



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

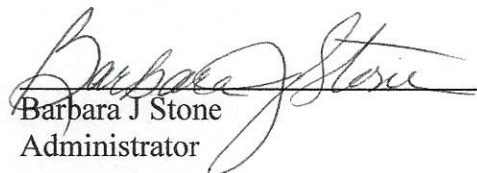
OF BOARD OF APPEALS

RE: Case No. V-83-21 Ronald and Jacqueline McCoy

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 29, 2021.

CERTIFICATE OF SERVICE

This is to certify that on November 9, 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: Ronald and Jacqueline McCoy

Appeal No.: V-83-21

Subject Property: Lot 18, Block E, Camelot Subdivision, being 12402 Sir Lancelot Drive, Glenn Dale,
Prince George's County, Maryland

Witness: Justin Carpenter, Contractor

Heard and Decided: September 29, 2021

Board Members Present and Voting: Bobbie S. Mack, Chairperson
Albert C. Scott, Vice Chairman

Board Member Absent: 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, Petitioners request that the Board approve a variance from Section 27-442(c)(Table II) which prescribes that not more than 25% of the net lot area shall be covered by buildings and off-street parking. Section 27-442(i)(Table VIII) prescribes that accessory buildings shall be set back 2 feet from any side lot line. Petitioners propose to validate existing conditions (net lot coverage and side lot line set back for an accessory building (shed) and obtain a building permit for the construction of a screened structure on top of the deck. Variances of 3.8% net lot coverage and 2 feet side lot line setback for an accessory building (shed) and a waiver of the parking area location requirement¹ are requested.

Evidence Presented

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

1. The property was subdivided in 1965, contains 10,000 square feet, is zoned R-R (Rural Residential) and is improved with a single-family dwelling, driveway, deck and shed. Exhibits (Exhs.) 2, 4, 7, 8 and 9 (A) thru (F).
2. Petitioners propose to validate existing conditions (net lot coverage and side lot line set back for an accessory building (shed)) and obtain a building permit for the construction of a screened porch on top of the deck.
3. The screened porch increases the net lot coverage by 1.8%, to an already existing 3.2% coverage of net lot area. A variance of 3.8% net lot area is required. Exh. 2.
4. A variance of 2 feet side yard setback is needed as the accessory building (shed) is located on the property line. Exhs. 2, 4, 7, 8 and 9 (A) thru (F).
5. Petitioner Ron McCoy testified that the 25-year-old two-level deck is structurally dangerous and could cause injury. He further stated that he does consider the deck to be an emergency exit because it does lead to the rear yard. Exhs. 5 (A) thru (Z).

¹ The Board finds that the waiver of the parking area location requirement is not needed as the area leads to an associated garage. Exh. 5 (A).

6. Jacqueline McCoy stated that the backyard contains a lot of trees and she would like to enjoy the backyard without concerning themselves with disease carrying insects. Exhs. 2, 3, and 5 (A) thru (Z).

7. Contractor Justin Carpenter testified that the existing deck is unsafe and beyond repair and in his opinion should be removed. He explained that the proposed one-story deck will actually be an enclosed screened room with steps going down to grade. The screen room will have gutters and down spouts. Exhs. 2, 3, and 5 (A) thru (Z).

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.

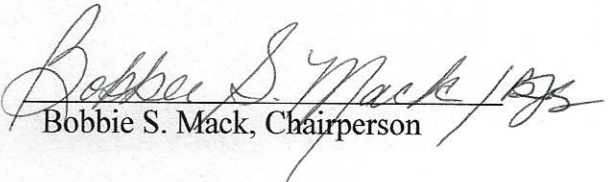
Findings of the Board

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

Due to the existing 25-year-old deck being professionally determined to be structurally dangerous, the desire to replace the deck with a screen enclosure for protection and enjoyment in the rear yard, the new enclosed screen room providing an emergency exit from the dwelling 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, by majority vote, Ms. Anastasia Johnson absent, that variances of 3.8% net lot coverage and 2 feet side lot line setback in order to validate existing conditions (net lot coverage and side lot line set back for an accessory building (shed) and obtain a building permit for the construction of a screened structure on top of the deck. on the property located at 12402 Sir Lancelot Drive, Glenn Dale, Prince George's County, Maryland, be and is hereby APPROVED. Approval of the variance(s) is contingent upon development in compliance with the approved site plan, Exh. 2 and approved elevation plan, Exh. 3 (a) thru (e).

