



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

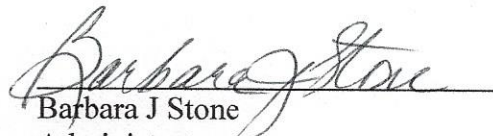
OF BOARD OF APPEALS

RE: Case No. V-91-21 Susan Salb

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 4, 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

Petitioner: Susan Salb

Appeal No.: V-91-21

Subject Property: Lot 18, Block B1, Cheverly Gardens Subdivision, being 6403 Inwood Street, Cheverly
Prince George's County, Maryland

Municipality: Cheverly

Witness: Michael Crook, 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, Petitioner(s) request(s) that the Board approve a variance from Section 27-442(e)(Table IV) which prescribes that each lot shall have a front yard at least 25 feet in depth and shall have a side yard at least 8 feet in width. Section 27-120.01(c) prescribes that no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling. Petitioner proposes to validate existing conditions (front yard depth, side yard width and parking of waiver) and obtain a building permit to replace and enlarge the existing porch with roof structure. Variances of 4 feet front yard depth, 1-foot each side yard width and a waiver of the parking area location requirement is requested.

Evidence Presented

1. The property was subdivided in 1958, contains 9,586 square feet, is zoned R-55 (One-Family Detached Residential) and is improved with a single-family dwelling, driveway and shed. Exhibits (Exhs.) 2, 4, 7, 8 and 9 (A) thru (F).
2. The subject property is irregular in shape as the rear lot line is severely angled. Exhs. 2 and 4.
3. Petitioner proposes to validate existing property conditions (front yard depth, side yard width and parking of waiver) and obtain a building permit to replace and enlarge the existing porch with roof structure. Specifically, the existing conditions are, a) the front porch is encroaching the required 25-foot front yard setback, which will require a 4-foot front yard variance, b) the side yards are only 7 feet and side yard setbacks will require a 1-foot side yard variance on each side of the dwelling and c) lastly, due to the driveway not being associated with a garage or carport and being located in front of the dwelling, a waiver of the parking area location is required. Exhs. 2, 4, 7, 8 and 9 (A) thru (F).
4. Contractor Michael Crook explained that the Petitioner is in need of a front porch replacement because of its failing condition and the replacement will be on essentially the same footprint as the existing porch.
5. Mr. Crook added that there is currently a 7' x 4' stoop, which does not include the steps. Petitioner is requesting to construct a 10' x 5' portico by adding a roof and columns, removing the flat roof

and adding a pitched roof that will cover the stoop area. The portico will increase by 1 foot on each side. Exhs. 2, 3 (a) thru (d) and 5 (A) thru (J).

6. The Town of Cheverly has approved the request for variances and the addition of the portico. Exh. 16.

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

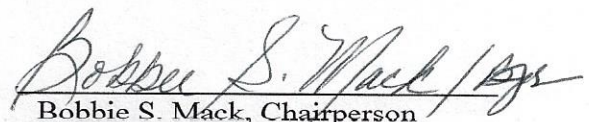
After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variances comply with the applicable standards set forth in Section 27-230, more specifically:

Due to the failing condition of the existing front porch, the need to replace and minimally enlarge the portico area to provide cover from the weather 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 owner of the property.

BE IT THEREFORE RESOLVED, by majority vote, Ms. Anastasia Johnson absent, that variances of 4 feet front yard depth, 1-foot each side yard width and a waiver of the parking area location requirement in order to validate existing conditions (front yard depth, side yard width and parking of waiver) and obtain a building permit to replace and enlarge the existing porch with roof structure on the property located at 6403 Inwood Street, Cheverly, Prince George's County, Maryland, be and is hereby APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (i).

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.

