



# 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-19-23 Marlene Flores Vasquez

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: July 12, 2023.

### **CERTIFICATE OF SERVICE**

This is to certify that on July 25, 2023 , the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink, appearing to read "Barbara J. Stone".

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: Marlene Flores Vasquez

Appeal No.: V-19-23

Subject Property: Lot 1, Block B, Andrews Manor Subdivision, being 6214 Walton Avenue, Suitland,  
Prince George's County, Maryland

Certified Spanish Language Interpreter: Ernesto Luna

Heard: June 28, 2023; Decided: July 12, 2023

Board Members Present and Voting: Bobbie S. Mack, Chairperson  
Anastasia T. Johnson, Member  
Carl Isler, Member  
Teia Hill, Member  
Renee Alston, 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 27-4202(d)(2) prescribes that each lot shall have a front yard at least 25 feet in depth. Petitioner proposes to construct a two-story addition (8' x 24'.1") and one-story addition (second floor 26'.1" x 42'.1"). A variance of 7 feet front yard depth is requested.

**Evidence Presented**

1. The property was subdivided in 1948, contains 23,115 square feet, is zoned RSF-95 (Residential, Single-Family - 95) and is improved with a single-family dwelling, driveway, covered rear porch with shed. Exhibit (Exhs.) 2, 4, 6, 7 and 8 (A) through (F).

2. The subject property is rectangular in shape with the right lot line angling in. The front lot line is 133.66 feet in width and the rear lot line is 96.59 feet in width. Exhs. 2 and 4.

3. Petitioner proposes to remove the rear covered porch and shed and construct a two-story addition (8' x 24'.1"), one-story addition (second floor 26'.1" x 42'.1") and deck. Exhs. 2, 3, and 5.

4. A variance of 7 feet front yard depth is requested because of the location of the dwelling on the property. Exhs. 2, 3, and 5.

5. Petitioner Marlene Flores Vasquez testified that she purchased the subject property in 2022. Exhs. 6 and 7.

6. She described the house as very small and with two small bedrooms. Thus, she is proposing to build a two-story addition on the right side and top of the house. The part of the addition on the left side will end at the gravel driveway. When completed, the house will be 2.5 stories with a basement. Exhs. 2 and 3.

7. Board Member Isler questioned whether the existing covered porch in the rear will be removed.

8. Petitioner explained that both the porch and shed in the rear will be removed and the proposed deck will be added. Exh. 3

9. Administrator Stone stated that the "small box" to the right of the proposed deck must be identified on the site plan. In addition, she noted that the elevation plans did not demonstrate the deck steps that are highlighted on the original site plan. Exhs. 2 and 3.

10. Revised site plans were submitted removing the box and the deck steps from the site plan. Exh. 15.

#### 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:

#### 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

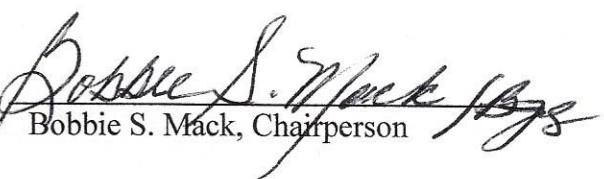
After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variance complies with the applicable standards set forth in Section 27-3613(d), more specifically:

Due to the dwelling being constructed in 1948 with its preexisting location to the front yard depth, the house being very small, the need for additional living space, 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. Renee Alston absent, that a variance of 7 feet front yard depth in order to construct a two-story addition (8' x 24'.1") and one-story addition (second floor 26'.1" x 42'.1") on the property located at 6214 Walton Avenue, Suitland, Prince George's County, Maryland, be and is hereby **APPROVED**. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 15 and approved elevation plans, Exhibits 3.

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 27-3613 (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

ADDRESS: 6214 WALTON AVENUE

825 0800E 96 56

Proposed:

|              | Existing   | Addition    |
|--------------|------------|-------------|
| First Floor  | 813.28     | 192.80 sf   |
| Second Floor | 0,000 sf   | 1098.81     |
| Attic Floor  | 410.72 sf  | 580.44      |
| Total        | 1224.00 sf | 1,291.61 sf |

LOT 1  
23,155 S.F.



