



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: City Council

FROM: David J. Deutsch *DJD*
City Manager

SUBJECT: Special Exception #SE-4623
Variance #VSE-4623
Heritage Realty
12427 Sadler Lane, Bowie, MD

DATE: April 2, 2009

I. Background

The City has received a referral from the Zoning Section of the Maryland-National Capital Park and Planning Commission (M-NCPPC) regarding the above referenced cases. Special Exception #SE-4623 is a request by Heritage Realty, via Mr. Galen W. TeSelle (the applicant), to operate a real estate office, as an accessory use, in a portion (approximately 497 sq. ft.) of an existing detached single-family dwelling (Attachments 1 and 2). The applicant will reside in the remainder of the dwelling. Section 27-441 (b) of the Zoning Ordinance permits a Real Estate Sales Office as an Accessory Use in a Dwelling as a Special Exception. Variance #VSE-4623 is a request for relief from the maximum permitted lot coverage (30%) caused by expanding the existing driveway with grass pavers to accommodate the required on-site parking (36% proposed).

A Statement of Justification has been submitted by the applicant (Attachment 3). Based on County official records and the applicant's Justification Statement, a dental office and lawyer's office were previous uses within a portion of the dwelling prior to the applicant locating the real estate office within it. "This property, built in 1962, . . . has an early and long history of mixed residential and commercial use. In 1968, the property was modified, the garage was converted to accommodate a dentistry practice." "Special Exception #SE-1810 was requested and granted for the operation of the dentistry practice during those years. In 1976 the property was purchased by Fredrick J. Sullivan and he used the offices to practice law for approximately 30 years . . ." (page 1, Justification Statement). According to Section 27-441 (b), a lawyer's office is permitted as an accessory use in a dwelling located in the R-55 zone, subject to five (5) criteria, four (4) of which are either identical to or similar to the Special Exception conditions needed to be met to grant approval of a Real Estate office.

Vehicular access to the property is from Sadler Lane, and is provided by an existing 18-foot wide paved driveway, capable of parking four (4) vehicles on-site. Under current County off-street parking regulations, one (1) parking space is required (grandfathered) for the dwelling. Two (2)

additional off-street parking spaces are required for the office use. (Section 27-568 requires one (1) space/250 sq. ft. for the first 2,000 sq. ft. of the office use, plus one (1) space/400 sq. ft. over 2,000 sq. ft.) Based on 497 sq. ft. of office space, two (2) additional on-site parking spaces are required. One (1) of the two (2) spaces for the office use is a van accessible handicap parking space, which will be designated on the existing macadam driveway surface. The additional on-site parking area is proposed to be constructed of grass paver blocks, to reduce increased impervious coverage on the property and to retain the appearance of lawn/open space.

With respect to on-street parking restrictions in the immediate vicinity of the site, parking is permitted on Sadler Lane Monday through Friday with a special permit; parking is prohibited along the property frontage of Stonybrook Drive.

Section 27-441 (b) of the County Zoning Ordinance dictates that a Real Estate Sales Office, as an Accessory Use in a dwelling, is permitted as a Special Exception in the R-55 zone. Section 27-399 of the Ordinance cites five (5) criteria that must be satisfied for a Special Exception for the proposed use to be approved. Furthermore, Section 27-317 of the Zoning Ordinance sets forth six (6) required findings that must be made to approve a Special Exception.

Section 27-441 (c) of the Ordinance limits maximum lot coverage for detached dwellings in the R-55 zone at 30% of the lot area. The present approximate lot coverage of the subject parcel is 4,069 sq. ft. (29.4%). With the additional on-site parking area, the proposed lot coverage increase by 852 sq. ft., to 4,921 sq. ft. (approximately 35.6%). (Lot coverage includes the footprints of all buildings on the property, covered/enclosed patios and porches and surfaces used for vehicle parking.)

Staff mailed public hearing notices to five (5) adjacent properties, and posted the property with two (2) public hearing signs two (2) weeks in advance of the advertised City Council hearing.

II. Analysis

As noted above, Section 27-399 of the Zoning Ordinance sets forth the requirements under which a Special Exception may be granted for a Real Estate Sales Office as an Accessory Use in a dwelling:

“(a) The offices of not more than two (2) real estate brokers, agents, or salesmen may be permitted, subject to the following:

- (1) At least one (1) of the brokers, agents, or salesmen shall be a bona fide resident of the dwelling;
- (2) Suitable office space is not available within the general vicinity;
- (3) At least fifty percent (50%) of the gross floor area of the dwelling shall be devoted to residential use;
- (4) The use shall not alter the residential character or appearance of the premises; and
- (5) Not more than one (1) nonresident clerical assistant may be employed on the premises.”