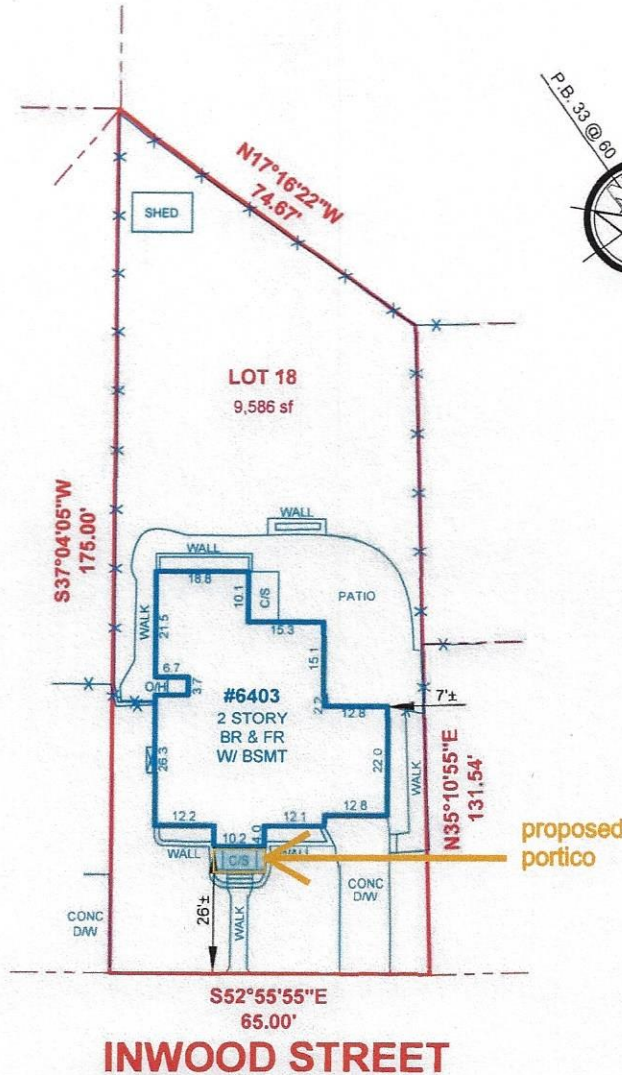
Further, Section 27-233(a) of the Prince George's County Code states:

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

ADMINISTRATOR



EXH. # 2
V-91-21

LOCATION DRAWING OF:

#6403 INWOOD STREET
LOT 18
BLOCK B1

CHEVERLY GARDENS

PLAT BOOK 33, PLAT 60

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=30' DATE: 02-12-2021

DRAWN BY: EMG/SM FILE #: 211395-200

LEGEND:

- FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BSL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- DAW - DRIVEWAY
- EX - EXISTING
- FR - FRAME
- MAC - MACADAM
- G - GATE
- O/H - OVERHANG
- PUE - PUBLIC UTILITY ESMT.
- PIE - PUBLIC IMPROVEMENT ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company



DULEY

and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



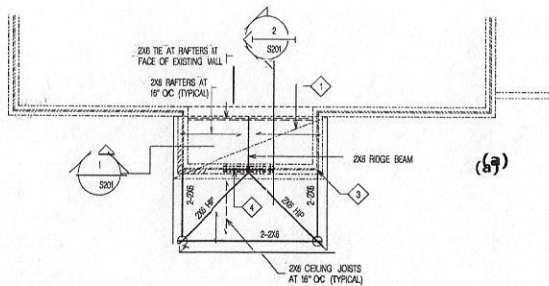
SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER 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 PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar as IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

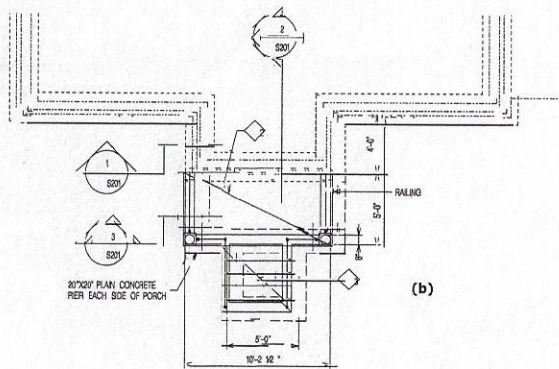
WILL GIVE YOU A 100%
FULL CREDIT TOWARDS
UPGRADING THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FROM THE DATE
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)



1 PORCH ROOF PLAN
SCALE 1/4"=1'-0"

1. REMOVE THE EXISTING RAILING AND ROOFING AS REQUIRED TO INSTALL THE NEW RAFTERS.
2. ROOF DECK SHALL BE APA RATED EXPOSURE 1, 1/2" 2016 PLYWOOD.
3. WRAP BEAM END BEARING ON MASONRY IN BUILDING PAPER.
4. PROVIDE A 2x6 BEAM ON TOP OF THE EXISTING ROOF RAFTERS SPAN BEAM 18" BEYOND THE JAMBS OF THE EXISTING DOOR OPENING.