BOARD OF ZONING APPEALS

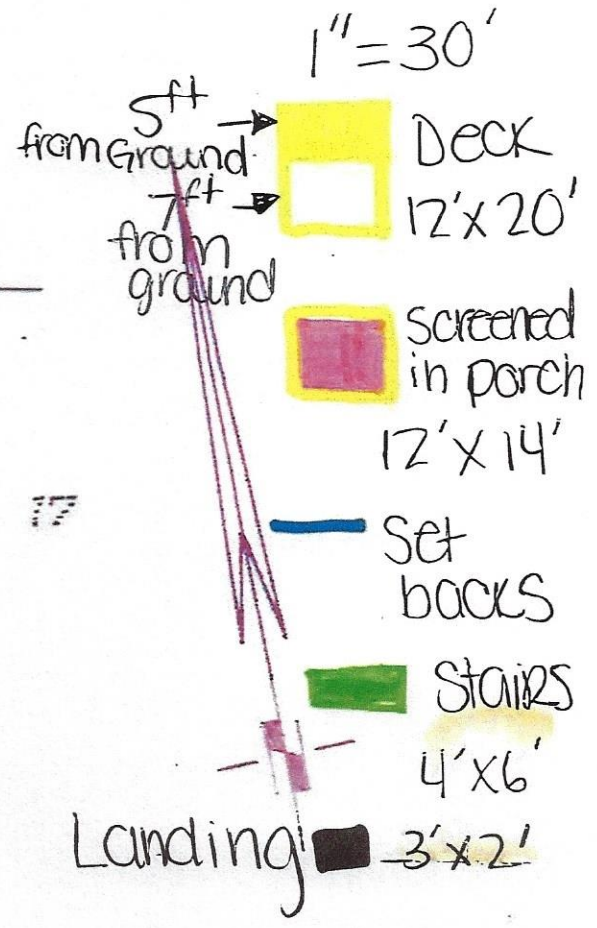
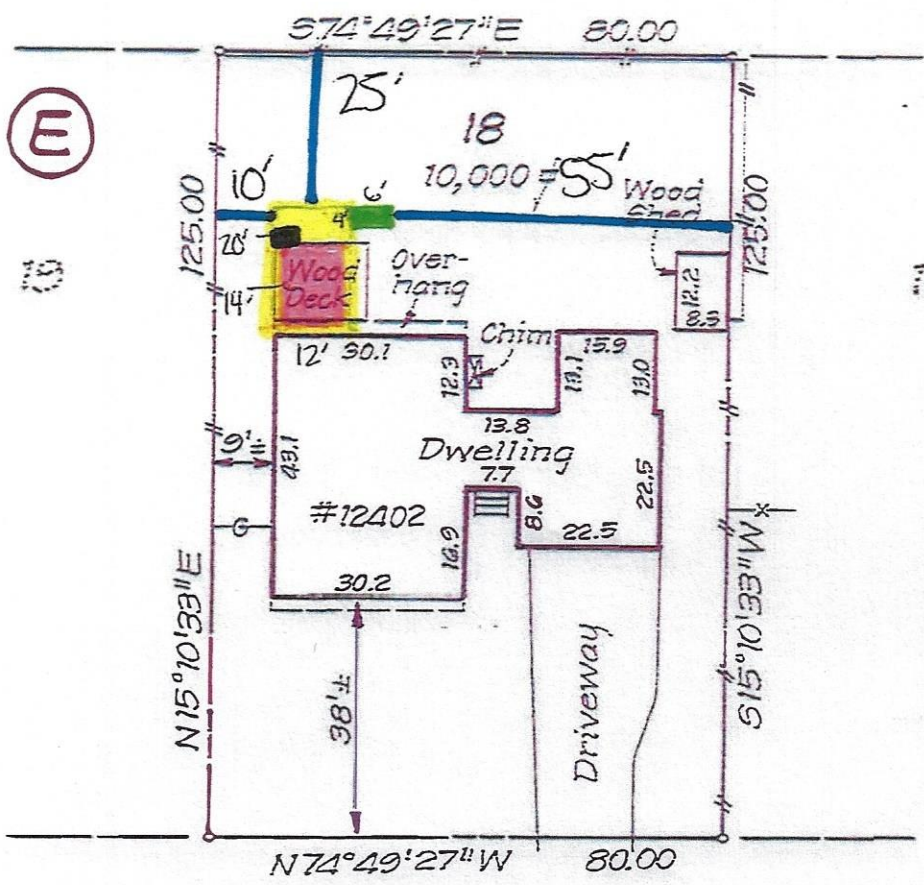
By: 
Bobbie S. Mack, Chairperson