The applicant has stated in his Justification Statement that the real estate office/use complies with all of the above requirements. The neighborhood discussed in the Statement of Justification includes C-S-C zoned land to the north (MD Route 450 corridor and to the east (community center, Market Place) should be enlarged to include the two (2) office buildings on the east side of Superior Lane). With respect to finding #2 above, staff agrees with the applicant that there is no suitable office space within the general vicinity to meet the applicant's needs. (Furthermore, the amount of office use permitted in the C-S-C zoned shopping centers is restricted by zoning regulations.) In general staff agrees that the requirements for approval of the Special Exception are met.

The re-introduction of an office use within a portion of a residence on this site is an example of mixed-use, on a small scale. It should be pointed out that two (2) shopping centers in the neighborhood of the subject property are moving forward to introduce a residential component to the existing commercial activity, thereby creating a mixed-use development.

A two (2) square foot sign, advertising the real estate office, is proposed along the Stonybrook Drive frontage of the lot, at the location of a previous sign, approximately two (2) feet from the Stonybrook Drive right-of-way. This sign will be illuminated by two (2) ground-mounted small spot lights that were used to light the previous sign for the lawyer's office. The area of the proposed sign complies with the requirements of the Zoning Ordinance. This sign is required to be set back at least ten (10) feet from the Stonybrook Drive right-of-way (11 feet behind the sidewalk), and must comply with this regulation or the applicant should seek a Departure from Design Standards to allow a sign at the previous location.

One (1) on-site handicap parking space is required. However, to maintain the residential appearance of the neighborhood, it is recommended that this space not be painted blue, which is the normal City policy.

Section 27-317 of the Zoning Ordinance requires that the following six (6) findings be made in order to approve a Special Exception:

- “(1) The proposed use and site plan are in harmony with the purposes of this Subtitle;
- (2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;
- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;
- (4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area;
- (5) The proposed use will not be detrimental to the use or development of adjacent properties on the general neighborhood; and
- (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.”

The applicant's Statement of Justification has satisfactorily addressed these criteria. General purposes of Subtitle 27 (County Zoning Ordinance) are to protect and promote the health, safety and welfare of current and future County residents. The proposed accessory use: is permitted by the Zoning Ordinance; provides on-site parking as required by the Ordinance; does not impair the Bowie and Vicinity Master Plan – since the principal use (residential) will remain and be unchanged, and there are no exterior alterations to the building to accommodate the proposed accessory use; will not adversely affect the health, safety or welfare of residents in the area; will not be detrimental to the use or development of adjacent properties or the general neighborhood, since the County's required of-street parking requirements are met; and, is not subject to the County's Woodland Conservation and Tree Preservation Ordinance because the subject parcel is less than 40,000 sq. ft. in area. Therefore, the above six (6) findings to approve a Special Exception have been satisfied.

In conjunction with the Special Exception request, the applicant is also seeking a variance from lot coverage. Because the variance is associated with a Special Exception, it is not among the types of variances over which the City has jurisdiction. Per Section 27-235, the District Council has reserved the right to decide on variances associated with a Special Exception.

With respect to the lot coverage variance, pursuant to Section 27-230 of the Ordinance, a variance may only be granted when all of the following findings can be made:

- “(1) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;
- (2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and
- (3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.”

The Statement of Justification cites several reasons to support approval of the variance. While the on-site parking requirements may be different now than when the Special Exception for the dental office was approved, the site is currently, and has been, extremely close to the maximum permitted lot coverage when the previous two (2) professional uses occupied the building. The installation of an additional on-site parking area now being required by Park and Planning causes the lot coverage maximum to be exceeded. The applicant has proposed using grass paver blocks for this new area. In the past, M-NCPPC has counted the area used by these blocks as only 50% of the area they occupy, due to their permeability. However, in cases where the blocks are used for required parking, they are calculated at 100% in determining lot coverage.

In response to the application meeting the first of the three (3) required findings to grant a variance, the subject property is a rectangularly-shaped parcel, typical of corner and interior lots in the immediate area, and complies with the requirements of the Zoning Ordinance in terms of area. There appear to be no exceptional topographic conditions or other features of the lot that make it an extraordinary situation. A condition that appears to exist on this property that is not apparent on other nearby residential properties is that it has a long history of housing an office use within the residence, and the exterior appears to resemble a detached single-family dwelling

in the Levitt section where a garage has been converted to useable interior space. Although a 208 sq. ft. (8 ft. by 26 ft.) addition to the front of the house is shown on the site plan submitted, no exterior changes to the existing house are proposed to accommodate the proposed office use. It is recommended that the site plan be revised to eliminate this proposed addition, as that project would exacerbate the lot coverage issue.