2 PORCH FOUNDATION AND FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

1. REMOVE THE EXISTING STOOD STAR RAILING AND RETAINING WALLS IN FRONT OF THE EXISTING ENTRANCE.
2. PORCH SLAB ON GRADE SHALL BE 5 1/2" MINIMUM THICK CONCRETE REINFORCED WITH #4 AT 12" ON-CENTER EACH WAY ON 4" DRAINAGE FILL.
3. STAIR SLAB ON GRADE SHALL BE 5 1/2" MINIMUM THICK CONCRETE REINFORCED WITH #4 AT 12" ON-CENTER EACH WAY.

GENERAL NOTES

CODE

- A. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE/2018.

DESIGN LOADS

- A. THE MINIMUM DESIGN SUPERIMPOSED LOADS FOR ALL NEW FRAMING IS AS FOLLOWS

LIVE LOADS	
FLOORS	40 PSF
ROOF	20 PSF
WIND	
Basic Wind Speed (3-SEC GUST)	111 MPH
Risk Category	II
Exposure	B
Cp	-18 AND +18

FOUNDATIONS

- ALL PIERS HAVE BEEN DESIGNED FOR AN ASSUMED SOIL BEARING PRESSURE OF 2000 PSF. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ASSUMED SOIL BEARING PRESSURE. SHOULD THE PRESSURE BE FOUND TO BE LESS THAN THE ASSUMED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- SELECT FILL SHALL CONFORM TO ASTM D4957 SOIL CLASSIFICATION GROUPS ON GP, GM, SW, SP AND SM-FREE OF ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER.
- ALL FILL UNDER THE SLAB SHALL BE COMPACTED TO A RELATIVE DENSITY OF AT LEAST 95 PERCENT OR MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-99. PLACE BACKFILL AND FILL 200 MATERIALS IN LAYERS NO MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIALS COMPACTED BY HEAVY CONSTRUCTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-0" BELOW FINISH GRADE. FOOTINGS SHALL BEAR 1'-0" MINIMUM INTO ORIGINAL GRADE. NO FOOTINGS SHALL BEAR ON EXISTING FILL.
- DRAINAGE FILL SHALL BE A WASHED, EVENLY GRADED MIXTURE OF CRUSHED STONE OR CRUSHED OR UNCRUSHED GRAVEL WITH 100 PERCENT PASSING A 1-1/2 INCH SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 4 SIEVE.

CAST IN PLACE CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE PROVISIONS OF THE SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 308 AND TO THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI 318.
- THE CONCRETE SHALL CONFORM TO ALL PROVISIONS OF THE FOLLOWING PUBLICATIONS:
ACI 308 HOT WEATHER CONCRETING
ACI 308 COLD WEATHER CONCRETING
ACI 317 GUIDE TO FORMWORK FOR CONCRETE
- ALL CONCRETE SHALL BE STONE AGGREGATE CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
- ALL CONCRETE EXCEPT FOOTINGS SHALL CONTAIN A WATER REDUCING ADMIXTURE. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE AN AIR ENTRAINMENT OF 6-8%. THE MAXIMUM AGGREGATE SIZE SHALL BE 1" AND THE MAXIMUM SLUMP SHALL BE 4". NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED.
- ALL REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60.
- COMPLETE SHOP DRAWINGS DETAILING ALL REINFORCING SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
- THE CONCRETE DESIGN MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.

