

MINUTES
APPROVED
October 25, 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 6:11 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 - Absent / Present

Anastasia Johnson, Member - Absent

Others Present:

Ellis Watson, Staff Attorney

Barbara Stone, Administrator

Celeste Barlow, Administrative Aide

Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-53-23 Raul Cordova Spanish Language Interpreter Requested/Ernesto Luna

Request for a variance of 3.5 feet right side yard width to validate an existing condition (side yard width) and obtain a building permit for the proposed one-story addition at 606 Opus Avenue, Capitol Heights.

The record has been rescheduled to January 10, 2024, as the Petitioner did not post the property.

V-59-23 Anabella Jacome de la Cruz Spanish Language Interpreter Provided/Ernesto Luna

Request for a waiver of the parking area location requirement and obtain a building permit for the new driveway extension in front of the house at 2006 Lewisdale Drive, Hyattsville. **The record was continued in order for the Petitioner to submit revised site plan demonstrating the location of a barrier between the driveway extension area and the walkway as well as providing dimensions of the driveway extension. In addition, the Petitioner must submit the Site Road approval.**

V-30-23 Nuan & Luz 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 for technical assistance from the M-NCPPC Subdivision Office to research deeds that provides legal access to the subject lot.**

V-35-23 Richard Hart & Sarah Bergin

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 record was continued in order for the engineer to provide adjusted lot coverage information on the site plan. It was also requested that once the permit is issued and the structure is complete, a signed agreement between the Petitioner and the Potomac Airfield will be submitted by the Petitioner's attorney, Traci Scudder.**

V-58-23 William Werner

Request for variances of 975 square feet net lot area, 4.2 feet front yard depth, 10.9 feet rear yard depth/width and waiver of the parking area location requirement to validate existing conditions (net lot area, front yard, rear yard, and parking area location) and obtain a building permit for the proposed carport (28.2' x 21.3') at 4216 Mount Rainier Avenue, Mount Rainier. **The record was continued in order for the Town of Mount Rainier the opportunity to provide comments.**

V-64-23 Lauris V. and Marcella D. Lucas

Request for a waiver of the parking area location requirement and a security exemption review for a fence over 4 feet in height in the front yard (abutting Karen Anne Court) to validate an existing condition (parking area location) and obtain a building permit for the proposed 5-foot fence in front of the house at 5103 Karen Anne Court, Temple Hills. **The Board resolved, by majority vote, Ms. Teia Hill and Ms. Anastasia Johnson absent, that a waiver of the parking area location requirement and a security exemption review for a fence over 4 feet in height in the front yard (abutting Karen Anne Court) to validate an existing condition (parking area location) and obtain a building permit for the proposed 5-foot fence in front of the house be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plan, Exhibit 4.**

OTHER ZONING APPEALS

V-52-23 Giac Son Buddhist Temple Corp

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 to issue Violation Notice No. ZONE-3407, dated July 19, 2023, citing Petitioner with violating Zoning Code Section 27-253(a)(1), 4-118(c) and requiring Petitioner to cease use of the premises, including adjoining properties and right of way area. Remove all vehicles, equipment, materials and items until a valid use and occupancy certificate, including final approval of the certificate, is granted by the Department of Permitting, Inspections and Enforcement, on RR (Rural, Residential) zoned property located at Tax Map 014F3, Parcel 027, being 11801 Laurel Bowie Road, Laurel, Prince George's County, Maryland. **A motion to dismiss was submitted by the Petitioner with the agreement of the Office of Law, as the Petitioner has agreed to resolve the situation. The Board resolved by majority vote, Ms. Anastasia Johnson and Ms. Teia Hill absent, that the motion to Dismiss be Granted.**

DISCUSSION/DECISION

V-27-23 Bar Properties, LLC

Request for variances of 5 feet front yard depth, 4 feet side yard width and 2.7% lot coverage permission to validate existing conditions (front yard depth and side yard width) to obtain a building permit to construct a proposed 16.5' x 26.7' two-story addition and 12.5' x 26.7' wooden deck at 4105 34th Street, Mount Rainier. ***The record was held open by request of the Town of Mount Rainier for additional a two-month delay in order for the Town to review and provide comments. The record remains open in order to provide the Town of Mt. Rainier the opportunity to provide comments.***

V-40-23 Janie Ford 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 (8.7' x 10') at 6904 Avon Street, Capitol Heights. **The record was continued in order for the City of Seat Pleasant the opportunity to provide comments. This case has been rescheduled to December 13, 2023.**

MINUTES FOR APPROVAL FROM OCTOBER 11, 2023. **The Board resolved, by majority vote, Ms. Anastasia Johnson and Ms. Teia Hill absent, that the minutes be APPROVED. THE MEETING ADJOURNED AT 9:49 P.M.**

Prepared and submitted by:

Olga Antelo Vasquez
Administrative Aide