Secondly, the need for the variance is a result of the applicant providing additional on-site parking to accommodate the business, as required by the Zoning Ordinance. The applicant is complying with the parking requirements of the Ordinance, and is even proposing to use a less impervious surface to reduce lot coverage, yet as a result of a technicality, is not given credit for this reduction. Because of this situation, staff finds that a practical difficulty exists. (If the proposed area of the grass paver blocks were calculated at 50%, a reduction of 426 sq. ft. lot coverage would be realized, and the resulting lot coverage would be decreased to 32.3%.) A reduction in lot coverage could be realized if the existing shed was removed from the site. Therefore, as a condition of approval of the variance, it is recommended that the shed be removed from the property.

A further reduction of lot coverage could be achieved by eliminating any unnecessary or existing paved areas on the site and reconfiguring the proposed on-site parking arrangement (Attachment 4 – Staff Exhibit A). By narrowing the existing driveway to a width of 13 ft., providing a handicap space measuring 16 ft. by 19 ft., removing any excess existing macadam, providing two (2) 45° parking spaces (constructed of grass paver blocks, which would be calculated at 50% of the new area proposed) and removing the existing shed, the lot coverage could be 28.9%, which is under the maximum permitted by the Ordinance, and no variance would be necessary. However, if the area of the new parking surface (comprised of grass paver blocks) is calculated at 100%, and all of the above factors remained the same, lot coverage would be 30.4% (56.8 sq. ft. beyond the maximum permitted). Because the above configuration appears to be the minimum necessary, it is recommended that a variance for no more than 31% lot coverage be approved.

Lastly, granting a lot coverage variance would not substantially impair the intent, purpose or integrity of the Master Plan, since the existing principal use of the property conforms to the Bowie and Vicinity Master Plan, and since off-street parking requirements for the residence and proposed office use would be met, using an environmentally-friendlier feature to minimize any potential stormwater impacts.

III. Recommendation

It is recommended that Special Exception #SE-4623 and Variance #VSE-4623 be approved for the following reasons:

1. The property has a long history of two professional office uses previously being located in a portion of the structure.
2. No modifications or changes to the structure are needed to accommodate the proposed real estate office.
3. The proposed use meets the findings to grant approval of a Special Exception.
4. Off-street parking requirements are met.

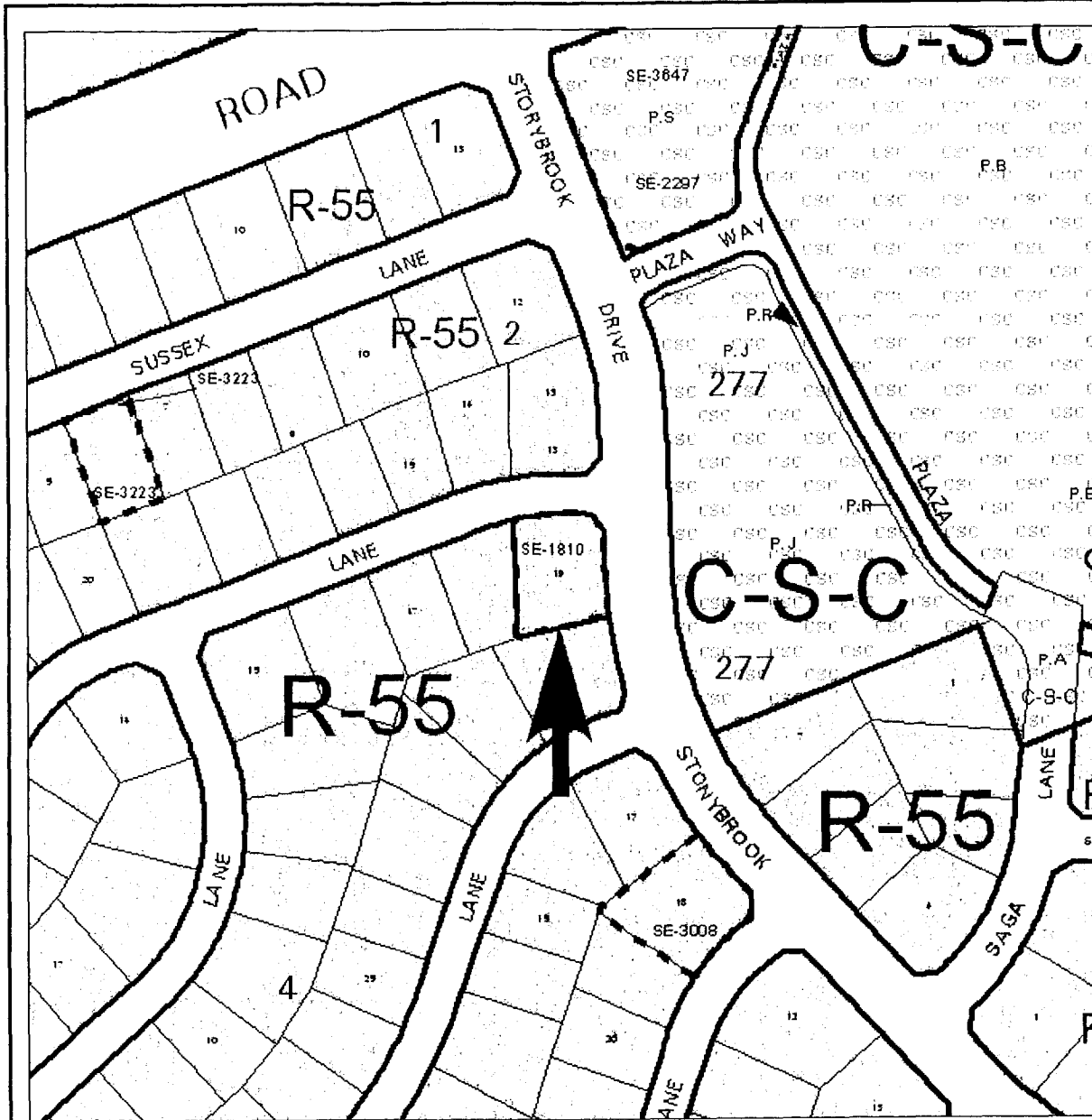
5. The criteria are met to grant the variance requested.