WOOD FRAMING

- ALL WOOD FRAMING SHALL BE NEW FIR #2 10% MAXIMUM MOISTURE CONTENT IN USE OR BETTER UNLESS NOTED OTHERWISE. ALL WOOD STUDS SHALL BE SPURCE PINE FIR STUD GRADE OR MAXIMUM MOISTURE CONTENT IN USE OR BETTER.
- ALL JOISTS, RAFTERS OR BEAMS FRAMING INTO THE SIDE OF BEAMS OR HEADERS SHALL BE CONNECTED USING JOIST OR BEAM HANGERS RESPECTIVELY.
- PROVIDE SOLID BRIDGING BETWEEN ALL JOISTS OR RAFTERS AT BEARINGS.
- PROVIDE PLY CLIPS AT CENTERLINE OF PLYWOOD SPAN AT ALL EDGES PARALLEL TO SPAN WHICH ARE NOT TONGUE AND GROOVE.
- PROVIDE 3 MINIMUM BEARING FOR JOISTS AND BEAMS UNLESS NOTED OTHERWISE.
- ALL DOUBLE JOISTS OR HEADERS SHALL BE SPIKED TOGETHER WITH 100 HALS AT 18" ON CENTER.
- NAILING OF ALL FRAMING SHALL MEET THE RECOMMENDED FASTENING SCHEDULES CONTAINED IN THE INTERNATIONAL BUILDING CODE/2018.
- ALL METAL CONNECTORS USED AT THE EXTERIOR SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A653 OR COATING DESIGNATION EXCEPT CONNECTORS IN CONTACT WITH TREATED LUMBER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A653 OR 55. FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A593.
- PLYWOOD SHALL CONFORM TO THE PLYWOOD DESIGN SPECIFICATIONS AND THE PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL-USE PLYWOOD PUBLISHED BY THE AMERICAN PLYWOOD ASSOCIATION.
- STRUCTURAL LUMBER AND CONNECTORS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND ITS SUPPLEMENTS.
- PLYWOOD ROOF SHEATHING SHALL BE ANCHORED WITH 80 COMMON NAILS SPACED AT 6" ON CENTER AT PERIMETER OF EACH PANEL AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.

POST-INSTALLED ANCHORS

- Holes for post-installed anchors shall be cleaned prior to the installation of the anchor in accordance with the manufacturer's recommendations.
- The embedment shown for post-installed anchors is the nominal embedment derived by UL after installation.

RAILING

- RAILING POSTS, TOP RAILS AND THEIR CONNECTIONS SHALL HAVE THE CAPACITY TO SUPPORT A 200 POUND CONCENTRATED LOAD IN ANY DIRECTION.
- INTERMEDIATE RAILING MEMBERS AND CONNECTIONS SHALL HAVE THE CAPACITY TO SUPPORT A 50 POUND CONCENTRATED LOAD.
- THE TOP RAIL SHALL BE A MINIMUM 3'-0" FROM THE TOP OF THE SLAB.
- OPENING BETWEEN THE BOTTOM RAIL AND STAIR RISERS SHALL NOT ALLOW THE PASSAGE OF A 6" DIAMETER SPHERE. ALL OTHER RAILING OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.
- SUBMIT MANUFACTURER'S DATA TO THE ENGINEER FOR REVIEW.

BOARD OF APPEALS

APPROVED SEP 29 2021

B. Stone
ADMINISTRATOR

EXH. # 3(a)-1
V-91-21

REI RICKERT ENGINEERING, INC.
Structural Consultants

8813 Waltham Woods Road, Suite 301
Belmore, Maryland 21234
Tel: (410) 663-5110
Fax: (410) 663-5114

NEW ENTRANCE PORCH

6403 INWOOD STREET
CHEVERLY, MARYLAND 20776

DESIGNED BY: REI

SEAL

NOTES: 1. EXISTING CONDITIONS: VERIFY EXISTING CONDITIONS AND RECORD THEM PRIOR TO ANY CONSTRUCTION. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

ISSUED FOR: DATE:

REVISIONS: DATE:

DRAWING TITLE:

STRUCTURAL PLANS
AND GENERAL NOTES

SCALE: AS NOTED

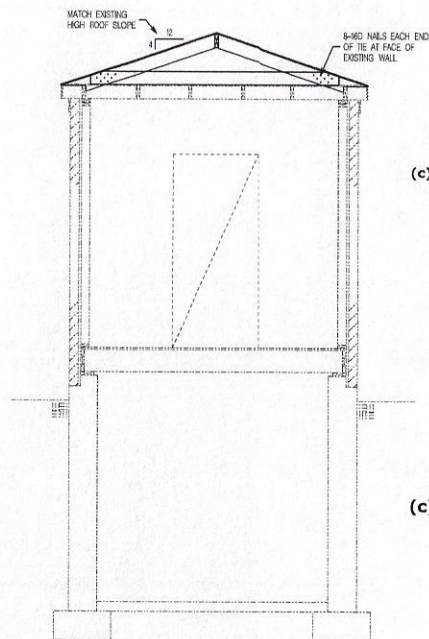
DATE: DECEMBER 1, 2021

DRAWN BY: NLS

CHECKED BY: REI

DRAWING NUMBER:

S101

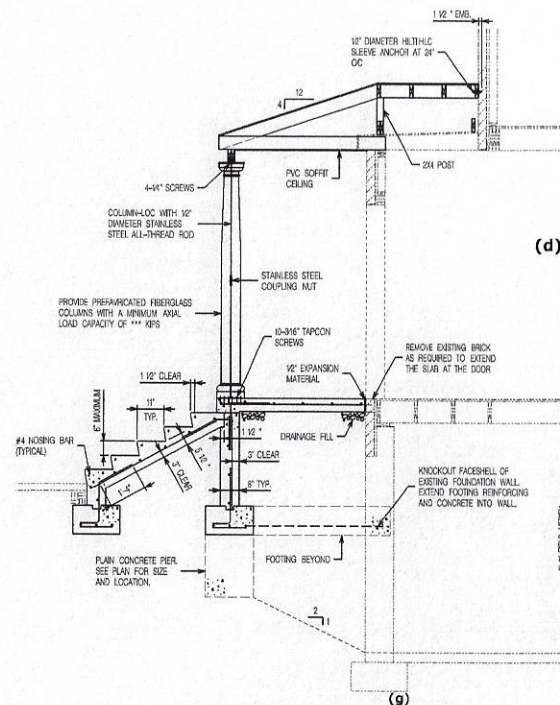


1 PORCH SECTION A
SCALE: 1/2" = 1'-0"

(c)

(f)

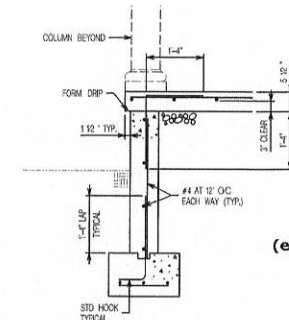
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2 PORCH SECTION B
SCALE: 1/2" = 1'-0"

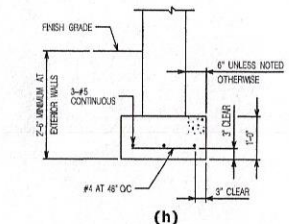
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3 PORCH SLAB SECTION
SCALE: 3/4" = 1'-0"

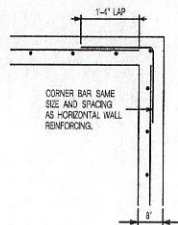
(e)



4 TYPICAL WALL FOOTING DETAIL
SCALE: 3/4" = 1'-0"

(h)

(f)



5 TYPICAL CONCRETE WALL
CORNER REINFORCING DETAIL
SCALE: 3/4" = 1'-0"

(g)

(i)

BOARD OF APPEALS

APPROVED SEP 29 2021

[Signature]
ADMINISTRATOR

REI **HICKERT ENGINEERING, INC.**
Structural Consultants
8813 Waltham Woods Road, Suite 301
Baltimore, Maryland 21234
Tel. (410) 663-5100
Fax (410) 663-5114

NEW ENTRANCE PORCH

6403 INWOOD STREET
CHEVERLY, MARYLAND 20785

PROJECT NO. 8888	DATE:
SCALE:	
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE CALCULATIONS AND DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: 12/31/2021.	
DRAWN FOR:	DATE:
REVISIONS:	DATE:
DRAWING TITLE:	
STRUCTURAL SECTIONS AND DETAILS	
SCALE:	AS NOTED
DATE:	OCTOBER 1, 2021
DRAWN BY:	WAC
CHECKED BY:	WAC
DRAWING NUMBER:	S201