



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

MINUTES APPROVED January 24, 2024

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 6:14 p.m. the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present
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, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

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 as the shed located behind the garage is located within a recorded storm drain easement. Must obtain DPIE approval.**

V-35-23 Richard Hart

Request for variances of 10,000 square feet net lot area and 17.5% lot coverage to validate existing conditions (net lot area) and obtain a building permit to construct a 33.5' x 42' hangar at 10114 Kathleen Drive, Fort Washington. **The Board resolved, by majority vote, Ms. Hill absent, that variances of 10,000 square feet net lot area and 17.5% lot coverage to validate existing conditions (net lot area) be Approved. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 26 and approved elevation plans, Exhibits 4 (A) thru (G).**

V-40-23 Janie Pratt-Godbolt

Request for variances of 935 square feet net lot area, 12 feet lot width at the building line, 1-foot front yard depth, 5 feet left side yard width to validate existing conditions (net lot area, lot width at the building line, front yard, and side yard) and obtain a building permit for the proposed one-story addition at 6904 Avon Street, Capitol Heights. **The Board resolved, by majority vote, Ms. Hill absent, that variances of 935 square feet net lot area, 12 feet lot width at the building line, 1-foot front yard depth, 5 feet left side yard width be Approved. Approval is contingent upon the development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (A) thru (B).**

V-50-23 Merhawi Kibrom & Samrawit Bokrestion

Request for variances of 1,500 square feet net lot area, 15 feet lot width at the building line, 2 feet lot width at front street line, 11.10% net lot coverage, 2 feet left side yard width, 8 feet right side yard width, and waiver of the parking area location requirement, and a security exemption for a fence over 4 feet in height in the front yard (abutting Virginia Avenue) to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, side yard, parking area location and security exemption for a fence over 4 feet) and obtain a building permit for the proposed one-story addition (22.7'x 27.5') and covered stoop (4'x 6') at 2005 Virginia Avenue, Hyattsville. **The record was held open to obtain a report from the Inspector to determine if the fence blocking the patio area is permanent.**

V-67-23 Salvatore Pirrone & Rachel Pearl

Request for a variance of 3.69 acres net lot area, 4.7% lot coverage and a waiver of the side yard location requirement for an accessory building (carport located in the front yard) to validate existing conditions (net lot area) and obtain a building permit for the construction of a proposed 25' x 30' shed, a proposed 20' x 30' carport located in the front yard, a proposed 8' x 20' driveway extension and proposed 10' x 15' parking pad extension at 11400 Croom Road, Upper Marlboro. **The Board resolved, by majority vote, Ms. Hill absent, that a variance of 3.69 acres net lot area, 4.7% lot coverage, and a waiver of the side yard location requirement for an accessory building (carport located in the front yard) be Approved. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 9 and 10.**

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.**

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 Plans.**

MINUTES FOR APPROVAL FROM January 10, 2024. **The Board resolved, unanimously, that the minutes be APPROVED. THE MEETING ADJOURNED AT 8:36 P.M.**

Prepared and submitted by:

Barbara Stone
Administrator