LOT 2

- NOTES:  
 1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.  
 2. THIS LOCATION DRAWING IS NOT TO BE USED FOR BUILDING OF FENCES OR OTHER IMPROVEMENTS.  
 3. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON 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.  
 4. LEVEL OF ACCURACY IS 2 1/2.



WALTON AVENUE

50' R/W

DRAWN BY: BF

SURVEYOR'S CERTIFICATE  
 HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.



PROFESSIONAL SEAL

DATE

EXH. # 15  
V-19-23

LAND PRO ASSOCIATES, LLC.

6843 GREENBELT ROAD SUITE 334  
LANHAM, MD 20770  
PHONE 301-388-1944  
FAX 301-794-8751  
LANDPRO@MAIL.COM

LOCATION DRAWING  
ANDREW'S MANOR  
LOT 1 BLOCK B  
BOOK 8251 PAGE 331  
PLAT BOOK 15@24

PRINCE GEORGE'S COUNTY, MARYLAND  
SCALE: 1" = 30'

DATE: 9/23/22

FILE: 6214 WALTON AVENUE 4 CASE: MD22 13917

## BOARD OF APPEALS

APPROVED JUL 12 2023

*B. Johnson*  
Administrator

# BOARD OF APPEALS

APPROVED

*[Signature]*

CODE NOTES:  
**12-2013**  
 INTERNATIONAL RESIDENTIAL  
 CODE 2018 EDITION  
 2. BRAZED WALL METHOD  
 STRUCTURAL SHEATHING  
 ON ENTIRE STRUCTURE  
 (S-737)

