

AGENDA
PUBLIC HEARINGS – 6:00 P.M.
April 25, 2018
***REVISED**

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

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-13-18 Jose Andrades and Antonia Guzman **Spanish Language Interpreter Services Requested.**
Request for a variance of 4.2% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard at 5203 60th Avenue, Hyattsville.

V-19-18 Mirna Iraheta **Spanish Language Interpreter Services Requested.**
Request for variances of 10.6 % net lot coverage, 1 foot side lot line setback and 2 feet rear lot line setback for an accessory building, and a waiver of the parking area location requirement to validate existing conditions (dwelling, sheds and driveway) and obtain a building permit for a new driveway extension in the front yard at 2212 Lewisdale Drive, Hyattsville.

V-6-18 Robert Keegan and Janice Nierstedt **American Sign Language Interpreter Services Requested.**
Request for variances of 29.1 feet front yard depth, 26.4 feet side street yard depth and 30 feet for the floodplain easement setback to validate existing conditions (setbacks for dwelling) and construct a one-story addition, garage expansion, an open wrap-around porch and two decks at 16704 Swanson Road, Upper Marlboro.

V-195-17 AmAni Stebbins
Request for variances of 7.34 feet front street line setback, a waiver of the rear yard location requirement for one accessory building, 41 feet front street line setback, 2 feet rear lot line setback and a waiver of the rear yard location requirement for a second accessory building to validate an existing condition (shed) and construct a shed at 9924 Lanham Severn Road, Lanham.

V-198-17 Gregory Jackson
Request for a variance of 7.7% net lot coverage and a waiver of the parking area location requirement to validate an existing condition (driveway) and construct a detached garage and driveway at 9608 Beverly Avenue, Clinton.

*V-219-17 Savannah Investors, Inc.

Request for a variance of 916.4 square feet net lot area to validate an existing condition and construct a two-story single-family dwelling and driveway at 12607 Brandywine Road, Brandywine.

V-5-18 Lorilee Jiron and Adam Trejo, Jr.

Request for a variance of 2% net lot coverage and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Longfellow Street) to construct a covered front porch and a 6-foot privacy fence in the front yard of a corner lot at 5610 Taylor Road, Riverdale.

V-7-18 Santos Revocable Management Trust

Request for a variance of 5.89 feet front street line width to validate an existing condition (lot width) and construct a one-story dwelling, with basement and attached garage, and driveway at 7406 Sasscer Lane, Upper Marlboro.

V-9-18 Lester Reid

Request for a variance of 8 feet rear lot line setback for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Council Drive) to validate existing conditions (detached garage and fence) and obtain a building permit for a new 6-foot privacy fence in the side street yard of a corner lot and to construct a 6-foot privacy fence in the rear and side yards at 6414 Foster Street, District Heights.

V-11-18 Northgate Investments, LLC

Request for a waiver of the parking area location requirement to construct a driveway in front of the front yard at 2212 Cheverly Avenue, Cheverly.

ADMINISTRATIVE APPEALS

AA-1699 Gregory Parks

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 No. CSD 17-00102815, dated January 10, 2018, citing Petitioner with violating County Code Sections 13-264, 13-265 and 13-267 (Accumulation of litter and rubbish, high grass and weeds (height greater than 12 inches), and/or wrecked, dismantled, unlicensed, abandoned motor vehicles and requiring Petitioner to remove all trash and debris, cut grass and weeds and remove clippings, remove all wrecked, dismantled, unlicensed, abandoned motor vehicles from the R-R (Rural Residential) zoned property located at Lot 23, Block A, West Laurel Acres Subdivision, being 15405 Clayburn Drive, Laurel, Prince George's County, Maryland.

DISCUSSION/DECISION

V-162-17 Maher Sibar

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. CSD 17-00101654, dated September 14, 2017, citing Petitioner with violating County Code Sections 13-118(f) & (a) (Premises has unlawful storage of wrecked, dismantled, inoperable and/or unlicensed motor vehicle(s) and exterior property

being used for open storage of items to include but not limited to rubbish, garbage, building materials); International Property Maintenance Code (2000) Sections 305.1, 305.2 and 305.2.1 (Exterior property area has an accumulation of trash, litter and debris; and Zoning Code Sections 27-441(b)(3) and 27-441(b)(7) (Keeping or raising livestock or any animal that is not customarily a household pet is not permitted) and requiring Petitioner to remove and maintain premises free of any wrecked, dismantled, inoperable and/or unlicensed motor vehicle(s); remove items, all trash, litter and debris and maintain premises in a clean and sanitary condition; and to remove all livestock, poultry or animal that are not considered household pets from the R-R (Rural Residential) zoned property located at Parcel 99, Tax Map 87, Grid C4, being 1715 Iverson Street, Oxon Hill, Prince George's County, Maryland. **Dismissal for non-pursuance.**

V-222-17 Carl Young

Request for variances of 51 feet front street line setback, 2 feet side lot line setback and a waiver of the rear yard location requirement for one accessory building (carport), and 2 feet side lot line setback for a second accessory building (shed) to validate existing conditions and obtain a building permit for a detached carport in the front yard and new driveway area at 13412 Harrison Avenue, Fort Washington. **The record remained open for Technical Assistance.**

V-224-17 Joel Ramos

Request for variances of 5 feet front yard depth and 1.1% net lot coverage to validate existing conditions and construct a covered front porch at 5603 30th Avenue, Hyattsville. **Taken under advisement.**

V-226-17 Maritza Torres, Maritza Bolanos and Norma Amaya

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting 45th Place) and the side yard (abutting Usange Street) to validate and obtain a building permit for a new 6-foot wooden privacy fence and construct a driveway extension at 4524 Usange Street, Beltsville. **The record remained open to allow the Petitioner to submit a revised site plan.**

V-1-18 James and Sandra Warren

Request for a variance of 17 feet side yard width to validate an existing condition and obtain a use and occupancy permit for an existing guest house at 5918 Old Croom Station Road, Upper Marlboro. **The record remained open for technical assistance.**

V-125-17 Edgar and Yendy Vasquez

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 8630 Leslie Avenue, Glenarden. **The record remained open for Glenarden City Council to provide a letter of justification of Denial.**

V-178-17 Marvin Martinez and Elsa Bonilla

Request for variances of 1.2 feet right side yard width, 6 feet left side yard width and 24.7% net lot coverage to validate existing conditions and obtain a building permit for a new shed and new driveway extensions in the front and rear yards at 5005 Baltimore Lane, Lanham. **Taken under Advisement.**

V-199-17 James Jones, Jr.

Request for waiver of the rear yard location requirement for an accessory building to construct a detached garage in the side yard and driveway extension at 16605 Peach Street, Bowie. **The record was held open to allow the Community to provide a decision.**

V-212-17 Francia Daza and Harold Ortega

Request for variances of 6 feet side yard width for the dwelling, 7.1% net lot coverage, 2 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions, obtain a building permit for a new deck and construct an attached garage, driveway extension and covered deck at 11909 Orvis Way, Laurel. Spanish Language Interpreter Services Provided. **The record was held open for revised site and elevation plans.**

V-217-17 Santos Ramirez

Request for variances of 1,000 square feet net lot area, 12 feet front yard depth for the dwelling, 8.4% net lot coverage, .5-foot rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and construct 2nd and 3rd floor additions and a driveway in the front yard and shed at 3606 41st Avenue, Brentwood. **The record remained open to allow the Town of Colmar Manor the opportunity to comment.**

MINUTES FOR APPROVAL FROM APRIL 11, 2018.