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 27-233(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 SEP 29 2021

[Signature]
ADMINISTRATOR

SIR LANCELOT DRIVE

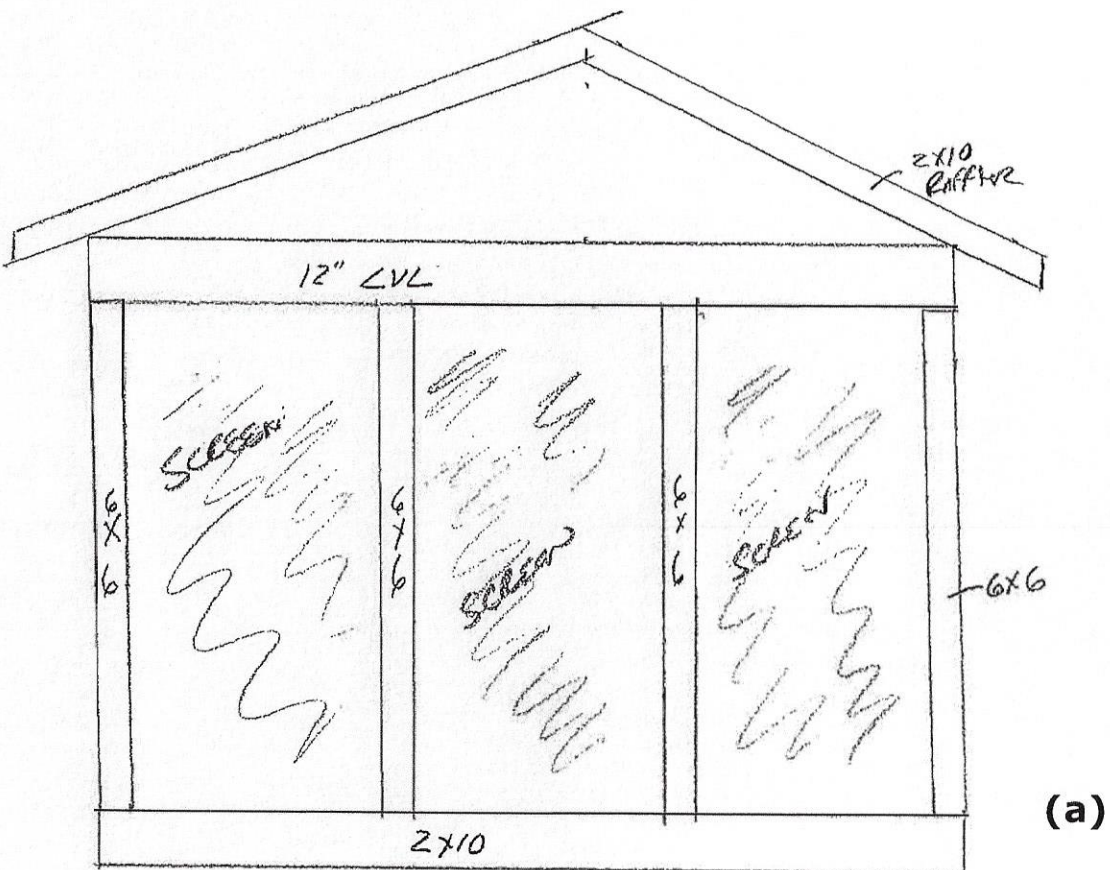
EXH. # 2
V-83-21

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



LOCATION SURVEY OF 12402 SIR LANCELOT DRIVE			NO TITLE REPORT FURNISHED		
