



**City of College Park
Department of Planning, Community & Economic Development
Staff Report**

Reviewer: Miriam Bader

Date: May 27, 2016

A. APPEAL INFORMATION

Appeal No.: CEO-2016-01

Hearing Date: June 2, 2016

Petitioner: Timothy Edmond Purvis

Address: 9507 48th Place

Election District: 1

Subdivision: Snyder Subdivision

Neighborhood Association: North College Park Citizens Association

Zoning: R-55

Purpose of Request: The Applicant is requesting to erect two fences:
Fence 1 (along Iroquois) is to replace a 3-foot split-rail fence with a 6-foot board and batten fence in the backyard to restrain two large dogs.
Fence 2 (along 48th Place) is to erect a 4-foot tall wood-picket fence in the apparent front yard as additional exercise area for the dogs.

Requirements:

- a. Prince George's County Zoning Ordinance, Section 27-420 (a) restricts fences in the front or side yard to four (4) feet for corner lots consisting of one acre or less.
- b. The City Fence Ordinance, Chapter 87, Section 23, paragraph B. prohibits the construction of fences in the front yard.
- c. The City Fence Ordinance, Chapter 87, Section 23, paragraph C. requires fences in the side and rear yards to be set back 25 feet where the side or rear lot line is a continuation of the front yard line of the adjacent lot.

- d. Prince George's County Zoning Ordinance, Section 27-421 regulates corner lot sight-line obstructions. It states that "on a corner lot, no visual obstruction more than three (3) feet high (above the curb level) shall be located within the triangle formed by the intersection of the street lines and points on the street lines 25-feet from the intersection."

- Specific Variance Requests:
1. For Fence 1 (along Iroquois Street), variance of 2-feet from the maximum height of 4-feet for a front yard fence [Prince George's County Zoning Ordinance, Section 27-420 (a)].
 2. For Fence 1 and Fence 2 (along Iroquois Street), variance of 25 feet from the required 25-foot side street-line setback. [City Fence Ordinance, Chapter 87, Section 23, paragraph C.].
 3. For Fence 2 (along 48th Place), variance to permit a fence in the front yard [City Fence Ordinance, Chapter 87, Section 23, paragraph B.].

- Property Characteristics:
1. The property is basically a square-shaped corner lot with street frontage on 48th Place and Iroquois Street. See Exhibit 2.
 2. The northern property line measures 83.19 feet, the western property along 48th Place measures approximately 64.29 feet (not including the corner radius); the southern property line along Iroquois Street measures approximately 34 feet (not including the corner radius); and the eastern property line measures 85.83 feet.
 3. The property contains 6,555 square feet and is improved with a 2-story, split-level, single-family frame house with attached garage (all built in 1982), two sheds and a deck. Driveway access is from 48th Place.
 4. The house faces 48th Place. According to the City fence ordinance, this is defined as the apparent front yard.
 5. The County defines the front yard, for fence purposes, as any yard abutting a street. A corner lot has two front yards.

6. There are existing fences as follows: A 3-foot high wood split-rail fence with wire netting starting at the south side of the house, continuing along Iroquois Street and then enclosing the rear yard of the house until it meets up with a 4-foot high wood stockade fence directly behind the house and continues along the northeasterly side of the lot enclosing a shed and rear deck (Attachment 2).

Neighborhood
Characteristics:

The surrounding neighborhood is single-family residential with many front yard fences (mainly chain-link and wood picket). There are some wood stockade fences in the neighborhood to enclose rear yards and corner “rear” yards.

Other Information:

1. The property owner has two large-breed dogs. The dogs are currently contained via an invisible fence; however, passers-by and service professionals are frequently concerned that the dogs are not restrained since they do not see an adequate physical fence. According to the property owner, this leads to many unnecessary “unrestrained dog” complaints to the City animal control officer.
2. The right-of-way for this segment of Iroquois Street is 20 feet wider (50-feet wide) than the majority of Iroquois Street (30-feet wide). Moreover, the right-of-way for this segment of 48th Place is also 50-feet wide and narrows to 35-feet as 48th Place travels north. (Attachment 3)

B. COLLEGE PARK CRITERIA FOR GRANTING A FENCE VARIANCE

The Applicant is requesting two fences. Staff has reviewed the criteria for each of the fences separately. Fence 1 requires a 2-foot fence height variance from the County Zoning Ordinance and a 25-foot side-street setback variance from the City Fence Ordinance. Fence 2 requires a front yard fence variance from the City Fence Ordinance and a 25-foot side-street setback variance from the City Fence Ordinance.

1. **There is an extraordinary situation or condition that would support the request for a variance.**

Fence 1: The extraordinary situations and conditions are as follows:

- a. The property is a corner lot with two front yards according to the County fence regulations, which limits the amount of useable back yard.

- b. Due to location of the house, the deck and two sheds, the remaining back yard is exceptionally small.
- c. There is 12-feet of right-of-way from the edge of pavement along Iroquois Street and no City plans to widen the road which provides open space.

Fence 2: There is not an extraordinary situation or condition that supports the two variances for this fence.

2. Denial of the variance will result in a peculiar and unusual practical difficulty to, or an exceptional or undue hardship to the owner.

Fence 1: Denial of the variances will result in a peculiar and unusual practical difficulty for the owner since neighbors and visitors perceive the large dogs as inadequately restrained and therefore; a threat to public safety. The dogs are restrained by an invisible fence; however, the neighbors and passers-by have requested the property owner to erect a visible fence as well.

Fence 2: Denial of the variances for fence 2. would not result in a true peculiar and unusual practical difficulty or undue hardship to the owner that would justify the variances needed for fence 2.

3. Granting the variance will not impair the intent, purpose or integrity of the Fence Ordinance.

Fence 1: Granting the variance will not impair the intent, purpose or integrity of the Fence Ordinance because the applicant has demonstrated extraordinary conditions. It is not the intent of the Fence Ordinance to prohibit property owners from reasonably restraining their pets. In addition, since the fence is proposed to be located behind the tree line along Iroquois Street, open space will be maintained.

Fence 2: This fence is not determined to be necessary to restrain the dogs; therefore, granting this variance will impair the intent, purpose and integrity of the Fence Ordinance.

4. The variance is consistent with the design guidelines adopted for the historic District, if applicable.

Fence 1 and Fence 2: Not applicable, the property is not located in an historic district.

5. **The variance will not adversely affect the public health, safety, welfare or comfort.**

Fence 1: A major purpose of this fence is to improve the comfort of the public who perceive the large dogs as being insufficiently restrained due to misperceptions of the invisible fence.

Fence 2: The proposed location of this front yard fence encroaches into the visibility triangle defined in Section 27-421 and therefore adversely affects public safety.

6. **The fence for which a variance is requested incorporates openness and visibility as much as is practical, provided however, that it shall not be constructed of chain link unless this material is consistent with the surrounding neighborhood.**

Fence 1: It is necessary to block the view of the dogs from the public. It is not practical for the fence to be open because when the dogs see people, they become excited and start to bark and jump. The applicant is proposing the top one foot of the fence to be made of lattice, see applicant's Exhibit 20, in order to incorporate openness and visibility as much as is practical.

Fence 2: The four-foot wooden picket fence see applicant's Exhibit 23, will incorporate openness and visibility.

7. **The proposed construction, including setbacks, is characteristic of and consistent with the surrounding neighborhood. In neighborhoods where chain-link is a characteristic material, alternate materials incorporating openness and visibility may be permitted.**

Fence 1: The portion of the fence that is located in back of the house and presents as a back yard fence is characteristic of and consistent with the surrounding neighborhood. See applicant's Exhibit 6-18, 24-32 for photographs of fences in the neighborhood. See applicant's Exhibit 20 for a picture of proposed Fence 1. Also, the fence is proposed to be located on the driveway side of the adjoining property which will minimize negative impact.

Fence 2: The proposed replacement picket fence is also characteristic of and consistent with the surrounding neighborhood. See applicant's Exhibit 6-18, 24-32 for photographs of fences in the neighborhood. See applicant's Exhibit 23 for a picture of proposed Fence 2.

C. **RECOMMENDATION**

Staff recommends disapproval for Fence 2 and approval of the following variances for Fence 1 with the condition that Fence 1 be located behind the tree line along Iroquois Street (outside the City right-of-way):

1. Variance of 2-feet from the maximum height of 4-feet for a front yard fence [Prince George's County Zoning Ordinance, Section 27-420 (a)].
2. Variance of 25 feet from the required 25-foot setback. [City Fence Ordinance, Chapter 87, Section 23, paragraph C.].

D. ATTACHMENTS

1. Application and applicant's materials (including applicant's exhibits 1-34)
2. Site Plan
3. ROW Map
4. Zoning and Building Footprint Map
5. Environmental Features Map
6. Staff Photos
7. Support Letter



APPLICATION FOR VARIANCE FROM
THE STRICT APPLICATION OF THE
CITY OF COLLEGE PARK BUILDING CODE

Instructions: Please Print or Type. All required information must be provided before an application is accepted for processing. An appointment with the City Planning Staff must be made to review the application prior to acceptance. Please call (240) 487-3538 to schedule an appointment. The following items must accompany the application: 1) an accurate plat or site plan drawn to scale that, includes all existing structures, driveway and additions; 2) filing fee or financial hardship waiver request.

