

MINUTES
APPROVED
February 21, 2024

All Board of Appeals hearings are virtual; however, if necessary, a part of the meeting may be conducted in a closed session. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:01 p.m., the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Absent
Wm. Carl Isler, Vice Chair - Present
Renee Alston, Member - Present
Teia Hill, Member - Present
Vacant, Member - Absent

Others Present:

Ellis Watson, Staff Attorney
Barbara Stone, Administrator
Celeste Barlow, Case Reviewer
Olga Antelo-Vasquez, Case Reviewer

NEW VARIANCES

V-61-23 Efrain Guerra Spanish Language Interpreter Provided/ Sotogomez

Request for a waiver of the parking area location requirement to obtain a building permit for the unauthorized replacement of 36' x 42' concrete driveway in front of the house at 13215 Claxton Drive, Laurel. **The record was continued in order for the Petitioner to submit a revised site road plan demonstrating the driveway expansion and a grass buffer between the sidewalk and driveway.**

V-1-24 Obed Sanchez Spanish Language Interpreter Provided/ Sotogomez

Request for variances of 2.6% net lot coverage, 2 feet front yard depth, and waiver of the parking area location requirement to validate existing conditions (parking area location, front yard, and lot coverage) and obtain a building permit for the proposed one-story addition (14'.3" x 9'.5") at 5507 Emerson Street, Hyattsville. **The Board resolved by majority vote, Chair Mack absent, that variances of 2.6% net lot coverage, 2 feet front yard depth, and waiver of the parking area location requirement be Approved. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (A) thru (B).**

V-75-23 Tunde Folorunsho and Oluwadamilola Adeyemo

Request for variances of 9,850 square feet net lot area and 15.2% net lot coverage to validate an existing condition (net lot area) and obtain a building permit for the proposed 14' x 12' gazebo and 8' x 20' shed at 10204 Brightfield Lane, Upper Marlboro. **The Board resolved by majority vote, Chair Mack absent, that variances of 9,850 square feet net lot area and 15.2% net lot coverage be Approved.**



BOARD *of* APPEALS

Zoning and Administrative

the

Approval is contingent upon development in compliance with approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (a) thru (b).

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V-81-23 Elizabeth and Nicholas Lorenz

Request for variances of 13-foot lot width at the front building line, 1-foot left side yard width, and 1-foot right side yard width to validate existing conditions (lot width at front building line and side yard width) and obtain a building permit to construct two 2' x 20.3' additions at 6107 Seminole Street, Berwyn Heights. **The Board resolved by majority vote, Chair Mack absent, that variances of 13-foot lot width at the front building line, 1-foot left side yard width, and 1-foot right side yard width be Approved. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (A) thru (D).**

V-85-23 Hilliary Brown Jr. and Doris Brown

Request for variances of 25-foot lot width, 13-foot lot frontage, and a waiver of the parking area location requirement to obtain a building permit to construct a proposed 10' x 35' driveway at 3215 32nd Avenue, Temple Hills. **Rescheduled.**

V-93-23 Stephanie and Elizabeth Gabbitas

Request for variances of 13.75 feet lot width, 0.75 feet lot frontage, 1-foot left side yard width, and 1-foot right side yard width to validate existing conditions (lot width, lot frontage, side yard width) and obtain a building permit to construct a proposed 10' x 33' driveway at 6107 Reed Street, Cheverly. **The Board resolved by majority vote, Chair Mack absent, that variances of 13.75 feet lot width, 0.75 feet lot frontage, 1-foot left side yard width, and 1-foot right side yard width be Approved. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-94-23 Victorjulio Cubas Rosell

Request for a waiver of the parking area location requirement and a security exemption for a fence over 4 feet in height in the front yard (abutting East-West Highway and Taylor Road) to validate an existing condition (parking area location) and obtain a building permit to install a 6-foot fence at 4912 Queensbury Road, Riverdale. **The record was held open as the Town of Riverdale Park requested additional time to comment. The Town of Riverdale Park will meet on February 26, 2024.**