SUBDIVISION SECTION ONE CAMELOT PRINCE GEORGE'S COUNTY, MARYLAND			LOT: 18	BLOCK: E	
			PLAT BOOK: 57	PLAT NO: 37	
			DATE: 11-12-93	SCALE: 1"=30'	
			CASE NO: 93-1702	FILE NO: GB 93535	

CERTIFICATION: I hereby certify that the position of all the existing visible improve-



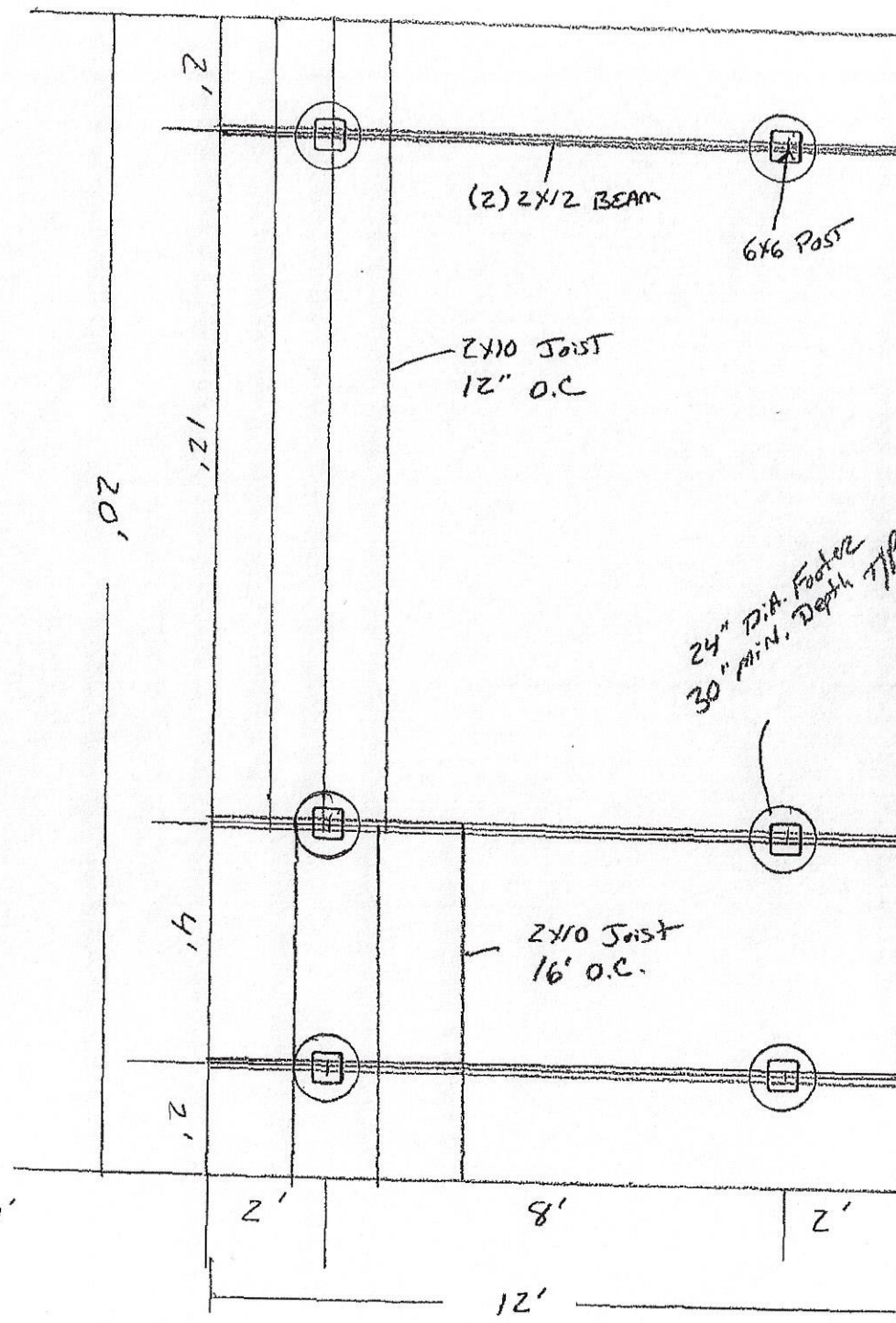
(a)

