



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

14741 Governor Oden Bowie Drive

2nd Floor, Rm 2173

Upper Marlboro, MD 20772

Phone: 301-952-3220

Fax: 301-952-5178

boardofappeals@co.pg.md.us

October 1, 2019

MEMORANDUM

TO: Jackie Brown, PHED Director

FROM: Barbara J. Stone, BOA, Administrator

RE: CB-47-2019 Legislative Referral

Sec. 4-119. - Section 113, Board of Appeals.

- Currently the Board of Appeals requests that any party who wishes to file an appeal must submit the postmarked envelope in which the violation notice was mailed. The time frame of 15 days would begin on the date of the postmarked envelope. Page 6, line 19 and 20 specifically states "within 15 days after the decision is rendered by the Director or Designee". It would be preferred if the postmark date would be included in the new language as many homeowners do not receive the written mailed notice until the [30] 15 days have passed and would have to request an extension.
- Page 6, line 25- In the event the Director or Designee limits the time for an appeal to a shorter period; how will the Board of Appeals be notified of the shorter time frame?
- Page 4, line 6 – 114.5.1 Disclosure Statement –
 - Who will enforce the disclosure and how will it be enforced? The Board of Appeal finds that countless new home owners are put in the position of purchasing a home which unbeknownst to them, has unauthorized construction, which was constructed many years ago and/or multiple purchasers prior. Even though there is the adage of "Buyer Beware", the burden of the added expense to the unsuspecting new home buyer of having to pay for violation fines, site and engineering plans, variances and permits is unfair, as they did not perform the work or much less know that there was unauthorized construction on the property. Should there be relief of fines or variances for new home owners who purchase property with unauthorized construction? Will there be any type of grandfathering or exemptions?