OWNER INFORMATION

Name of Property Owner (s) TIMOTHY EDMOND PURVIS

Address of Property 9507 48TH PLACE, COLLEGE PARK, MD 20740

Do you reside in the property? Yes No

If no, provide home address _____

Telephone 919-376-5591 321-246-2554 Fax _____ E-mail SODALISAE@GMAIL.COM

Name of Agent/Representative (if any) REBECCA PURVIS MAYE REBECCA@YAHOO.COM

Address SAME AS OWNER Telephone 919-376-5591

Have you applied for and been denied a permit? Yes No

Have you received a violation notice? Yes No If yes, date of notice N/A

Has property been the subject of a previous appeal or zoning application? Yes No

If yes, provide case number(s) and dates _____

DESCRIPTION OF PROPERTY

<u>Snyder subdivision</u> <u>DANIELS PARK</u>	<u>19</u>		
Subdivision	Lot	Block	Parcel

Zoning	Total Area (Sq ft)
--------	--------------------

Civic Association Name _____

VARIANCE REQUEST

List each required variance on a separate line and cite the section of the Fence Ordinance from which the variance is requested.

1) BUILDING PERMIT FOR A 4-FT FRONT YARD FENCE;

2) BUILDING PERMIT FOR A 6-FT REPLACEMENT FENCE TO REPLACE

A 3-FT SPLIT-RAIL FENCE

PURPOSE OF VARIANCE

Describe what you propose to do and why you need a variance.

SEE ABOVE

IN ORDER FOR A VARIANCE TO BE GRANTED, ALL OF THE FOLLOWING CRITERIA MUST BE MET. PLEASE INDICATE HOW YOU COMPLY WITH EACH OF THESE.

Criteria #1. There is an extraordinary situation or condition that would support the request for a variance. (Describe any special conditions and/or circumstances which are peculiar or unique to the property and, that are not characteristic of other property in the neighborhood.)

SEE CRITERIA #1 OF ORIGINAL APPLICATION

Criteria #2. Denial of the variance would result in a peculiar and unusual practical difficulties to, or exceptional or undue hardship to the owner. (The property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions). Hardship cannot be self-imposed.

SEE CRITERIA #2 OF ORIGINAL APPLICATION

Criteria #3. Granting the variance will not impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan. (*Granting of the variance will not be in conflict with the public interest as requested in these plans*).

SEE CRITERIA #3 OF ORIGINAL APPLICATION

Criteria #4. The variance is consistent with the design guidelines adopted for the Historic District, if applicable. (*The Design Guidelines for the Old Town College Park Historic District provide guidance on fence materials, design and placement*).

N/A

Criteria #5. The variance will not adversely affect the public health, safety, welfare or comfort. (*Granting of the variance will not prevent the rapid, free and unobstructed access to residences by emergency vehicles, personnel and equipment*).

SEE #6 OF REASONS FOR APPEAL

Criteria #6. The fence for which a variance is requested incorporates openness and visibility as much as is practicable, provided however, that it shall not be constructed of chain link.

SEE #7 OF REASONS FOR APPEAL

Criteria #7. The proposed construction, including setbacks, is characteristic of and consistent with the surrounding neighborhood. (Granting of the variance will not detract from the alternatives and comfort of the residential district and will not detract from an area that is generally pleasing to the eye).

SEE # 7 OF REASONS FOR APPEAL

NAMES & MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS

(These include properties located on either side, behind and across the street from your property).

Property Address

SEE

Owner's Name

Owner's Address

Property Address

Owner's Name

Owner's Address

ORIGINAL

APPLICATION



Signature of Applicant(s)

30 MAR 2016
Date

Signature of Applicant(s)

Date



City of College Park Advisory Planning Commission
4500 Knox Road • College Park, MD 20740
Phone: 240-487-3538 • Facsimile: 301-887-0558
www.collegeparkmd.gov

**APPLICATION FOR VARIANCE FROM
 THE STRICT APPLICATION OF THE
 PRINCE GEORGE'S COUNTY ZONING ORDINANCE**

Instructions: Please complete and e-mail to Miriam Bader at mbader@collegeparkmd.gov. or print out and mail to the address above. All required information must be provided before an application is accepted for processing. An appointment with the City Planning Staff must be made to review the application prior to acceptance. Please call (240) 487-3538 to schedule an appointment. The following items must accompany the application: 1) an accurate plat or site plan drawn to scale that, includes all existing structures, driveway and additions; 2) filing fee or financial hardship waiver request.

OWNER INFORMATION

Name of Property Owner (s) Timothy Edmond Purvis

Address of Property 9507 48th Place, College Park, MD 20740

Do you reside in the property? Yes No

If no, provide home address _____

Telephone 321-246-2554 Fax _____ E-mail sodalisa@gmail.co

Name of Agent/Representative (if any) _____

Address _____ Telephone _____

Have you applied for and been denied a permit? Yes No

Have you received a violation notice? Yes No If yes, date of notice _____

Has property been the subject of a previous appeal or zoning application? Yes No

If yes, provide case number(s) and dates _____

DESCRIPTION OF PROPERTY

Daniels Park ^{Snyder subdivision}	19		
Subdivision	Lot	Block	Parcel
R-55		6,555 sq-ft	
Zoning	Total Area (Sq ft)		

VARIANCE REQUEST

List each required variance on a separate line and cite the section of the Zoning Ordinance from which the variance is requested.

- 1) Building permit for a 4-ft front yard fence; Ordinance 05-0-12
2)
3)
4)
5)

PURPOSE OF VARIANCE

Describe what you propose to do and why you need a variance.

We propose to build a 4-ft wooden picket fence in the front yard of our property to provide a visual boundary for the invisible fence we have for our two large breed dogs. We need a variance because we are on a corner lot and we wish to build a front fence surrounding our property for the protection and freedom of our dogs.

IN ORDER FOR A VARIANCE TO BE GRANTED, ALL OF THE FOLLOWING CRITERIA MUST BE MET. PLEASE INDICATE HOW YOU COMPLY WITH EACH OF THESE.

Criteria #1. Property has exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions. (Describe any special conditions and/or circumstances which are peculiar or unique to the property and, that are not characteristic of other property in the neighborhood).

The property is a corner lot with the house facing the legal front street. By Prince George's County fence regulations, we do not need a permit to build a fence in the front yard of our property provided it is not more that 4-ft tall. Thus, we would like to petition the city of College Park to build a 4-ft wooden picket fence to boarder the front and side yard of our corner lot. Please see accompanying letter for detail and clarification.

Criteria #2. The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner. (The property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions). Hardship cannot be self-imposed.

We are pet owners with plenty of front and side yard space for our pets to play outdoors. Our dogs are contained via an invisible fence, however, due to not having the ability to have a front fence, we do not have a visible barrier. As such, passersby and city/government workers frequently trouble is and the city Animal Control, assuming our pets are not contained. Please see letter for detail.

Criteria # 3. The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan. (Granting of the variance will not be in conflict with the public interest as requested in these plans).

The variance will not adversely affect public health, safety, welfare, or comfort; the fence will not obstruct oncoming traffic on either side of the property. It would be consistent with neighboring front yard fences and with the residential district of the city as a whole. Please see accompanying letter for detail and clarification.

NAMES & MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS
(These include properties located on either side, behind and across the street from your property).

Property Address	Owner's Name	Owner's Address
4802 Iroquois St ✓	Robert D Morgan	4802 Iroquois St
9506 48th PI ✓	Twanda A & James A Adams	9805 Meadow Lark Ave, Upper Marlboro
4801 Iroquois St ✓	Ivy B Thomas	4801 Iroquois St
9504 48th PI ✓	Berfalia Baqueiro & Jose Torre	9504 48th PI
9509 48th PI ✓	Lou F & Ana C Kalil	9509 48th PI
		30 Mar 16
Signature of Owner(s)		Date

→ Add 9508 48th place, Denise M. Braveboy³ 9508 48th Place

Revised 06/14

I, Timothy Purvis, homeowner of 9507 48th Pl, College Park, MD 20740, do hereby petition the City of College Park Advisory Planning Commission for a variance, for a 4-foot wooden fence to boarder our front yard on our corner lot.

Reasons for appeal:

1. The property is located in the Snyder Subdivision, on lot number 19 (as per plat recorded in Plat Book WWW 76 at Plat 30), contains 6,555 square feet, and is a single-family dwelling and driveway. Exhibits ("Exhs.") 1, 2 and 3. The existing dwelling was built in 1982. Exh. 1.
2. The property is a corner lot, with the house facing the legal front street. Exh. 3. We did not realize that because we have a corner lot, we have two legal front yards per Prince George's County regulations, and intended to replace the current split post and rail fence, that was here when the home was purchased, and construct a 6-foot privacy fence in what we thought was our backyard—the front yard located to the rear and side of our house. By Prince George's County fence regulations, we do not require a permit to build a fence in the front yard of our property provided it is not more than 4-feet tall, so we would like to petition the City of College Park to build a 4-foot fence to boarder our property along the legal front yard, as well as a 6-foot privacy fence to replace the split rail post fence in what is considered the backyard of our corner lot.
3. The fences we would like to construct would be a 6-foot wooden board and batten privacy fence around the back yard (Exh. 3), and a 4-foot wooden fence (Exh. 2²), but variances are needed to obtain a building permit. Since the property is a corner lot and the fence would be in both front yards, a waiver of the fence locations is requested. Exhs. 22, 3, 4, and 5.
4. The proposed fence would be constructed inside the property line and would not obstruct oncoming traffic on either side of the property, and would be in line with the character and design guidelines consistent with neighboring front yard fences and with the residential district of the City of College Park as a whole.
5. The fence would also serve as a protective barrier for our two large breed dogs when they play on our property. Although the dogs are currently contained via an invisible fence, we are suffering undue hardship due to not having a suitable visible barrier which causes passersby and mail persons to frequently trouble us and the city animal control, incorrectly assuming that the dogs are uncontained because they cannot see the pet barrier.
6. The variance will not adversely affect the public, health, safety, welfare or comfort; on the contrary, it will increase all of the above, assuring that our property boundaries are clearly marked for pedestrians and passersby, and ensuring their feelings of safety and wellbeing by providing a visual barrier to our invisible barrier wherein our dogs will reside and be contained. It will also add to the safety of our dogs from potential harm being done by individuals traversing across our property and believing our dogs are not restrained.
7. My wife, Rebecca Maye Purvis can testify that several homes on either side of us and throughout our immediate area of North College Park, have 4-foot and 6-foot fences serving as property markers for their yards. Exhs. 6 – 18, 24-32. The proposed would be a wooden straight colonial gothic picket fence with a colonial gothic cut post. Exh. 19, 20 and 23.
8. We are convinced that granting the variance will not impair the intent, purpose or integrity of any applicable county general plan or master plan.