It is further recommended that these approvals be conditioned on the following:

1. The proposed 208 sq. ft. addition proposed on the site plan shall be deleted.
2. The existing shed shall be removed from the property.
3. The site plan shall be revised to show that the proposed sign identifying the real estate business shall be set back a minimum of 10 feet from the Stonybrook Drive right-of-way, or the applicant shall apply for a Departure from Design Standards to place the sign in another location.
4. Lot coverage shall not exceed 31%.

SE-4623

VSE-4623



ZONING SKETCH MAP

APPLICATION NO: _____
 REQUEST: To use part of personal residence as real estate office

PAZ: 264C

EXISTING ZONE: L-55

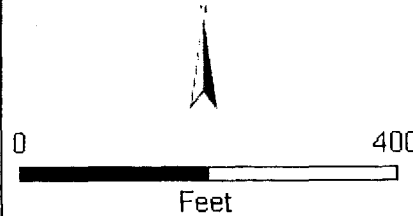
PLANNING AREA: 71B

WSSC GRID: 208NE13

TAX MAP: 38

TAX GRID: B4

COUNCIL DISTRICT: 4



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Geographic Information System

Created: April 29, 2008

ate residence
onica Lipscomb-owners

Juan Villardo & J...

Proposed widening of driveway
with environmentally friendly
porous grassy pavers

Attachment 2

SADLER LANE

50' R/W

storm drain

storm drain

residence
#12425
el Stende-owner

LOT 18
ZONE R-55

BLOCK 4

LOT 19
13821 Sq. ft.

