

MINUTES
APPROVED
June 14, 2023

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:03 p.m. the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present
Wm. Carl Isler, Member - Present.
Renee Alston, Member - Present
Teia Hill, Member – Present
Anastasia Johnson, Absent

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-9-23 Derrick and Relda Fennell

Request for variances of 9,518 square feet net lot area, 66.3 feet lot width, 20 feet lot frontage width at front street line, 3.1% net lot coverage and 14 feet rear yard depth to validate existing conditions (net lot area, lot width, lot frontage) and obtain a building permit for an enclosed screened deck, steps with landing at 10213 Rockview Terrace, Cheltenham. **The Board resolved, by majority, Ms. Anastasia Johnson absent that variances of 9,518 square feet net lot area, 66.3 feet lot width, 20 feet lot frontage width at front street line, 3.1% net lot coverage and 14 feet rear yard depth (for the three encroachments, a screened room, steps and landing) to validate existing conditions (net lot area, lot width, lot frontage) and obtain a building permit for the screened room, steps with landing 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 (D).**

V-17-23 Linda Mount

Request for variances of 7% net lot coverage and 5 feet rear yard depth to obtain a building permit to construct a proposed 15' x 20' addition, a proposed 24' x 35' addition, a proposed 15' x 15' addition and to relocate a 10' x 20' deck at 12500 Longwater Drive, Mitchellville. **The Board resolved, by**

majority, vote Ms. Anastasia Johnson absent, that variances of 7% net lot coverage and 5 feet rear yard depth in order to obtain a building permit to construct a proposed 15' x 20' addition, aproposed 24' x 35' addition, a proposed 15' x 15' addition and to relocate and rebuild a 10' x 20' deck be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved revised elevation plans, Exhibits 25 (A) and (B).

V-22-23 Marcela E. Rondon

Request for variances of 10,000 square feet net lot area, 1-foot front yard depth and a waiver of the parking area location requirement to validate existing conditions (net lot area and front yard depth) in order obtain a building permit to extend the driveway at 10425 Floral Drive, Hyattsville. **The Board resolved, by majority, Ms. Anastasia Johnson absent, that variances of 10,000 square feet net lot area, 1-foot front yard depth and a waiver of the parking area location requirement to validate existing conditions (net lot area and front yard depth) in order to obtain a building permit to extend the driveway be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-28-23 George and Annette Paaanen

Request for variances of 185,043 square feet net lot area, 122 feet lot width, 32 feet lot frontage and 8.6% lot coverage to validate existing conditions (net lot area, lot frontage, lot width) in order to obtain a building permit for the construction of a 16' x 26' garage addition to include a 440 square foot workshop at 703 Bryan Point Road, Accokeek. **The Board resolved, by majority, Ms. Anastasia Johnson absent, that variances of 185,043 square feet net lot area, 122 feet lot width, 32 feet lot frontage and 8.6% lot coverage to validate existing conditions (net lot area, lot frontage, lot width) in order to obtain a building permit for the construction of a 16' x 26' garage addition to include a 440 square foot workshop**

V-29-23 Sosena Woldemichael

Request for a waiver of the parking area location requirement in order to obtain a building permit for the construction of a driveway located partially in front of the house at 7115 Leyte Drive, Oxon Hill. **The Board resolved, by majority, Ms. Anastasia Johnson absent, that a waiver of the parking area location requirement in order to obtain a building permit for the construction of a driveway located partially in front of the house be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-30-23 Naun Segovia

Request for variances of 15.6% lot coverage and 1.6 feet accessory building setback to validate existing conditions (lot coverage, accessory building setback) and obtain a building permit for the unauthorized construction of a 37' x 68.1' two story dwelling and 8' x 113.1' covered porch at 11409 Edmonston Road, Beltsville. **The record was continued in order for the Petitioner to obtain Site Road Approval.**

ADMINISTRATIVE APPEAL

AA-1762 Total Works Construction, Corp

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 Case No. ZONE-1345, dated February 22, 2023, citing Petitioner with violating County Code Sections 27-441(b)(1), 27-441(b)(8), 27-253(a)(1), and 4-118(c) and requiring Petitioner to cease use of premises as a business and remove all vehicles, trailers, equipment, materials, and supplies associated with use from the site until a valid use and occupancy certificate, including final approval of the certificate, is granted by the Department of Permitting, Inspections and Enforcement, on Residential Estate (RE) zoned property located at Lot 4, Cedar Knolls Subdivision being 11505 Daisy Lane, Glenn Dale, Prince George's County, Maryland. A request was

also made for an extension of the grace period should the Board determine that a violation exists. **The Petitioner, nor representing attorney appeared for the hearing. The Board resolved, by majority vote, Ms. Anastasia Johnson absent, to uphold the County's position.**

DISCUSSION/DECISIONS

AA-1759 Richard Stefan / Walter Green

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 301.1 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) Zone, property located at 7252 Glenridge Drive, Hyattsville, Prince George's County Maryland. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, to include the previous testimony in this hearing. The Board further resolved by majority vote, Ms. Anastasia Johnson, absent, to uphold the County's position.**

V-38-22 Carlos Moreno Montieland and Sandra Buruca

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 8.3% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (net lot area, front building line and waiver of the parking area) and obtain a building permit for the unauthorized construction of a driveway extension and rear covered patio at 1208 Balboa Avenue, Capitol Heights. **The Board resolved, by majority, Ms. Anastasia Johnson absent, that variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 8.3% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (net lot area, front building line and waiver of the parking area) in order to obtain a building permit for the unauthorized construction of a driveway extension and rear covered patio be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 32 and approved revised elevation plans, Exhibits 31 (A) thru (J).**

V-12-23 Manuel Properties Investments, LLC

Request for a variance of 10 feet front building line width to construct a two-story single-family dwelling with an open porch, two car garage and driveway at 1611 Dayton Road, Hyattsville. ***The record was held open for technical assistance.* The record was continued as the Board requested confirmation from the neighbor, Ms. Olowofayeku, that the Project Manager did, in fact, speak with the neighbor.**

MINUTES FOR APPROVAL FROM May 24, 2023. **The Board resolved, by majority vote, Ms. Anastasia Johnson, absent, that the minutes be APPROVED. THE MEETING ADJOURNED AT 9:15 P.M.**

Prepared and submitted by:

Barbara J. Stone
Administrator