EXH. # 3(a-e)
V-83-21

BOARD OF APPEALS

APPROVED SEP 29 2021

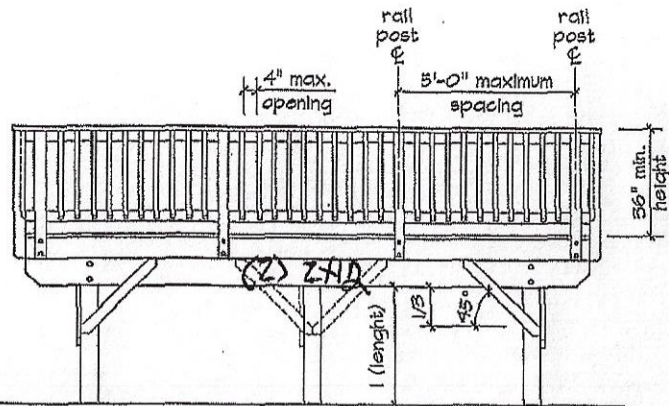
[Signature]
ADMINISTRATOR (a) theu (a)



(b)

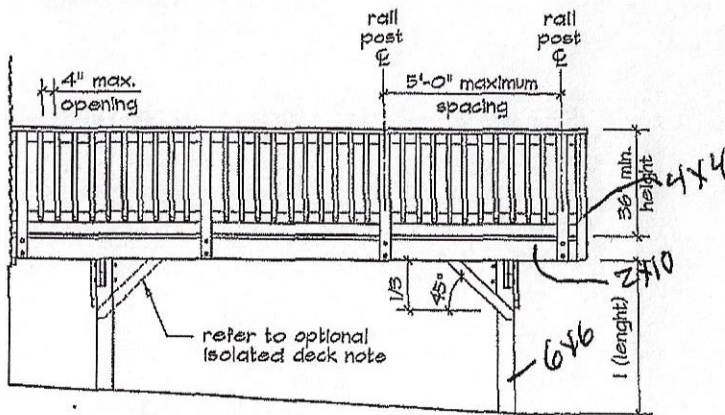
Optional Free-Standing and Totally Isolated Decks:

decks designed and constructed as totally isolated and completely freestanding structures (i.e. not attached to the house) must be diagonally braced in two perpendicular directions at every post.



