

MINUTES
APPROVED
March 22, 2023

Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:00 p.m. the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present

Anastasia Johnson, Member - Absent

Wm. Carl Isler, Member - Present.

Renee Alston, Member - Present

Teia Hill, Member - Present

Others Present:

Emerson Davis, Board Attorney

Ellis Watson, Staff Attorney

Barbara Stone, Administrator

Celeste Barlow, Administrative Aide

Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-76-22 Felix Rivas Spanish Language Interpreter Provided / Luna

Request for variances of 18% lot area, 2 feet front yard depth and 5 feet left side yard width to validate an existing condition (lot coverage) in order to obtain a building permit for the construction of a 2nd floor addition over the existing house with the inclusion of driveway extension at 6117 42nd Avenue, Hyattsville. **The record was held open for a confirmed decision from the City of Hyattsville and for Site Road Approval.**

V-7-23 Maritza M. Rodriguez Spanish Language Interpreter Requested.

Request for variances of 1-foot left side yard width and 1-foot right side yard width in order to obtain a building permit for the construction of a second floor over the existing first floor footprint at 4119 29th Street, Mount Rainier. **The record was not heard and rescheduled to May 10, 2023, as the Petitioner did not display the posting signs on the property.**

V-8-23 Edward Meidenbauer and Carol L Swol

Request for variances of 1,888 square feet net lot area, 21.18 feet front building line width, 8.18 feet front street line width, 4.5% net lot coverage, 3.3 feet front yard depth and 0.96 left side yard width to validate existing conditions (net lot area, lot width, lot frontage, front yard, and side yard) in order to obtain a building permit for the construction of the proposed one-story addition and steps for basement access at 3814 Nicholson Street, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 1,888 square feet net lot area, 21.18 feet front building line width, 8.18 feet**

front street line width, 4.5% net lot coverage, 3.3 feet front yard depth and 0.96 left side yard width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibit 3.

V-10-23 William J Patty and Julie K Schweitzer

Request for a variance of 3 feet front yard depth in order to obtain a building permit for the construction of a canopy in the front of the house at 5608 36th Place, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 3 feet front yard depth be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b).**

Discussion/Decision

AA-1759 Richard Stefan

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, (DPIE), Enforcement Division to issue Violation Notice CSD No. 22-000-43170, dated November 28, 2022, citing Petitioners with violating Housing Code Section 13-118 (a); International Property Maintenance Code (2018) Section 302.1 which establishes that exterior property area shall not be used for open storage of items to include but not limited to rubbish, garbage, building materials and/or any other items not approved by County Code. Consequently, the owner must act immediately to remediate the situation. Those items cited above must be removed to protect the community. It is imperative to maintain the area very clean and in good sanitary conditions on Residential, Single-Family-Attached (RSF-A) Zoned property, located at 7252 Glenridge Drive, Hyattsville, Prince George's County Maryland. ***The record was held open for technical assistance. The record was held open for technical assistance and rescheduled for April 5, 2022.***

V-61-22 Marcus Barnes

Request for a variance of 1.5% lot coverage and obtain a building permit for the unauthorized construction of an 18' x 18' shed at shed at 2105 Weber Drive, District Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, hat a variance of 1.5% lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b).**

V-77-22 Joselito Amparo and Ana R. Amparo Lugo

Request for variance of 16% net lot coverage to obtain a building permit to construct a driveway extension at 11711 Chilcoate Lane, Beltsville. **The record was held open for Petitioner to submit a revised site plan to remove the recreational area.**

V-87-22 Jose Escobar Velasquez

Request for variances of 844 square feet net lot area, 9 feet net lot width (building line), 6.8 % net lot coverage, 4.7 feet left side yard width and .6 feet right side yard width and a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Hayden Road) to validate existing conditions (net lot area, lot width, lot coverage and side yard width) and obtain a building permit for the unauthorized construction of a 6-foot vinyl fence, deck with roof cover and steps, gazebo and shed at 2005 Hayden Road, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, 844 square feet net lot area, 9 feet net lot width (building line), 6.8 % net lot coverage, 4.7 feet left side yard width and .6 feet right side yard width and a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Hayden Road) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b). Due to the need for**

a Security Exemption Plan, the Board resolved, by majority vote, Ms. Anastasia Johnson absent, to rescind the approval. The record was held open for technical assistance in regard to the Security Exemption Plan approval.

V-92-22 Ana Yahaira Pena

Request for variances of 1,500 feet net lot area, 15 feet front building line width, 2 feet lot frontage width at front street line, 37% net lot coverage, 2 feet left side yard width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Larchmont Avenue) and obtain a building permit for the unauthorized construction of a 6-foot vinyl fence at 734 Larchmont Avenue, Capitol Heights. **The record was held open for technical assistance regarding the Security Exemption Plan.**

MINUTES FOR APPROVAL FROM March 8, 2023. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.** THE MEETING ADJOURNED AT 8:56 P.M.

Prepared and submitted by:

Olga Antelo-Vasquez
Administrative Aide