RECONSIDERATION

V-57-22 Douglas Rivas

Request for variances of 172 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 30% net lot coverage, 1.1 feet side yard depth, and 2 feet rear lot line setback for accessory buildings (shed) to validate existing conditions (net lot area, lot width, frontage width at the front street line, lot coverage, front yard depth, side yard depth, and accessory building (shed) and obtain a building permit for the unauthorized construction of a shed and breezeway at 3510 Lancer Drive, Hyattsville. **The Board resolved by majority vote, Chair Mack absent, that variances of 172 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 30% net lot coverage, 1.1 feet side yard depth, and 2 feet rear lot line setback for accessory buildings (shed) be Approved. The record was initially approved on October 11, 2023. An incorrect exhibit number was noted on the Final Decision and corrected by this reconsideration. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 28, and approved elevation plans, Exhibit 3.**

DISCUSSION/DECISION

V-20-23 Jerry and Sabrina Hamilton

Request for variances of 5 feet lot width, 9.6% lot coverage, 1.55 feet front yard depth, and a waiver of the parking area location requirement to validate existing conditions (lot width, front yard depth lot coverage, and driveway in the front yard) and obtain a building permit for the unauthorized construction of a 10.10' x 11.85' shed and a 9.85' x 16.1' shed at 128 Cree Drive, Oxon Hill. **The record was held open to obtain a signed agreement between the Petitioners and The Department of Permitting, Inspections, and Enforcement regarding the shed located with the recorded storm drain easement.**

V-48-23 Victor Najera and Otoniel Ortiz

Request for variances of 9,901 square feet net lot area, 20 feet lot width at the building line, and waiver of the parking area requirement to validate existing conditions (net lot area, lot width at the building line, and parking area requirement) and obtain a building permit to expand the driveway (10' x 32') in front of the house and a new 6-foot wood fence at 11706 Emack Road, Beltsville. **The Board resolved by majority vote, Chair Mack absent, that variances of 9,901 square feet net lot area, 20 feet lot width at the building line, and waiver of the parking area requirement be Approved. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 21, and approved elevation plans, Exhibits 3 (A) thru (H).**

V-73-23 Tanya Byfield

Request for variances of 12 feet lot width at the building line, 4 feet side yard width, and a waiver of the parking area location to validate existing conditions (lot width at the building line and side yard) and obtain a building permit for the proposed driveway in front of the house at 7727 Emerson Road, Hyattsville. ***The record was held open for the Petitioner to provide a barrier between the walkway and the driveway. A revised site plan has been submitted, although the height of the fence was not provided on the site plan. Staff will obtain the information from the applicant.***

V-82-23 Vancella and Van Broadus

Request for variances of 3 acres net lot area, 98.97 feet lot width, 46.96 feet lot frontage, 3.4% lot coverage, and a waiver of the parking area location requirement to validate existing conditions (net lot area, lot width, and lot frontage) and obtain a building permit for the construction of a two-story single-family dwelling with basement and a circular driveway at 11338 Cross Road Trail, Brandywine. **The record was held open for the Petitioner to obtain the Site Road Approved Stamped Plan.**

V-84-23 Suco Wash, LLC.

Request for variances of 200 square feet net lot area, 10 feet front building line width, 1.3 feet left side yard width, 1.3 feet right side yard width, 15.9% net lot coverage to validate existing conditions (net lot area, front building line, and side width yard) and construct a two-story dwelling with basement, a two-car garage, and cover deck at 4614 Burlington Road, Hyattsville. **The Board resolved by majority vote, Chair Mack absent, that variances of 200 square feet net lot area, 10 feet front building line width, 1.3 feet left side yard width, 1.3 feet right side yard width, 15.9% net lot coverage be Approved. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibit 4.**

V-91-23 Monique and Jowone Avant

Request for a security exemption review for a fence 2 feet over the allowable height located in the front yard (abutting Crain Highway) to validate existing conditions (lot coverage) and obtain a building permit for the construction of a 6-foot fence located in the front yard (abutting Crain Highway) at 9001 Cheltenham Drive, Brandywine. **The Board resolved by majority vote, Chair Mack absent, that a security exemption review for a fence 2 feet over the allowable height in the front yard (abutting Crain Highway) be Approved. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibit 14.**

MINUTES FOR APPROVAL FROM February 7, 2024. **The Board resolved, unanimously, that the minutes be APPROVED.** THE MEETING ADJOURNED AT 8:44 P.M.

Prepared and submitted by:

Barbara Stone
Administrator