APPLICANT'S EXHIBIT 1

Exhibit One(1)

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Account Identifier: District - 21 Account Number - 2398857

Owner Name: PURVIS TIMOTHY E **Use:** RESIDENTIAL
Mailing Address: 9507 48TH PL COLLEGE PARK MD 20740- **Principal Residence:** YES
Deed Reference: /36200/ 00356

Premises Address: 9507 48TH PL COLLEGE PARK 20740-0000 **Legal Description:** 2004 EAI-X TRS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-
0025	00E2	0000		5390			19	2016		7653

Special Tax Areas: **Town:** COLLEGE PARK
Ad Valorem: **Tax Class:** 8

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1982	1,232 SF		6,555 SF	001

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	SPLIT LEVEL	FRAME	2 full	1 Attached	

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	100,200	100,200		
Improvements	92,500	130,400		
Total:	192,700	230,600	192,700	205,333
Preferential Land:	0			0

Seller: LANGLEY BRIAN G & PAMELA K	Date: 07/30/2014	Price: \$280,000
Type: ARMS LENGTH IMPROVED	Deed1: /36200/ 00356	Deed2:
Seller: CABRALES,JOSE & ROSARIO GUERRE	Date: 04/28/2004	Price: \$235,000
Type: ARMS LENGTH IMPROVED	Deed1: /19389/ 00720	Deed2:
Seller: BYRUM,MARJORIE L	Date: 06/07/2002	Price: \$181,000
Type: ARMS LENGTH IMPROVED	Deed1: /15878/ 00633	Deed2:

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Status: No Application

This Deed, made this 18th day of July, 2014, by and between **Brian G. Langley** and **Pamela K. Langley**, GRANTORS, and **Timothy Edmond Purvis**, GRANTEE.

Witnesseth –

That in consideration of the sum of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Prince George's, State of Maryland and described as follows, that is to say:

Lot numbered Nineteen (19, in the subdivision known as "Snyder Subdivision", as per plat thereof recorded in Plat Book WWW 76, at Plat 30, among the Land Records of Prince George's County, Maryland in the 21st Election District.

Property Address: 9507 48th Pl., College Park, MD 20740

Title Insurer: Old Republic Title Insurance Company

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Timothy Edmond Purvis, as sole owner, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

Brian G Langley by Pamela K Langley
✓ ATTORNEY IN FACT (SEAL)

Brian G. Langley by Pamela K. Langley, his attorney in fact

Pamela K Langley (SEAL)
Pamela K. Langley

STATE OF MARYLAND }
COUNTY OF PRINCE GEORGE'S } SS
Montgomery

I hereby certify that on this 18th day of July, 2014, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Pamela K. Langley, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



J. Whetstone Hutton

Notary Public
My Commission Expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

J. Whetstone Hutton

Attorney

AFTER RECORDING, PLEASE RETURN TO:
Hutton Patt Title & Escrow, LLC
12505 Park Potomac Ave.
Suite 530
Potomac, MD 20854

PRINCE GEORGE'S COUNTY PERMIT

Exhibit Four (4)

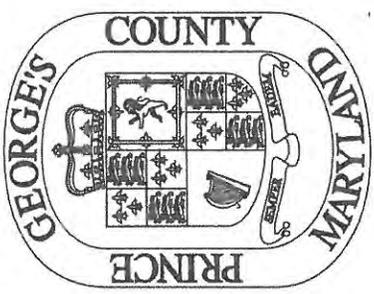
ISSUANCE DATE : Jan-21-2016

EXPIRATION DATE :

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
 9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

PROPERTY OWNER
 Timothy Purvis
 9507 48th PL
 College Park, MD 20740
 (919) 376-5591

CONTRACTOR
 Long Fence Company Inc
 8545 Edgeworth WAY
 Capitol Heights, MD 20743
 LICENSE NUMBER: 9615
 (301) 261-3444



OCCUPANT

ARCHITECT

TYPE OF PERMIT : **DPIE RW**
 WORK DESCRIPTION : **fence - 4' high fence**
 EXISTING USE : **SFD**
 USE (MNCPPC ZONING) : **FENCE**
 SUBDIVISION : **SNYDER SUB**

OWNERSHIP :	HEIGHT FT :	4
LIBER :	WIDTH FT :	1
FOLIO :	DEPTH FT :	110
ED/ACCT NO. :	NO STORIES :	
LOT :	DWELL UNITS :	
BLOCK :	PARKING SP :	0
TAX MAP :	LIVE LOAD :	
SCD :	USE GROUP :	R-1
SPEC EXCEPT :	TYPE CONST :	5B

Conditions

OCCUPANCY LOAD :	110
SITE CERTIFICATE :	
STRUCTURE CERT :	
SEWER :	WSSC
WATER :	WSSC
HEATING :	
PARCEL :	
ELECTRICITY :	
CENTRAL A/C :	
ELEVATOR :	
ESCALATOR :	
BASEMENT :	
BOILER NUMBER :	N
CBCA :	N
HISTORICAL :	
SIGN NUMBER :	

As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of I

Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APP

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

INSPECTION AREA:

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHAL
APPROVED :				

Haitham A. Hijazi



Home Improvement Agreement: Proposal for Fencing

APPLICANT'S EXHIBIT 5

Customer's Last Name, First Name: Purvis, Rebecca + Tim Store No.: 2552

Service Address: 9509 48th Place

City: College Park State: MD Zip: 20740

Customer's Daytime Phone No.: 919-396-5591 Customer's Evening Phone No.: Customer's E-mail Address: maye@fence.com

Nearest Cross Street: TROQUAIS ST

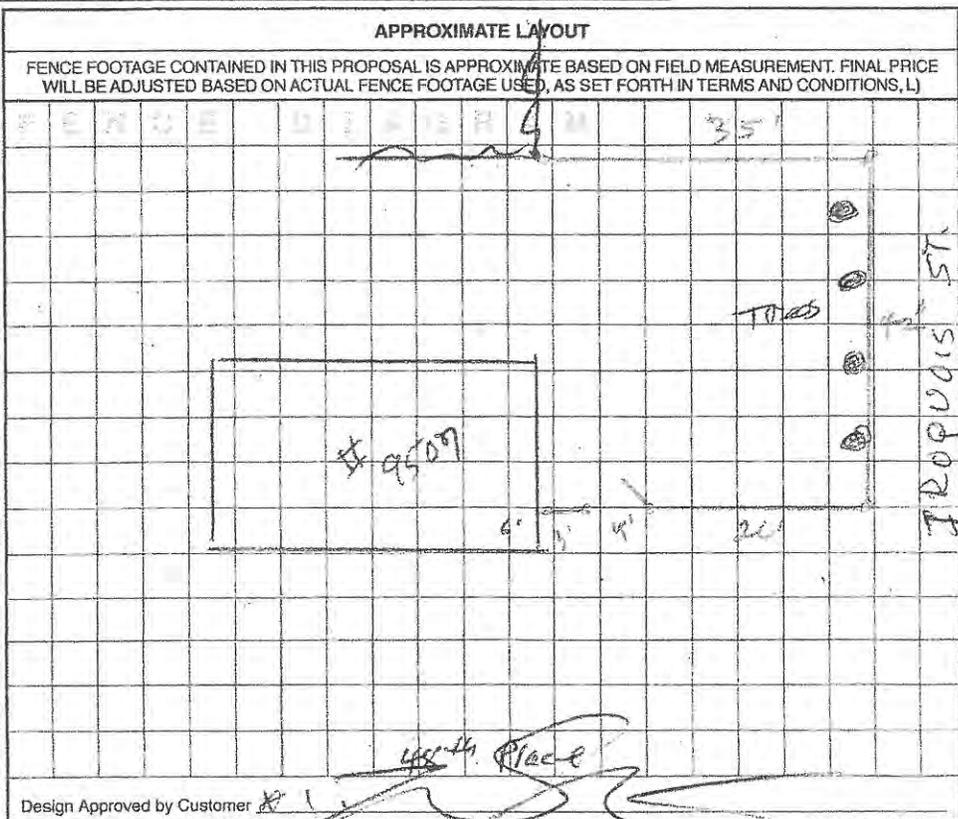
PRICE IS VALID FOR 14 DAYS FROM DATE OF PROPOSAL

PERMIT/INSPECTION INFORMATION

Permit required? Yes No Homeowner to obtain permit (Installation Professional requires copy of permit before installation) Installation professional to obtain permit

Paul Boock 301-358-0690

Selection	\$ <u>5500</u>
ADDITIONAL COST OPTIONS ADD THE PRICES IN THIS COLUMN TO THE SELECTION	
TAKE DOWN AND HAUL AWAY OLD FENCE	\$ <u>600.00</u>
PERMIT COST	\$ <u>285.00</u>
	—
	—
	—
SUB TOTAL	\$ <u>5500</u>
SALES TAX	\$ —
DEPOSIT	\$ <u>1833</u>
BALANCE DUE (UPON COMPLETION)	\$ <u>3667.00</u>



