



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

Wayne K. Curry Administration Building

1301 McCormick Drive

Largo, MD 20774

Phone: 301-952-3220

Fax: 301-952-5178

boardofappeals@co.pg.md.us

AGENDA

***REVISED**

VIRTUAL HEARINGS – 6:00 P.M.

February 22, 2023

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

NEW VARIANCES

V-80-22 Enock Adewuyi

Request for variances of 4,182 square feet net lot area, 6 feet lot width, and a waiver of fence location and height requirement for a fence over 4 feet in height (abutting Colvin Court, enclosing half basketball court in rear yard) and obtain a building permit to construct a 6-foot ornamental aluminum fence and a 10-foot half basketball court chain link fence at 3600 Colvin Court, Bowie.

V-94-22 Kevin and Catrina Coles

Request for a variance of (revised) 3.68% net lot coverage and obtain a building permit to construct a two-story single-family home, two-story garage, and driveway at 16713 Candy Hill Road, Upper Marlboro.

V-4-23 John C. Arrington

Request for variances of 11 feet lot width, 1-foot for each side yard width and waivers of the wall location and height requirements for a wall over 4 feet in the front yard (abutting 67th Avenue) and obtain a building permit for the proposed retaining wall of 5'6" and concrete driveway extension at 5905 67th Avenue, Riverdale.

V-5-23 Dixon Charles, Jr.

Request for a variance of 1% net lot coverage and obtain a building permit for the proposed pool house with masonry fireplace, patio, deck, and outdoor kitchen at 12307 Pleasant Prospect Road, Bowie.

OTHER ZONING APPEALS

*V-26-22 Convenience & Tobacco Corner, LLC

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, Enforcement Division, to issue Violation Notice CSD Case No.: 53449-2019-00, dated March 9, 2022, being located at 3320 Walters Lane, District Heights, citing Petitioner with: Part II, Title 17, Subtitle A, Section 4-112 (C), amending International Building Code (2012 ED) Section 105.6, and International Building Code (2012 Ed.) Section 111.4, you are hereby notified that Use & OCCUPANCY PERMIT No. 53449-2019-00 for the Premises in Violation is hereby revoked. All activities in the building, structure, and on the land at the Subject Property shall cease immediately. As this establishment is not in compliance with the provisions of the Sections and all applicable use and occupancy provisions of the Zoning Ordinance, Prince George's County has determined that revocation

of the Use and Occupancy Permit No. 53449-2019 is appropriate and necessary to achieve compliance with the Prince George's Code and necessary to maintain the safety and welfare of the public.

DISCUSSION/DECISION

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 record was held open for technical assistance.**

V-76-22 Felix Rivas

Request for variances of 2 feet front yard depth and 5 feet left side yard width to obtain a building permit for the construction of a 2nd floor addition over existing house at 6117 42nd Avenue, Hyattsville. **The record was held open for inspector to do a site visit to confirm there is pavement in the backyard. Lot Coverage must be recalculated to include any pavement that exists but not shown on the site plan. Revised site plan would be needed.**

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 to allow the Petitioner to contact the Department of Permit, Inspections and Enforcement to inquire if they can assist in a plan to alleviate the water issues. Petitioner wishes to enlarge the driveway and provide a paved recreation area. In addition, the record was held open for Inspector Swann to contact the homeowner and submit a report to the Board of Appeals.**

V-81-22 Franklin Velasquez

Request for variances of 3.2 feet rear yard depth and a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard (abutting Ager Road) to validate an existing condition (rear yard depth) and obtain a building permit to replace a 4-foot fence with a 6-foot vinyl fence at 2029 Rittenhouse Street, Hyattsville. **The record was held open to allow the petitioner the opportunity to submit a revised site plan to provide an accurate calculation of fence length along Ager Road.**

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 to allow the City of Capital Height to provide comments.**

V-95-22 Azeb Desta

Request for variances of 5 feet lot width, and a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard and obtain a building permit for the construction of a 6-foot vinyl fence in the front yard at 8012 18th Avenue, Hyattsville. **The record was held open to provide the petitioner the opportunity to submit a revised site plan which demonstrate the proposed fence height and location.**