ADMINISTRATOR

6214 WALTON AVENUE, PG.CD, MD  
 RESIDENTIAL - Single Family Addition

TALLER

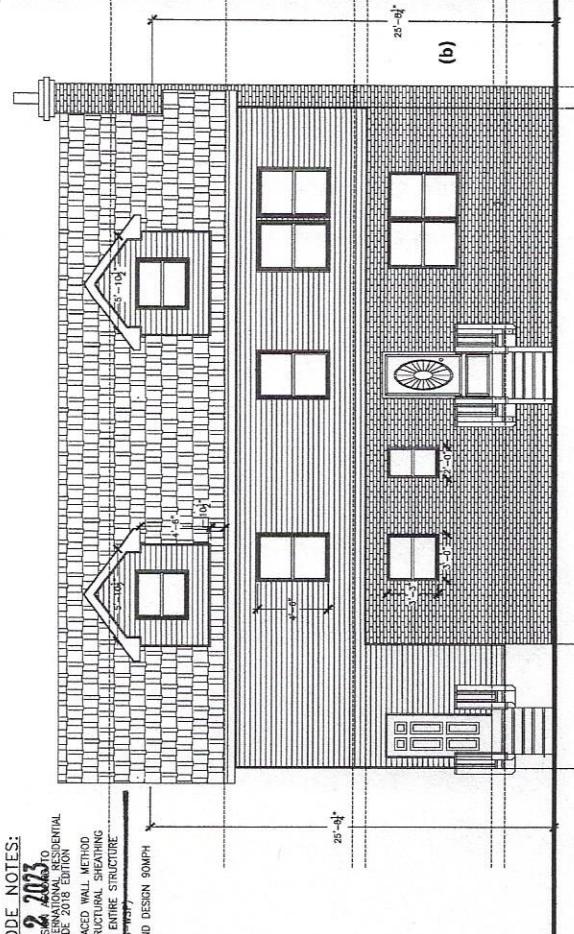
6214 WALTON AVENUE, PG.CD, MD

FRONT AND BACK ELEVATION  
 RIGHT AND LEFT ELEVATION

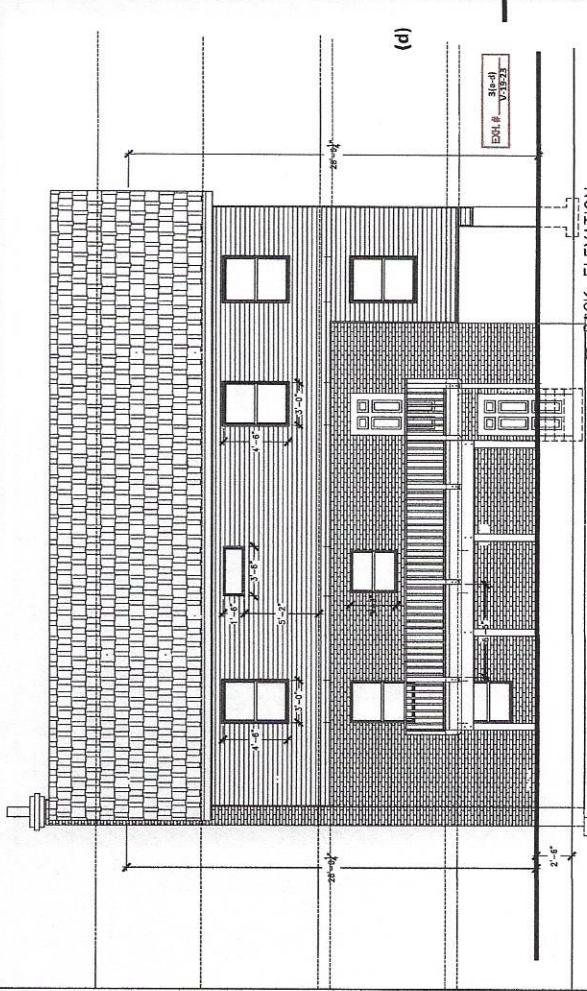
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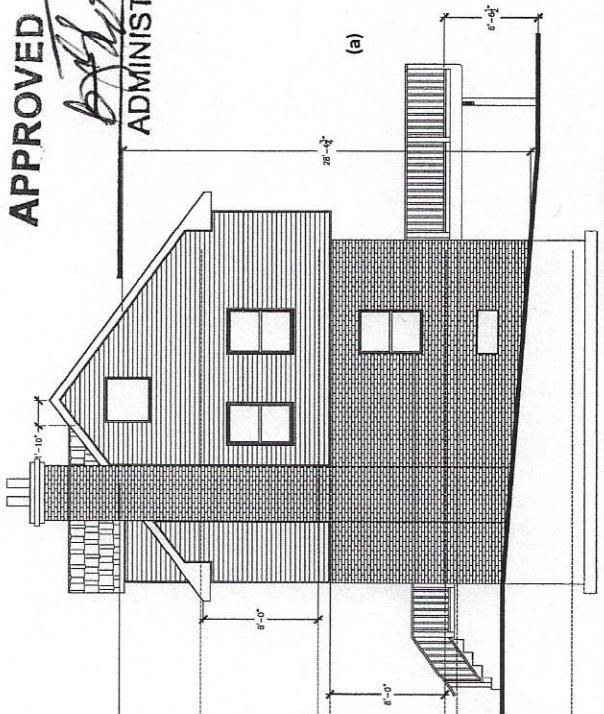
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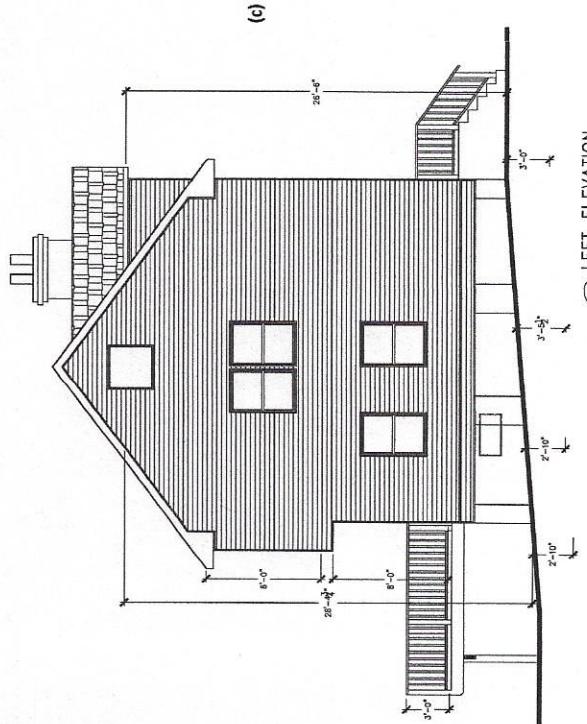
3 FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



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



1 RIGHT ELEVATION  
 SCALE: 3/16" = 1'-0"



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