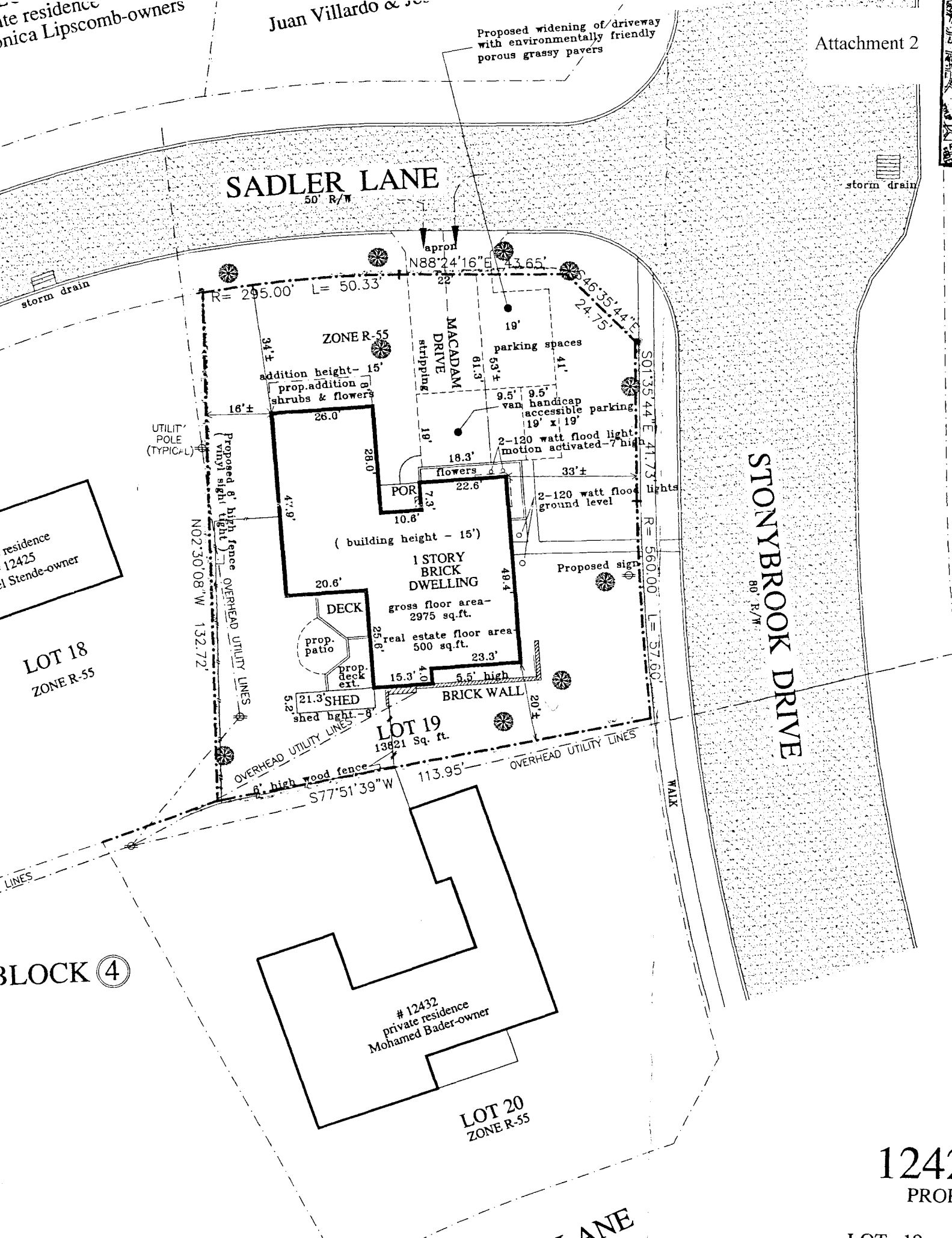
#12432
private residence
Mohamed Bader-owner

LOT 20
ZONE R-55

STONYBROOK DRIVE

80' R/W

WALK



1242
PROP

ANE

LOT 19

SE-4623 / VSE-4623

JAN 28 2009

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Attachment 3

Rev. Jan 29.09

**JUSTIFICATION FOR SPECIAL EXCEPTION (SE)
12427 SADLER LANE, BOWIE, MD 20715**

I. INTRODUCTION

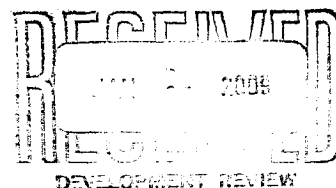
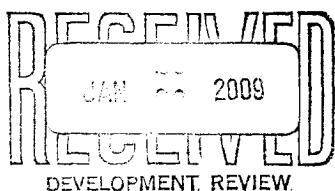
This is the Justification Statement to accompany the Application for Special Exception Zoning in the Bowie – Somerset at Belair Community. It is being submitted by Galen W. TeSelle, 100 % Owner and primary residence of the subject property located at 12427 Sadler Lane, Bowie, MD 20715. The other basic information about the property is shown below:

- Property Legal Description:** Lot 19, Bk 4, Sc. 1, Somerset at Belair, Tax ID #17070704379
Plat Liber 27402, Plat Folio 035, Tax Map 38, Grid B4, ED#7
- Total Property Area:** 13821 Square Feet ... 0.3173 Acres
- Zoning Code:** R55
- Election Districts:** MD Legislative District 23A – Delegates James Hubbard and Gerron Levi
MD Senate District 23 – Senator Doug Peters
Prince George’s County Council District 4 – Ingrid Turner
City of Bowie – District 2 – Diane Polangin
- Plat Map:** See attached plat from ... Placek & Associates, Inc, Certified Surveying Engineers, dated 2/10/2007
- Site Map:** See attached site map ... Placek & Associates, Inc. Certified Surveying Engineers, dated 1/15/2008

II. APPLICANT’S PROPOSAL

The applicant is proposing to operate a small real estate sales office from his residence.