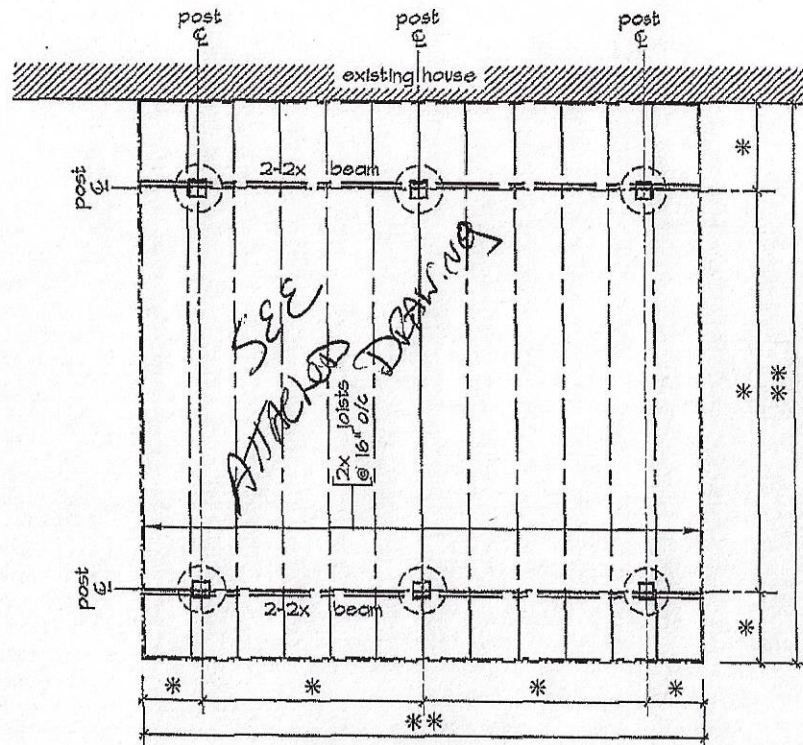
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



* column centerlines and offsets must be dimensioned

** overall deck sizes must be shown

FRAMING / FOUNDATION PLAN

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

(c)

General Notes:

- 1) all lumber shall be ground contact treated wood UC4A or higher.
- 2) all connectors, anchors and fasteners shall be either Zmax or post batch hot-dip galvanized steel.
- 3) do not use standard carbon-steel or aluminum products in direct contact with pressure treated wood.

WARNING AND DISCLAIMER

This drawing is intended only to be illustrative of the minimum requirements of applicable County ordinances. It is not a blue print, nor a set of plans and specifications. PRINCE GEORGE'S COUNTY, MARYLAND DOES NOT WARRANT OR GUARANTEE IN ANY MANNER OR TO ANY EXTENT THE SUFFICIENCY OF THIS DRAWING. Persons to whom this drawing is distributed should not rely on it as an acceptable plan or blue print for any structure. PRINCE GEORGE'S COUNTY, MARYLAND DISCLAIMS ANY AND ALL LIABILITY FOR DAMAGES OR INJURIES, DIRECT OR CONSEQUENTIAL, ARISING OUT OF THE USE OF THIS DRAWING.



Prince George's County Government
Dept. of Permitting, Licensing and Inspections



WOOD DECK FRAMING/
FOUNDATION PLAN AND
ELEVATIONS

Drawing No.

D-023

Sheet 1 of 2

decks designed and constructed as totally isolated and completely freestanding structures (i.e. not attached to the house) must be diagonally braced in two perpendicular directions at every post.

size w"	allowable load	tributary area
16" diameter	2100 lbs.	42 sq. ft.
18" diameter	2550 lbs.	51 sq. ft.
20" diameter	3150 lbs.	63 sq. ft.

