SCREW
3 1/2" LAG

1/2" PLYWOOD

DETAIL @ B
A1 SCALE: 1/2" = 1'-0"

PLOT SCALE: AS NOTED

PROJECT NO. _____
DATE MARCH 10, 2013

S.1

6 FIELD COPY

PROJECT NO.
DATE MARCH 7th 2013

B.D.S DECKS & FENCING CO.
26870 FOWLER COURT
MECHANICSVILLE, MD. 20659
LIC #80637

Hayder Qaadri
9509 Greenspring Court
Lanham, MD. 20706

DRAWING EXTENSION PLAN
DRAWN BY: M. COX
CLIENT: ADMANAGEMENT

DECK & PORCH
STRUCTURAL FRAMING PLAN

SCALE: 1/4" = 1'-0"

1. LIVE LOAD = 60 PSF OF DECK
2. RAFTERS SHALL BE DESIGNED FOR 60 PSF PLUS CONCENTRATED LOAD, AND 50 POUNDS UPON LOAD
3. ALL CONCRETE SHALL BE FC 4000 PSI
4. ALL FOOTINGS SHALL BE PLACED ON COMPACTED GRAVEL OR VIBRANT SOIL, EITHER OF FOOTINGS SHALL BE A MINIMUM OF 30" BELOW THE FINISH GRADE
5. ALL LAUNCH WITHOUT CONCERN SHALL BE PROPERLY TREATED, AND GRADE IT