This property, built in 1962, is located at the corner of Sadler Lane and Stonybrook Drive across the street from the Bowie Community Center. It has an early and long history of mixed residential and commercial use. In 1968, the property was modified, the garage was converted to office space and additional rooms were added behind the garage to accommodate a dentistry practice. Dr. Barry Pickus and his wife Barbara while living at the home, operated a dentistry practice for several years from this location. Special Exception SE-1810 was requested and granted for the operation of the dentistry practice during those years. In 1976 the property was purchased by Fredrick J. Sullivan and he used the offices to practice law for approximately 30 years under the name McCarthy & Sullivan Law Firm. It is shown in the tax record as “residential on commercial or industrial zoned land” and filed and taxed by the State tax assessment office as commercial property.



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Galen (Gale) TeSelle recently purchased the Sadler Lane property on February 28, 2007 as a primary residence for himself. Gale is single and no one else lives with him in the home. Gale recently became a real estate agent and co-owner of a small real estate company called Heritage Realty, Inc. He would like to use the offices to conduct his real estate business. The existing office and residential structure requires no modifications although a small extension of the house to increase the size of the master bedroom is planned in a few years.

III. NEIGHBORHOOD AND SURROUNDING USES

The subject property is in the Somerset of Belair Community of Bowie ... a corner lot located at the intersection of Stonybrook Drive and Sadler Lane in Bowie. It is in Planning Area 71B and zoned R-55. It is defined by the following boundaries:

North: Across Sadler Lane are two residential properties 12426 and 12424 Sadler Lane. They are zoned R-55.

East: Across Stonybrook Drive is the Bowie Community Center zoned C-S-C, and Acorn Park zoned R-55.

South: Residential property 12432 Shawmont Lane zoned R-55.

West: Residential property 12425 Sadler Lane zoned R-55.

The Somerset of Belair Community neighborhood is characterized by single family residential homes bordered by the Bowie Community Center, Acorn Park, and the Market Place Shopping Plaza zoned C-S-C to the East. The boundaries defining this community are:

North: Route 450 zoned R-55

East: Stonybrook Drive, Bowie Community Center, Acorn Park, and Marketplace Shopping Plaza – Zoned C-S-C

South: Belair Drive zoned R-55

West: Belair Drive zoned R-55

IV. ADDITIONAL DESCRIPTION

Zoning Regulation Section 27-317 states six general provisions for special exception approval. The balance of this justification will show: (1) the proposed use and site plan is in harmony with the purpose of R-55 Zoning, (2) is in conformance with all the requirements, (3) will not impair the integrity of the Master Plan, (4) will not adversely affect the health, safety, or welfare of the residents, (5) will not be detrimental to the use of adjacent properties or the general neighborhood, and (6) is in conformance with tree conservation.

Since the request being made is in conformance with the Special Exception made for small real estate offices in R-55 residential zoning, we believe this is in harmony with the purpose of R-55 zoning and will not impair the integrity of the Master Plan. Approval of this Special Exception would not adversely affect the health, safety, or welfare of the residents nor would it be detrimental to the use of adjacent properties or the general neighborhood. The adjacent properties to the North across Sadler Lane, the adjoining property to the West, as well as the adjoining property to the South on Shawmont Lane are being used as personal residences zoned as R-55. The property to the East across Stonybrook Drive is zoned CSC and the building and grounds are being used by the Bowie Community Center.

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Two agents conducting real estate sales incur limited traffic ... usually less than two clients per week and this would have very minimal impact on adjoining properties or the surrounding community. Most of the real estate sales work is done in the various residential neighborhoods or at the client's location. The home requires one parking space and the parking schedule for the office requires an additional 2 parking spaces, one of which needs to be a handicap accessible van. The parking configuration on the site plan includes one 18' x 19' handicap parking spaces, and two 9.5' x 19' parking spaces, in accordance with American National Standards for buildings and facilities and **Section 27-558**. **Section 27-560** requires a 22' wide driveway and the existing driveway is 18'3". The plan calls for a 4' widening of the driveway using environmentally friendly porous grassy pavers in order to meet the driveway width requirements. Even though the driveway base and coverage material is porous, widening the driveway with grassy pavers technically increases the lot coverage from 30% to 36%, exceeding the 30% limit, so a variance is needed. (See Section V of this justification for a further description of the variance request).

All setbacks, sign location & size, and lot coverage will be in conformance with code requirements. No variations are being requested. Since there is no exterior renovation work to be done to the property and all of the existing trees will be retained, this plan is in conformance with tree conservation.