* footing size must be specified

16" diameter
18" diameter
20" diameter

footing size

ex. wall construction

1/2" φ lag bolts secured to exist. framing @ 16" o/c

ex. subflooring

ex. floor framing

2x floor joist

2x ledger

non-metallic flashing

top flange joist hanger

2-1/2" φ min. thru bolts w/ washers ea. side

refer to optional isolated deck note

2-2x wood beam

6x6 wood post (typ.)

ex. foundation drain system

wood post cast-in in concrete

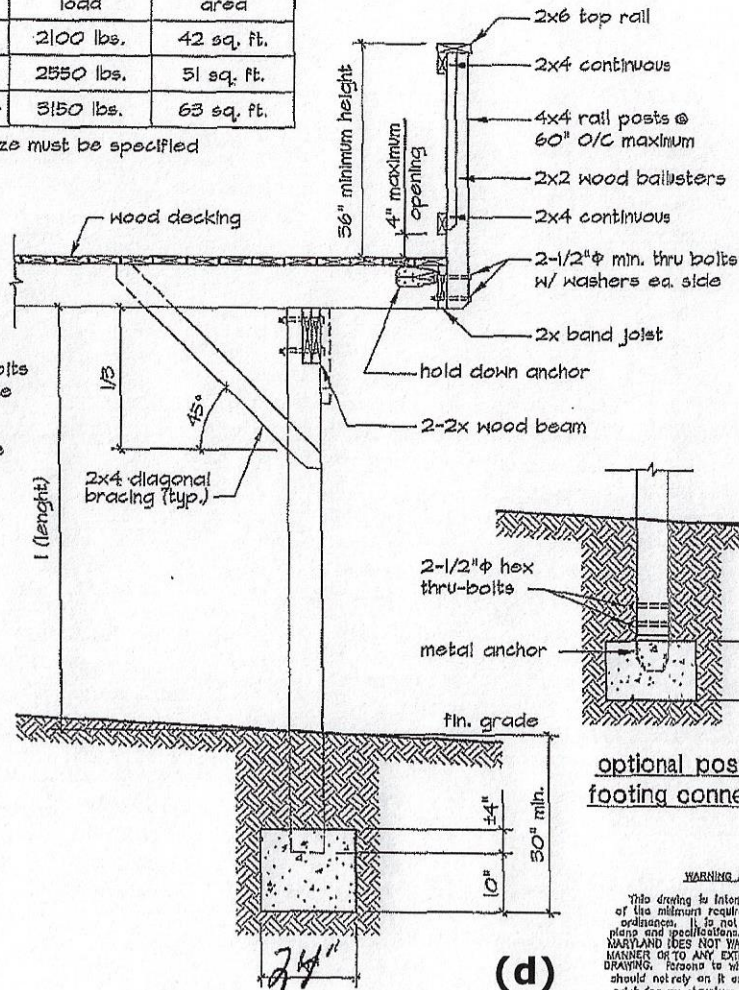
concrete footing

compacted or undisturbed earth

CROSS SECTION

CROSS SECTION

SCALE: $1/2'' = 1'-0''$




optional post to
footing connection

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DPF
Durable
Protective
Finish



Prince George's County Government
Dept. of Permitting, Licensing and Inspections



WOOD DECK
CROSS SECTION

Drawing No.

D-024

Sheet 2 Of 2

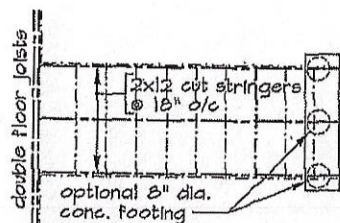
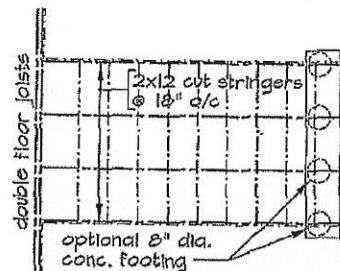


WOOD DECK STAIRS,
FLOOR & FRAMING PLANS,
ELEVATION AND SECTION

Drawing No.