Stock Product

Special Order Product

Board & Batten w/ Lattice

FENCE INSTALLATION RELATED TO GRADE: PLEASE INITIAL ONE

<input type="checkbox"/> PLEASING TO THE EYE FENCE TO BE LEVEL WITH HIGHEST GRADE (CUSTOMER TO FILL IN GAPS)	<input checked="" type="checkbox"/> FOLLOWING FLOW SLIGHTLY UNEVEN GRADE WITH FENCE FOLLOWING FLOW OF GROUND - FENCE WILL BE UNEVEN AT TOP	<input type="checkbox"/> STEPPED INSTALLATION STEEP SLOPE WHERE FENCE CANNOT "RACK" ENOUGH TO FOLLOW GRADE AND MUST BE STEPPED, RESULTING IN LARGE GAPS UNDER FENCE - (CUSTOMER TO FILL IN GAPS)
---	---	---

Product: Wood Fence

Style: Vertical Board Height: 6'

Footage: NO If Gates: 1-4' w/ lattice

Post Cap: [Cap] Color: wood

Rail Type: 2x4 Post Type:

Picket Type: 1x4 \$ 5500

Product: wood Fence

Style: Board & Batten Height: 6'

Footage: 110' If Gates: 1-4' w/ lattice

Post Cap: [Cap] Color: wood

Rail Type: 2x4 Post Type:

Picket Type: 1x4 \$ 6330.00

Product

Style: Height:

Footage: If Gates:

Post Cap: Color:

Rail Type: Post Type:

Picket Type: \$



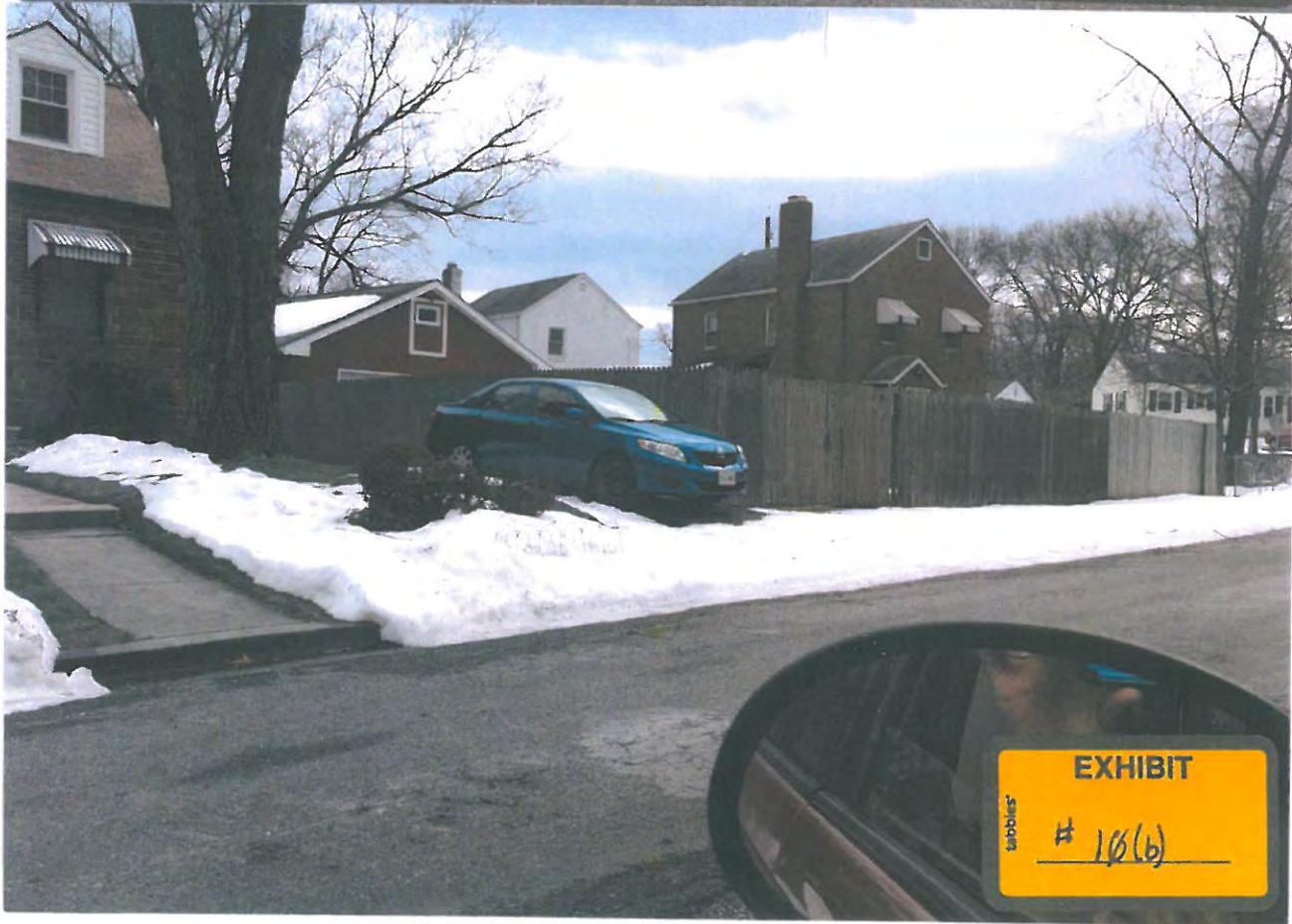
EXHIBIT
6(a)



EXHIBIT
6(b)









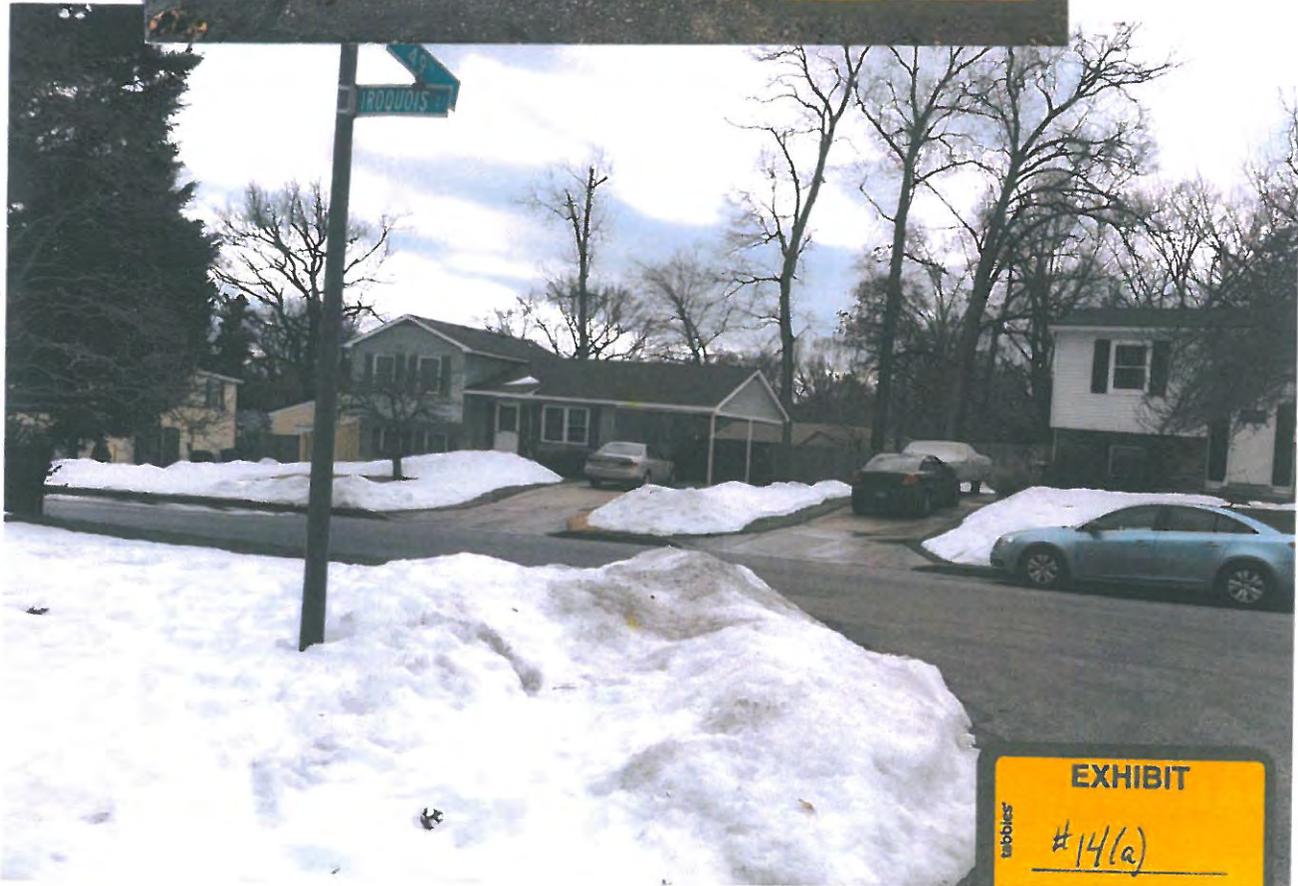
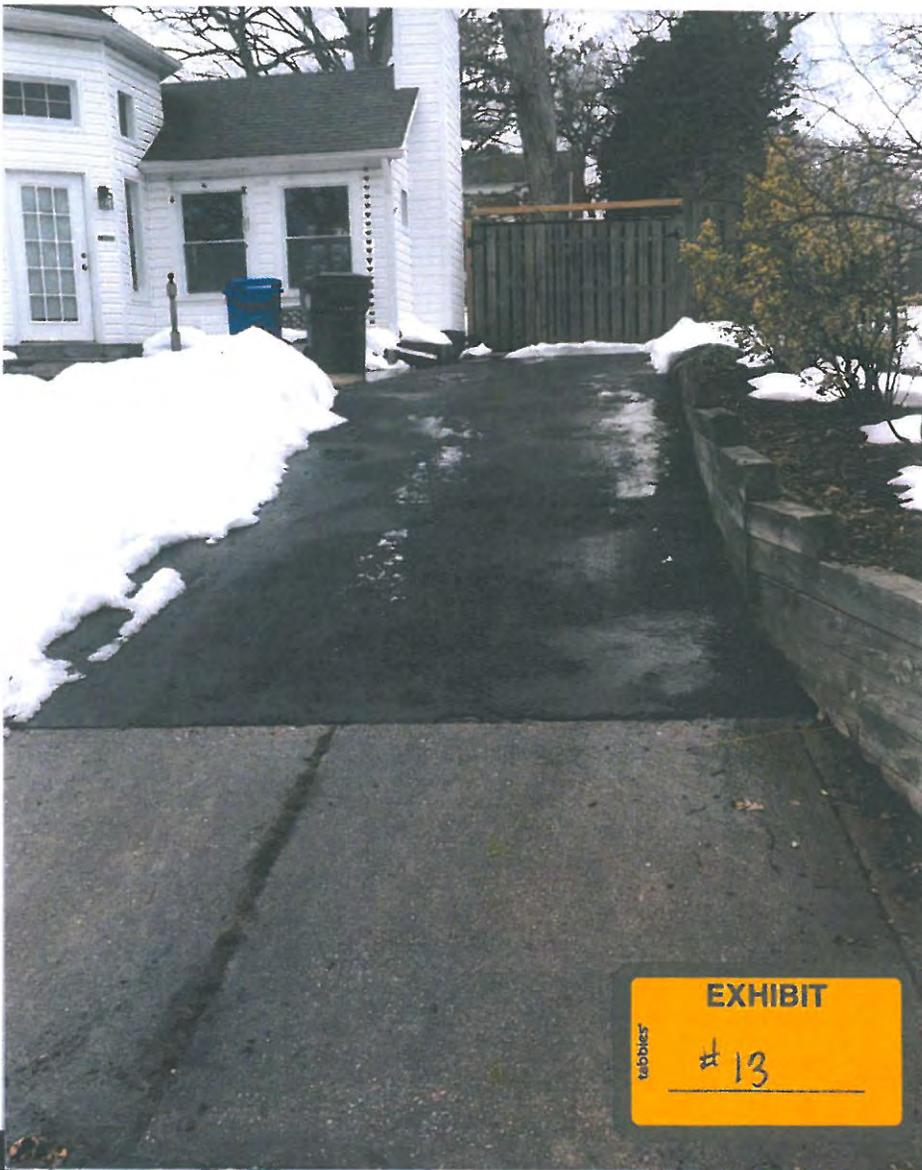