Section 27-430 and 27-441 state the general purposes for R-55 Zoning and the special exceptions that are allowed in the Table of Uses still adhere to the purposes for this zoning class. Page 3 of the **Table of Uses (Commercial: Offices)** indicates that (G) real estate offices as an accessory use in a dwelling are allowed as an SE under R-55 zoning. **Section 27-399 Real Estate Sales Office** further describes the nature of the office.

(a) The offices of not more than two (2) real estate brokers, agents, or salesman may be permitted, subject to the following:

- (1) At least one (1) of the brokers, agents, or salesman shall be a bona fide resident of the dwelling;*
- (2) Suitable office space is not available within the general vicinity;*
- (3) At least fifty percent (50%) of the gross floor area of the dwelling shall be devoted to residential use;*
- (4) The use shall not alter the residential character or appearance of the premises; and*
- (5) Not more than one (1) nonresident clerical assistant may be employed on the premises.*

(b) A use and occupancy permit shall be required for this use.

A maximum of two agents and a receptionist would work out of this office. The applicant would be one of the agents and full-time resident of the property. The other agent would be the broker and owner of the company. No other commercial office space is available in a convenient location or reasonably priced for our company. Rental commercial space usually requires expensive build-out to make it useable at a real estate office and this residence already had two offices and a receptionist area suited for this type work. The office covers approximately one sixth of the square footage of the home, approximately 500 square feet out of the 2975 total square feet (see floor plan attached). No change in the residential character or appearance is necessary to enable the use of the residence as a real estate office. A use and occupancy permit will be acquired from the Prince George's County Department of Environmental Resources Permit Office if the Special Exception is approved. The office will generally be open from 9:00 AM to 6:00 PM Monday through Saturday.

Sections 27-615 and 27-627 describe specific requirements for a commercial sign in residential zones. **Section 27-615** states that "If the non-residential use requires a Special Exception, no freestanding on-

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site sign for the use shall be permitted unless it is shown on the approved site plan. **Section 27-627 Professional Signs** states the requirements for the sign size (maximum of 2 square feet), illumination (enclosed lamp design and non-flashing), and quantity (maximum of 1 per dwelling). A lighted sign had been used by both the dentistry office and the law office in the past as they were practicing their business. The enclosed lamp design lights are still in place and 1' x 2' Heritage Realty sign and location is shown on the site plan. There would be a single sign on the Stonybrook side of the property.

V. REQUEST FOR LOT COVERAGE VARIANCE

As previously mentioned, widening the driveway with grassy pavers technically increases the lot coverage from 30% to 36%, exceeding the 30% limit, so a variance is needed. Criteria for granting a variance described in **Section 27-230** can be made with the Board finds:

- 1) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions,
- 2) The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and
- 3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

I make the following argument in favor of supporting the variance:

- 1) The lot is a corner lot and has an appearance of being bigger than it is because of the 10 foot right-of-ways on two sides.
- 2) The home was enlarged over 40 years ago and received a Special Exception to accommodate a three-chair dentist office. The footprint of the home, shed, and driveway was at the 30% lot coverage at that time when handicap accessible parking was not required.
- 3) The property continued to be used as commercial space non-conforming use with a three-person law office from the 1970's up till I purchased the property.
- 4) Since the property was being used as a commercial office, and the property was advertised as commercial property when sold, and since the property is listed as non-conforming in the property records, and since the Maryland Department of Assessment and Taxation has this property cataloged under commercial, it was my intention to use property in a similar manner as the previous owners. However complying with the new handicap parking requirement is the only factor causing me to request this variance. No other variances or departures are needed. It would cause me great financial hardship to not be able to use the property as a small real estate home office.
- 5) The parking will be scientifically tested environmentally friendly porous grassy pavers. These are being used by many developers and home owners to reduce runoff and maintain the beauty of their property while still providing adequate parking. It is being used in the City of Bowie, including the Belair Mansion to accommodate parking.
- 6) With the use of grassy pavers, there will be no noticeable changes to the appearance of the property to accommodate the handicap parking requirements.
- 7) Parking for three vehicles is required for this home office, one handicap space and one regular space for the office, and one regular space for the home. Parking three vehicles at the home will have

SE-4623

VSE-4623

minimum effects on the appearance of the home or the neighborhood. There are many homes in Bowie and in other communities that park 3 or more vehicles in their driveway. These three vehicles will have minimal effects on the lot coverage whether they are parked on the macadam or the grassy pavers.

8) Since there no real change in the footprint of this home and the requested use is very similar to previous uses, there will be no negative impact on the intent, purpose, and integrity of the General or Master Plan.

Approval for a **Lot Coverage Variance** is being respectfully requested.