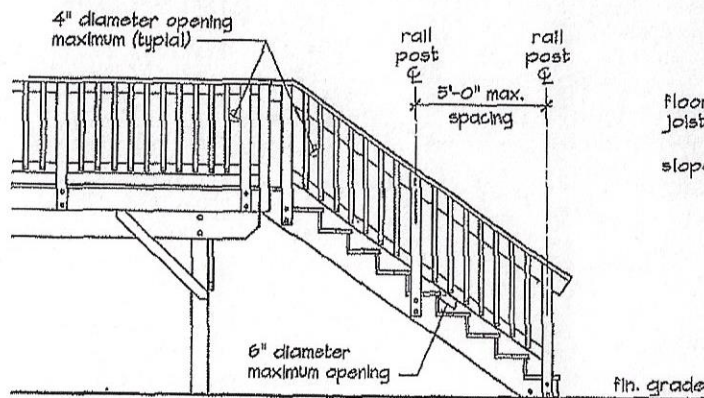
D-025

Sheet 1 of 2



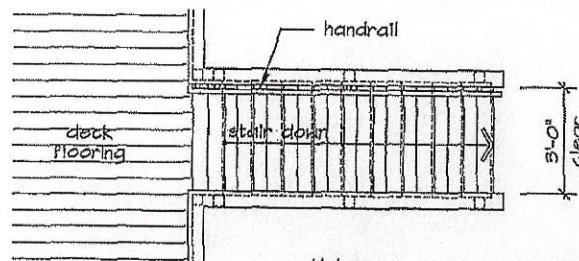
FRAMING & FOUNDATION PLANS

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



SIDE ELEVATION

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



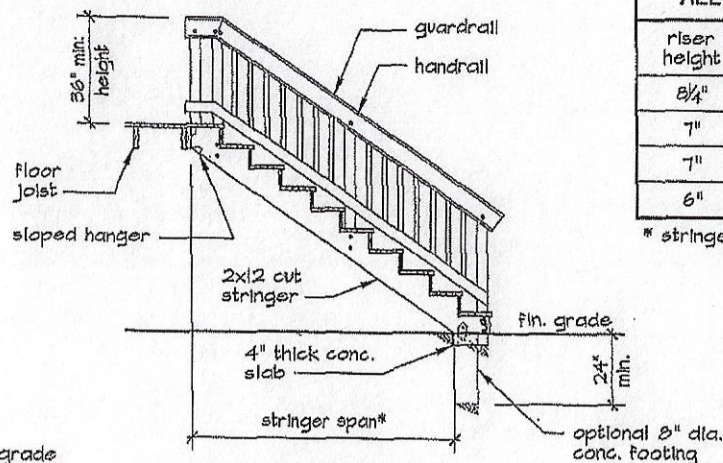
FLOOR PLAN

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

12" wide x 4" thick
conc. slab - not
req'd where footings
are provided at
each stair stringer

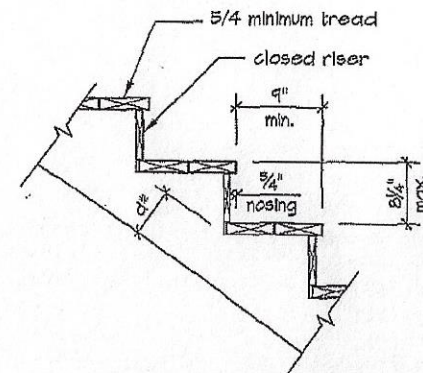
Notes

- 1.) all lumber shall be ground contact treated UC4A or higher.
- 2.) all connectors, anchors and fasteners shall be either Zmax or post batch hot-dip galvanized steel.
- 3.) do not use standard carbon-steel or aluminum products in direct contact with pressure treated wood.



CROSS SECTION

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



TREADS & RISERS DETAIL

SCALE: 3/4"=1'-0"

ALLOWABLE STRINGER SPANS

riser height	tread width	depth d*	maximum span*
8 1/4"	9"	5 1/8"	6'-6"
7"	11"	5 3/8"	7'-0"
7"	10"	5 1/2"	7'-0"
6"	12"	5 1/8"	7'-6"

* stringer span is determined by depth (d)

(e)

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