EXHIBIT
#14(b)



EXHIBIT
#15





RED CEDAR



2 X 2 in. Pointed Picket



Spaced Board with Cap Board



Straight Colonial Gothic Picket



Vertical Board with Cap Board



Vertical Board with Spindles



Vertical Board with Lattice

POST & CAP OPTIONS



Colonial Gothic Cut Post



Black Vinyl Cap (Standard)



Copper Cap



Pyramid Cedar Cap



Classic Cedar Cap

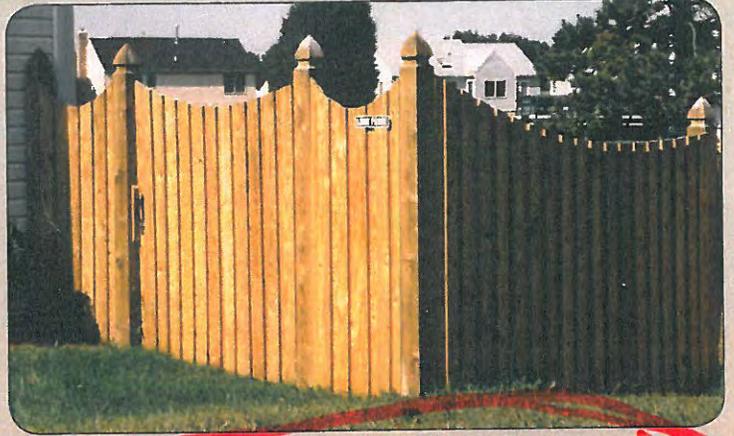
EXHIBIT

19

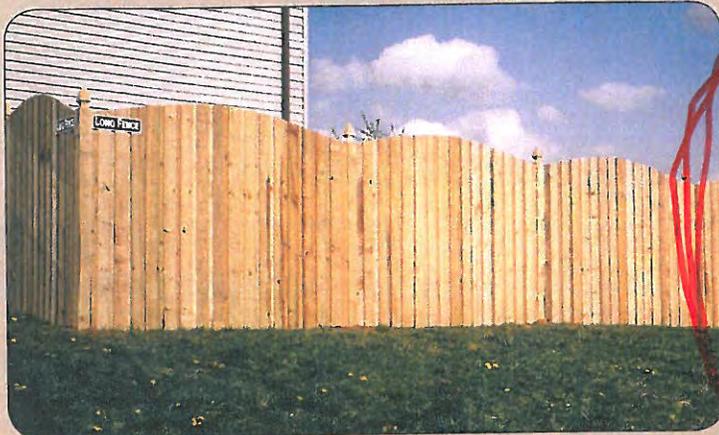
BOARD & BATTEN



w/ Cap Board



w/ Mount Vernon Dip & 6 x 6 in. Posts



w/ Monticello Arch



w/ Lattice

SPACED BOARD



w/ Cap Board



w/ Mount Vernon Dip



w/ Monticello Arch



w/ Flat Top

EXHIBIT #26

The Maryland-National Capital Park & Planning Commission Results

Prince George's County Planning Department

Date: Thursday, January 28, 2016

Time: 4:14:56 PM

Exhibit 1A-Wenny-0016
(21)

Total Record(s): 6

Layer: Property

ACCOUNT: 2364214
LOT: 18
BLOCK:
PARCEL:
PLAT: A21-7653
OWNER_NAME: MORGAN ROBERT D
HOUSE_NUMBER: 004802
STREET_NAME: IROQUOIS
STREET_TYPE: ST
CITY: COLLEGE PARK
ZIP5: 20740
ZIP4: 0000
PROPERTY_DESC:
MAIL_STREET: 4802 IROQUOIS ST
MAIL_CITY: COLLEGE PARK
MAIL_STATE: MD
MAIL_ZIP5: 20740
MAIL_ZIP4:
ICO_NAME:

Layer: Property

ACCOUNT: 2398907
LOT:
BLOCK:
PARCEL:
PLAT: A21-7653
OWNER_NAME: ADAMS TWANDA A & JAMES A
HOUSE_NUMBER: 009506
STREET_NAME: 48TH
STREET_TYPE: PL
CITY: COLLEGE PARK
ZIP5: 20740
ZIP4: 0000
PROPERTY_DESC: FRONT PT LOT 25 EQ 3965 SQ FT & REAR P T LOT 25 EQ 3839 SQ FT
MAIL_STREET: 9805 MEADOW LARK AVE
MAIL_CITY: UPPER MARLBORO
MAIL_STATE: MD
MAIL_ZIP5: 20772
MAIL_ZIP4: 3873
ICO_NAME:

Layer: Property

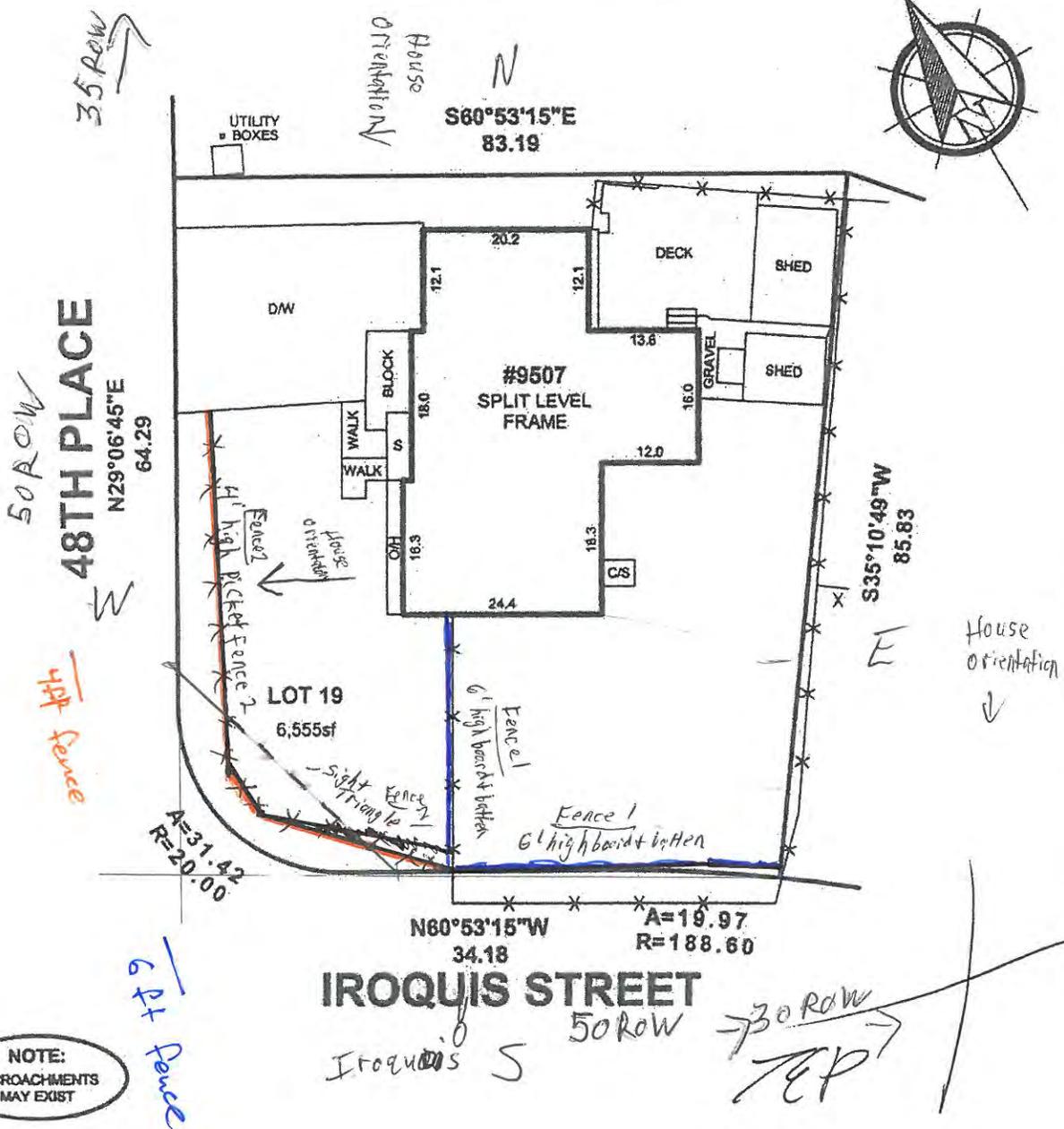
ACCOUNT: 2398964
LOT: 7

THIS DOCUMENT IS CERTIFIED TO:



APPLICANT'S EXHIBIT 22

CASE #: 14-2025



NOTE:
 ENCROACHMENTS
 MAY EXIST

LOCATION DRAWING OF:

#9507 48TH PLACE
 LOT 19
 SNYDER SUBDIVISION
 PLAT BOOK 76, PLAT 30.

LEGEND:

- * - FENCE
- BAE - BASEMENT ENTRANCE
- BAW - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- CS - CONCRETE STOOP
- CONC - CONCRETE
- DW - DRIVEWAY
- FR - FRAME
- MAC - MACADAM
- OH - OVERHANG

A Land Surveying Company

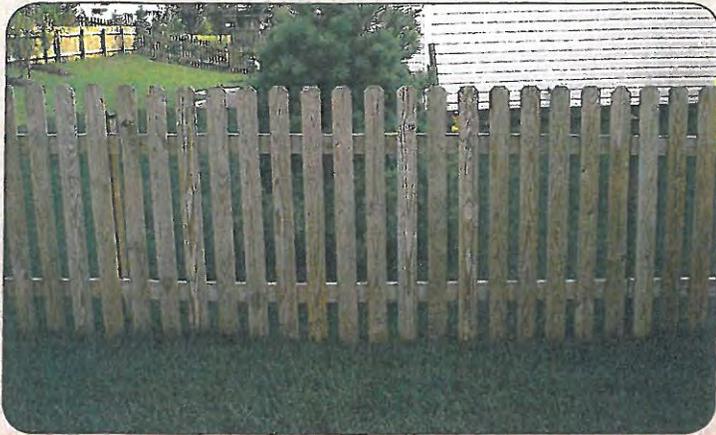


DULEY
 and
 Associates, Inc.



Serving D.C. and MD.