VI. SUMMARY

Since this residential property has:

- a long history of business use;
- there are no structural modifications needed to accommodate the real estate sales use;
- the only change required will be the installation of grassy pavers to expand the parking to accommodate a handicap van or similar vehicle.
- there will be no alteration of the residential character or appearance of the premises;
- more than three-fourth of the dwelling will be devoted to residential use by the owner of the property and real estate agent working for the company;
- the request meets all the other requirements of the Special Exception;

I ask for your kind consideration and swift approval of this Special Exception.

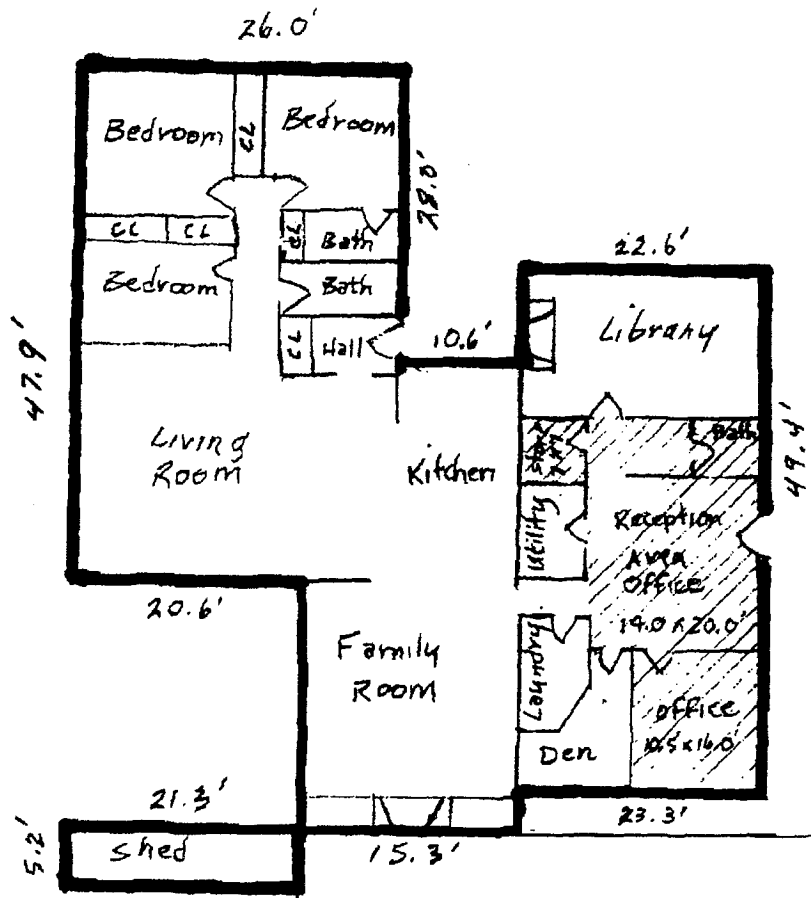
John W. D. Sell 1-29-09

Signature

Date

FLOOR PLAN

12427 SADLER LANE, BOWIE, MD 20715



Total Sq. ft = 2975

Office Use Sq. ft = 497

Home Use Sq. ft = 2478

LOT 14
Private residence
n & Monica Lipscomb-owners

LOT 13
Private residence
Juan Villardo & Jose Mendel-owners

Proposed widening of driveway
with environmentally friendly
porous grassy pavers

SADLER LANE
50' R/W

storm drain

storm

UTILITY
POLE
(TYPICAL)

private residence
12425
Daniel Stende-owner

LOT 18
ZONE R-55

ZONE R-55

addition height- 15'
prop. addition
shrubs & flowers

Proposed 6' high fence
(vinyl slight tilt)
OVERHEAD UTILITY LINES

apron
N88°24'16"E 43.65'

R= 205.00' L= 50.33'

S46°35'44"E
24.75'

parking spaces

9.5' x 9.5' handicap
van accessible parking
19' x 19'

2-120 watt flood light
motion activated-7' high

2-120 watt flood
ground level

S01°35'44"E
41.73'

R= 560.00' L= 57.60'

Proposed sign

STONYBROOK DRIVE
60' R/W

1 STORY
BRICK
DWELLING
gross floor area-
2975 sq.ft.
real estate floor area-
500 sq.ft.

DECK

prop. patio

prop. deck
ext.

21.3' SHED
shed hght.-8'

LOT 19
13821 Sq. ft.

BRICK WALL
5.5' high

6' high wood fence

S77°51'39"W

113.95'

OVERHEAD UTILITY LINES

WALK

BLOCK 4

12432
fence