



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

January 9, 2020

NOTICE OF PUBLIC HEARING

Bowie Variance #BV-2-20 (Docket #20-03)

An "after the fact" variance of seven feet from the minimum 25 foot front yard setback prescribed by Section 27-442 (c)(Table IV) of the Prince George's County Zoning Ordinance to validate enclosure of an open porch, 18 feet from the front property line. Section 27-422 (c) allows open porches to extend beyond the front building line up to nine feet.

13010 6th Street

5,000 sq.ft./zoned R-55 (One Family Detached Residential)

Petitioner: Jefferson F. Hernandez

Dear Resident:

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

BOWIE ADVISORY PLANNING BOARD: **Tuesday, January 28, 2020 at 7:00 p.m.**

The applicant is requesting approval of an "after the fact" variance of seven feet from the minimum 25 foot front yard setback prescribed by Section 27-442 (c)(Table IV) of the Prince George's County Zoning Ordinance to validate enclosure of an open porch, 18 feet from the front property line. Section 27-422 (c) allows open porches to extend beyond the front building line up to nine feet.

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

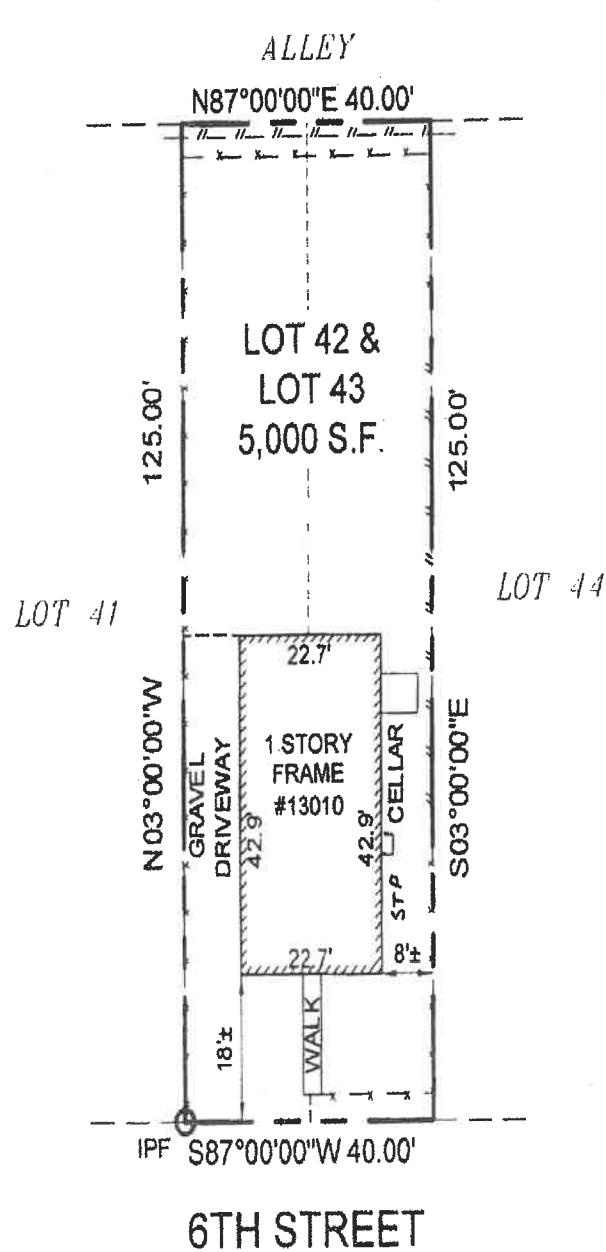
cc: DPIE w/ site plan
MNCPPC Zoning Division w/site plan
Clerk of the County Council w/site plan
City Attorney
Adjoining Property Owners

MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 13010 6TH STREET
BOWIE, MD 20720



1" = 30'

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING:
 - A. IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
 - B. IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - C. 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.
2. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
4. SUBJECT TO ALL EASEMENTS ON RECORD.
5. A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE AND IMPROVEMENTS ON PROPERTY.

DRAWN BY: DS

FILE: #13010HLOC_2019