PICKET FENCE



Dog Eared



Colonial Gothic w/ Mount Vernon Dip



Gothic



Straight Colonial Gothic

SPLIT RAIL



2-Rail



3-Rail



4-Rail

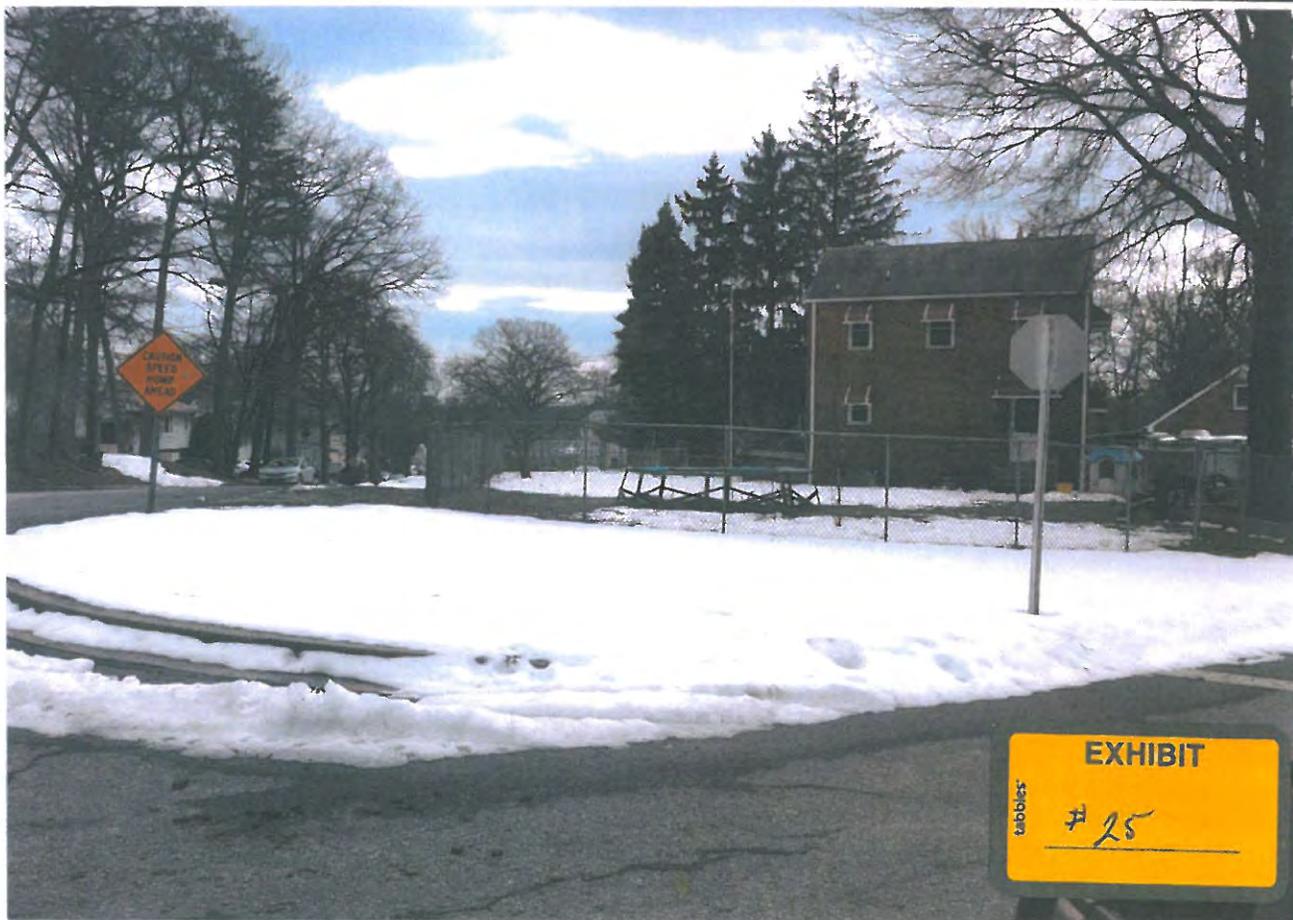


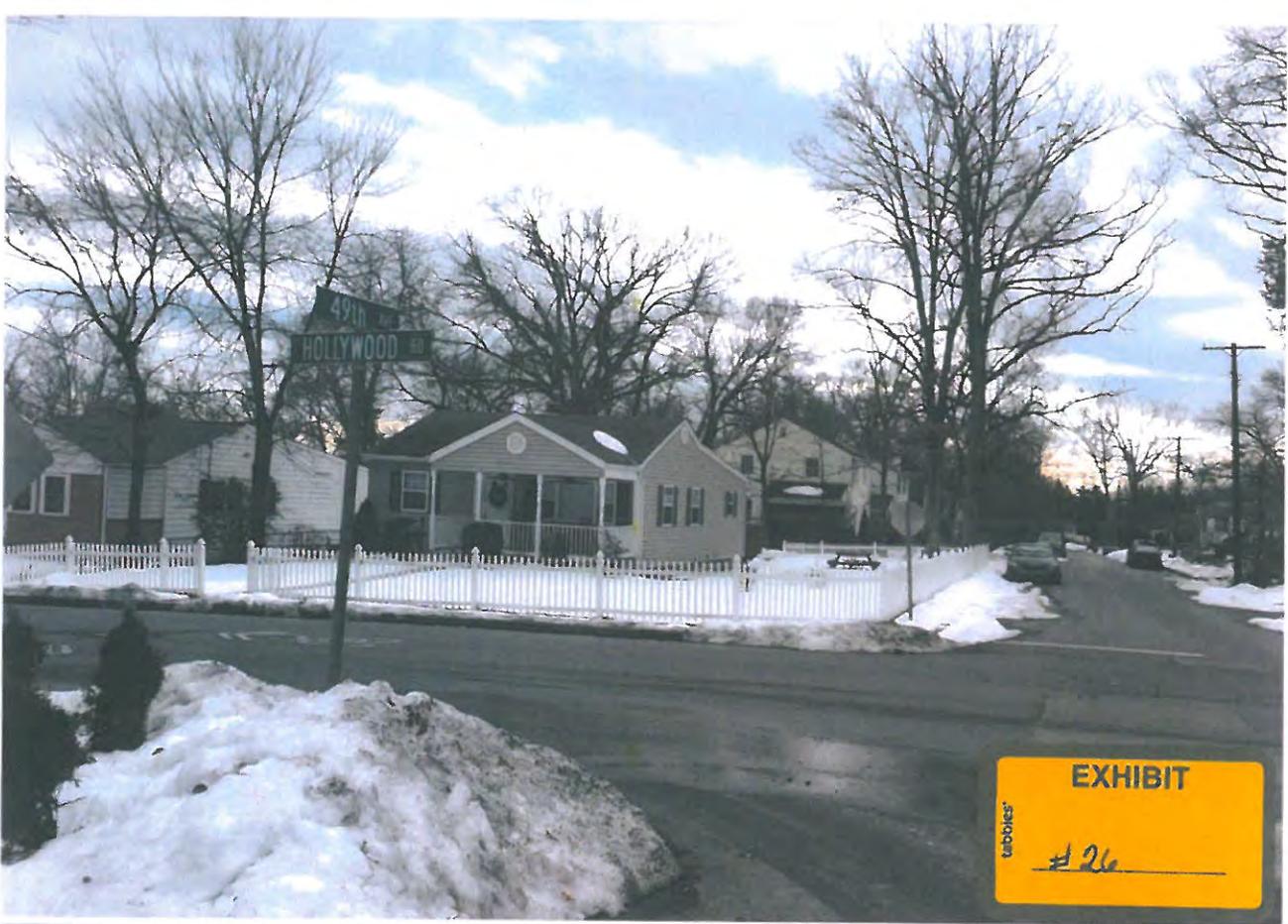
Black Wire Mesh

EXHIBIT

tabbles

23





EXHIBIT

tabbies'

#26



EXHIBIT

tabbies'

#27



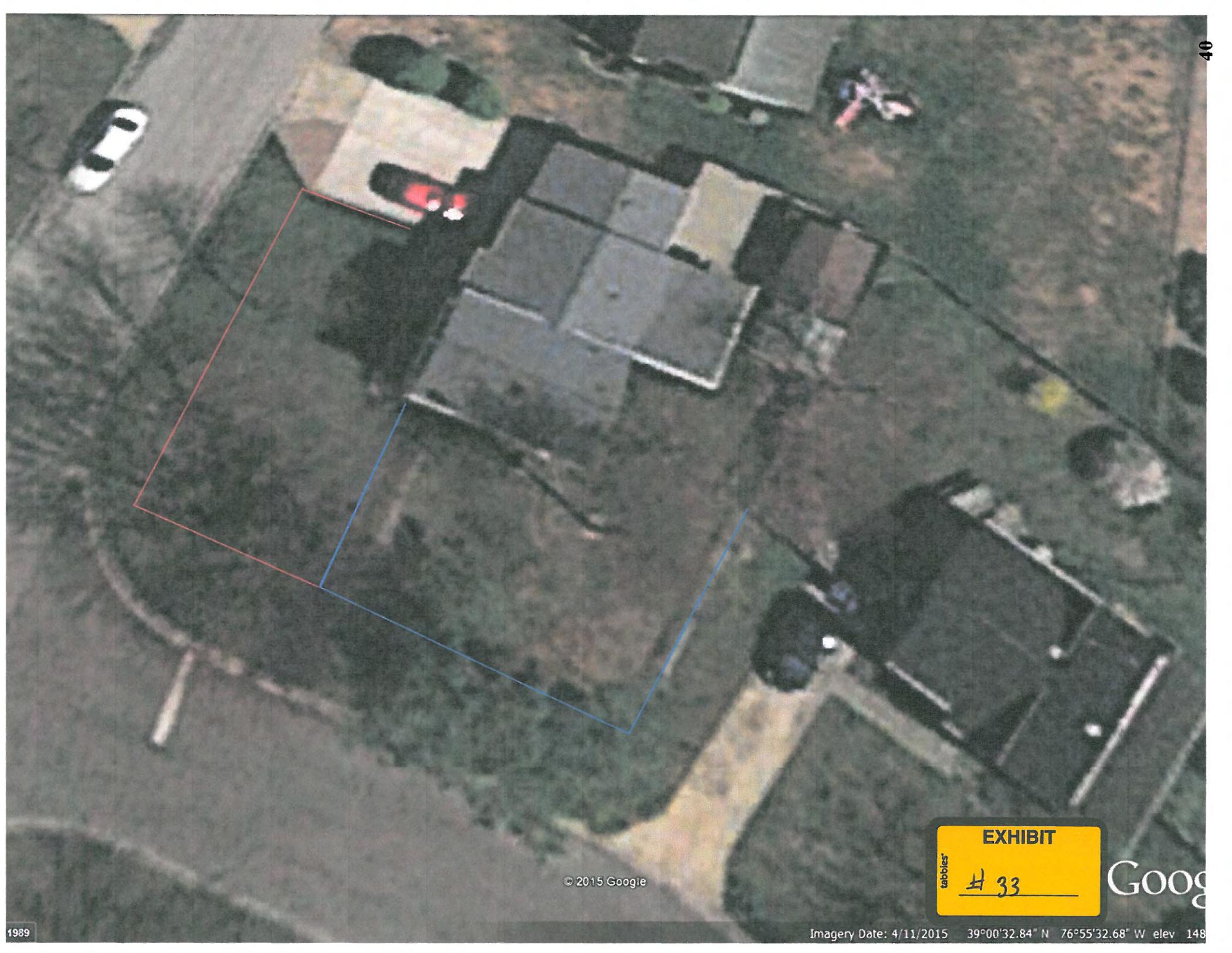
EXHIBIT
#28



EXHIBIT
#29







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EXHIBIT
33

Google



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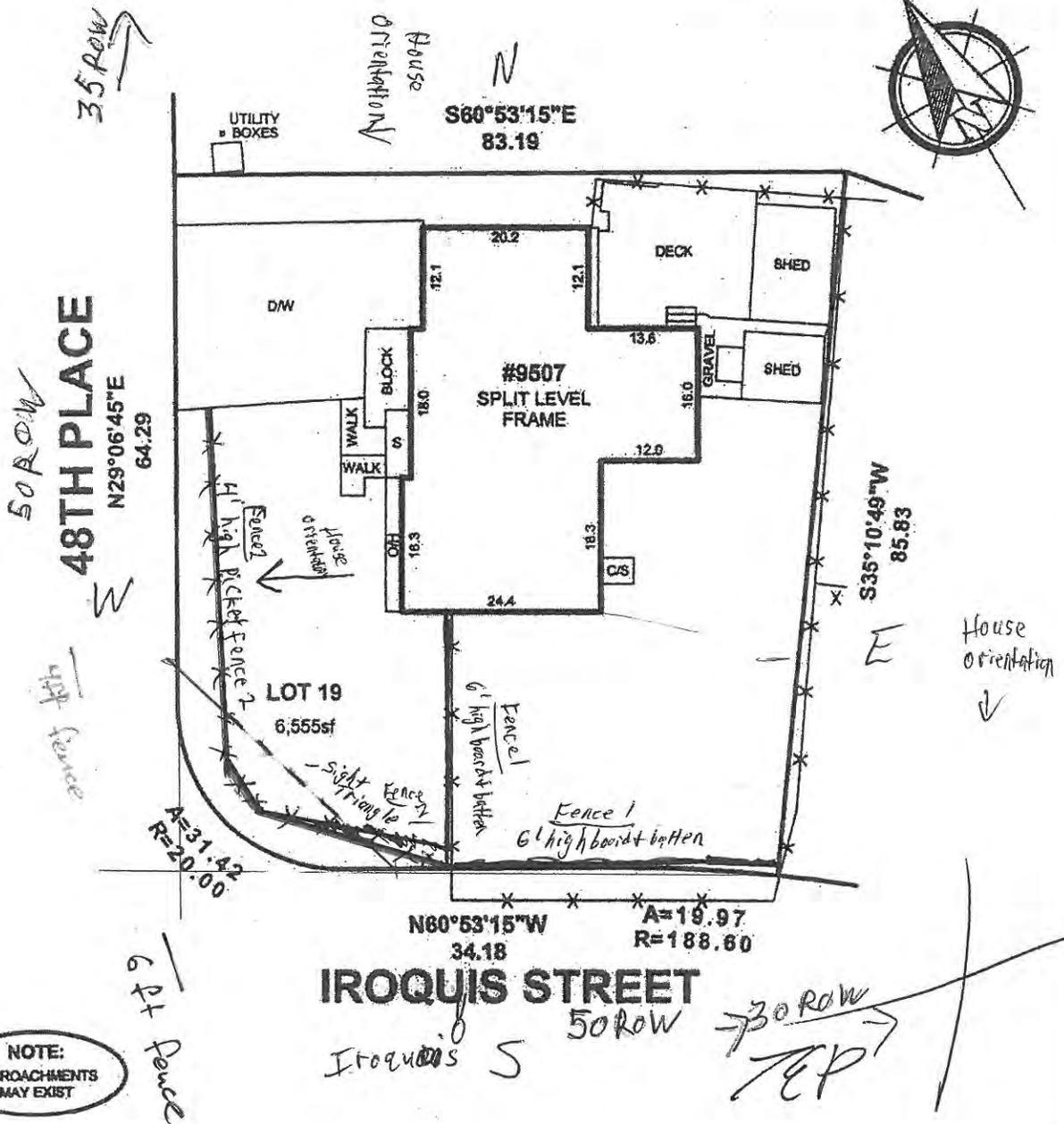
EXHIBIT
tabbles® # 34

Go

THIS DOCUMENT IS CERTIFIED TO:



