

**AGENDA
VIRTUAL HEARINGS – 6:00 P.M.
November 20, 2024**

All Board of Appeals hearings are virtual; however, if necessary, a portion of the meeting may be conducted in closed session.

NEW VARIANCES

V-71-24 David Stuart Brooks

Request for a variance of 7.96 feet in front yard depth and a security exemption review for a fence 2 feet over the allowable height located in the front yard to validate an existing condition (front yard depth) and obtain a building permit to construct a 4-foot wooden fence and a 6-foot wooden fence in the front yard (abutting 58th Avenue and Eastern Avenue) at 706 58th Avenue, Capitol Heights.

V-73-24 Jacqueline M. Holland Revocable Trust

Request for variances of 1,387 square feet net lot area, 20.9 feet lot width at the building line, 7.9 feet lot width at the front street line, 7% net lot coverage, 10 feet front yard depth, and 1-foot left side yard width to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, front yard depth, side yard width) and obtain a building permit for the proposed one-story addition at 4224 29TH Street, Mount Rainier.

V-77-24 Sanya Gomez

Request for variances of 2,800 square feet net lot area, 25 feet lot width at the building line, 12 feet lot width at the front street line, 2.8% net lot coverage, 3 feet left side yard width, and 2 feet right side yard width to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, lot coverage, side yard, and parking area location) and obtain a building permit for the new driveway extension (8" x 20") at 6212 Otis Street, Hyattsville.

V-78-24 Rembert Seaward Jr.

Request for variances of 12,500 square feet net lot area, 30.24 feet lot width, and 20.24 feet lot frontage to validate existing conditions (net lot area, lot width, lot frontage) at 0 Franklin Street, Lanham.

V-80-24 Eyerusalem Yohannes

Request for variances of 2,500 square feet net lot area, 25 feet lot width, 12 feet lot frontage at front street line, 4 feet front yard depth, 2 feet side yard width and a waiver of the parking area location requirement to validate existing conditions (net lot area, lot width, lot frontage, front yard depth, side yard width) and obtain a building permit for the construction of a 16' x 22' concrete driveway at 3413 39th Avenue, Brentwood.

OTHER ZONING APPEALS

V-82-24oza A Management Team Inc.

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Zoning Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, Enforcement Division to issue Violation Notice No. ZONE-21734, dated September 10, 2024, citing Petitioner with violating County Code Section 27-253(c) and requiring Petitioner to revert use and occupancy of property so that it is in conformance with the use and occupancy permit and accompanying plan. This includes, but is not limited to, vacating portions of the property that have not been approved for use on the plan and reverting use and occupancy on the approved portion of the property so that it conforms to the plan, on IE (Industrial, Employment) zoned property located at PT PAR F EQ 05085 AC, Foudrays Land Subdivision, being 5005 Jackson Street, Hyattsville, Prince George's County, Maryland.

DISCUSSION/DECISION

V-83-23 Joseline Bonilla Fernández & Juan Bonilla Reyes

Request for variances of 27 feet lot width, 15 feet lot frontage, and a waiver of the parking area location requirement to validate existing conditions (lot width and lot frontage) and obtain a building permit to construct an 18' x 28' driveway at 5110 Flintridge Drive, Hyattsville.

V-65-24 Kesete G Kidane

Request for variances of 600 square feet net lot area, 6 feet lot width at the building line, 3 feet front yard depth, and waiver of the parking area location requirement to validate existing conditions (net lot area, lot width at the building line, front yard depth) and obtain a building permit for the proposed driveway (25' x 20') partially in front of the house at 5803 33rd Avenue, Hyattsville.

MINUTES for Approval from November 6, 2024.

Prepared and submitted by:

Ellis Watson
Ellis Watson
Administrator