



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

December 30, 2019

## NOTICE OF PUBLIC HEARING

### Bowie Variance #BV-1-20 (Docket #20-02)

A variance of 459 square feet to validate existing lot coverage at 30.5% (51 square feet over) and to further increase lot coverage by 4.1% (408 square feet) in order to validate construction of a 17' x 24' storage shed that will exceed the 30% maximum lot coverage requirement prescribed by Section 27-442 (c) Table II of the Prince George's County

Zoning Ordinance, resulting in 34.6% lot coverage

3860 Irongate Lane

10,031 sq.ft./Zoned R-80 (One-family Detached Residential)

Petitioner: Alex and Philip Russo

Dear Resident:

A public hearing concerning the above referenced application will be held at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716, in accordance with the following schedule:

**BOWIE ADVISORY PLANNING BOARD: Tuesday, January 14, 2020 at 7:00 p.m.**

The applicant is requesting a variance to validate existing lot coverage at 30.5% and to further increase lot coverage by 4.1% in order to validate the recent construction of a 17' x 24' (408 square foot) storage shed in the rear yard of the property. Section 27-442 (c)(Table II) of the Prince George's County Zoning Ordinance prescribes that lots in the R-80 zone shall not have lot coverage in excess of 30%. A variance of 459 square feet, or 4.6%, resulting in a total lot coverage of 34.6%, is requested.

All materials and plans regarding this application are available for your examination at Bowie City Hall, Monday through Friday between the hours of 8:30 a.m. and 5:00 p.m. If you wish to review the information during non-working hours (after 5:00 p.m.) please call the Planning Department to ensure the information is available at that time.

If you wish to speak at the public hearing you must be present before the hearing begins to sign the speaker's list or call in your request to be on the speaker's list prior to the hearing. If you are unable to attend, you may submit your written comments to the City as part of the record for this case.

If you have any questions or desire additional information, please contact me at 301-809-3047.

Sincerely,

Joseph M. Meinert, AICP  
Director of Planning and  
Community Development

Attachment