CASE #: 14-2025



NOTE:
ENCROACHMENTS
MAY EXIST

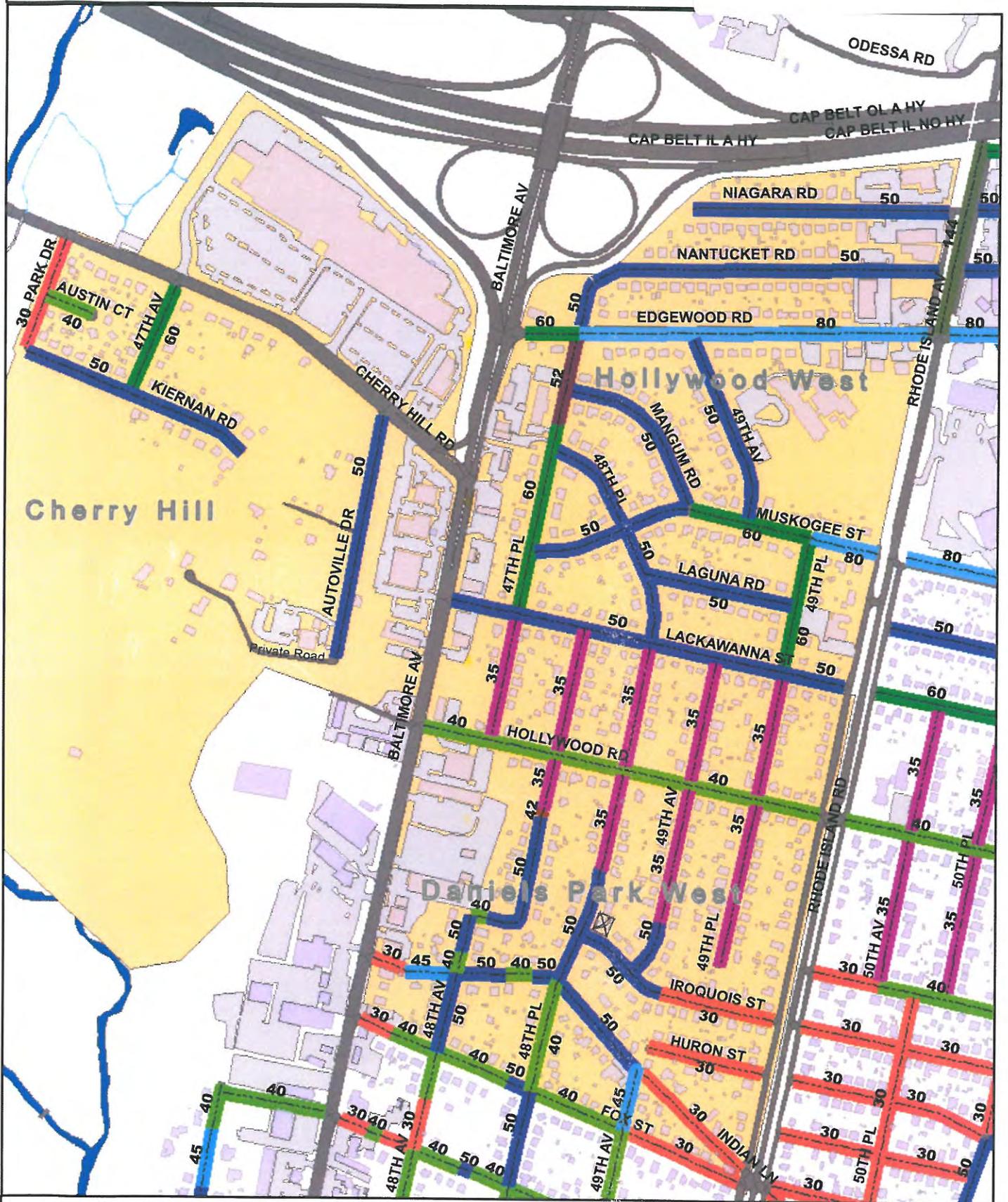
LOCATION DRAWING OF:
#9507 48TH PLACE
LOT 19
SNYDER SUBDIVISION
 PLAT BOOK 76, PLAT 30

- LEGEND:**
- X - FENCE
 - BE - BASEMENT ENTRANCE
 - BW - BAY WINDOW
 - BR - BRICK
 - BRL - BLDG. RESTRICTION LINE
 - BSMT - BASEMENT
 - CS - CONCRETE STOOP
 - CONC - CONCRETE
 - DW - DRIVEWAY
 - FR - FRAME
 - MAC - MACADAM
 - OH - OVERHANG

A Land Surveying Company

DULEY
and
Associates, Inc.

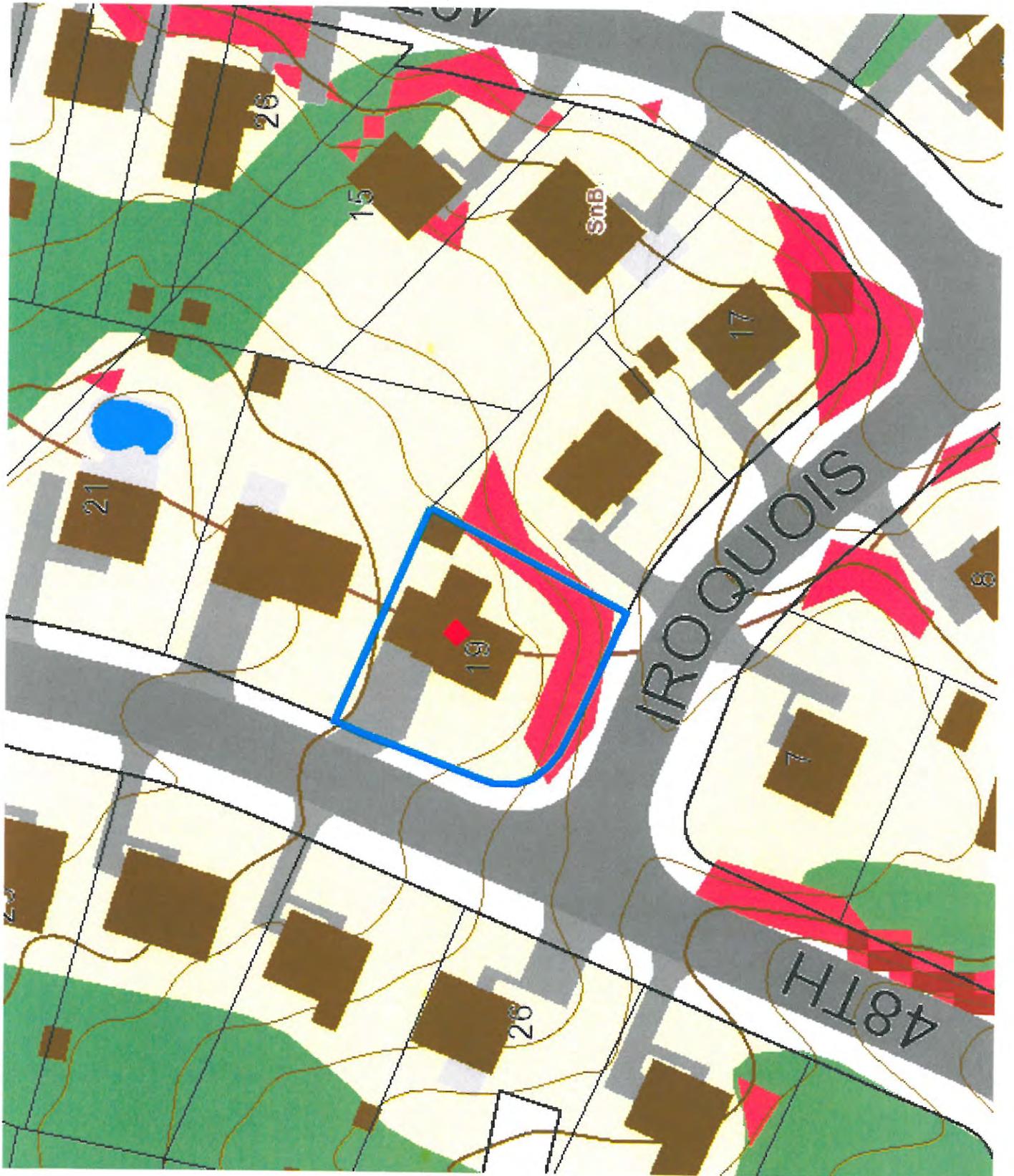
Serving D.C. and MD.



By: College Park Engineering
Date :8-30-13
Source: M-NCPPC GIS







Attachment 6a



A: Subject Property, Apparent front yard



B: To the right of the house, existing split-rail fence



C: Close-up of split-rail taken from 48th Place, Iroquois Street is on the left



D. Existing split-rail with netting material

Attachment 6b



E: Fence from Iroquois Street



F: Subject property on left, adjoining house on right from Iroquois Street



G: View of yard from adjoining house on Iroquois Street



H. Backyard of subject property

Attachment 6c



I: Looking at back yard from Iroquois Street



J: Looking at existing backyard fence from 48th Place

Miriam Bader

ATTACHMENT 7

From: Thomas, Ivy B - OWCP [Thomas.Ivy@dol.gov]
Sent: Tuesday, April 26, 2016 6:24 PM
To: Miriam Bader
Subject: Timothy and Rebecca Purvis

Hello Ms. Purvis,

This is in response to a letter received from my neighbors (Timothy and Rebecca Purvis) concerning authorization from College Park to approve a 4ft wooden picket fence.

I don't have an objection to the fence.

Sincerely,

I Thomas
College Park, MD

*4801 Iroquois street
Across the street from subject property*