

MINUTES
APPROVED
June 20, 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 6:00 p.m., the Chairperson convened the meeting, and the following members were present:

Board Members:

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

Others Present:

Keisha Garner, Board Attorney
Ellis Watson, Staff Attorney
Barbara Stone, Administrator
Celeste Barlow, Case Reviewer
Olga Antelo-Vasquez, Case Reviewer

NEW VARIANCES

V-15-24 Johanna Sanders Serrano Spanish Language Interpreter Requested/ Sotogomez

Request for a waiver of the parking area location requirement to obtain a building permit for the proposed driveway in front of the house (20'x24') at 2203 Banning Place, Hyattsville. **The Board resolved by majority vote, Ms. Mack absent, that a waiver of the parking area location requirement to obtain a building permit for the proposed driveway in front of the house (20'x24') be APPROVED. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 16.**

V-16-24 Henry Isaiah Sanchez Parada Spanish Language Interpreter Requested/ Sotogomez

Request for variances of 19.3% lot coverage and 3 feet accessory building setback to obtain a building permit for the unauthorized construction of a 28' x 52.3' concrete parking pad, 15' x 40' carport, 4-foot wooden retaining wall, and a 6-foot wooden fence at 7009 Independence Street, Capitol Heights. **Taken under advisement.**

DISCUSSION/DECISION

V-85-23 Hilliary Brown and Doris Brown

Request for variances of 25-foot lot width, 13-foot lot frontage, and a waiver of the parking area location requirement to obtain a building permit to construct a proposed 10' x 35' driveway at 3215 32nd Avenue, Temple Hills. **The Board resolved by majority vote, Ms. Mack absent, that variances of 25-foot lot width, 13-foot lot frontage, and a waiver of the parking area location requirement to obtain a building permit to construct a proposed 10' x 35' driveway be DENIED.**

V-95-23 Enock Adewuyi

Request for variances of 4,182 square feet net lot area and 9 feet side yard width to validate an existing condition (net lot area) and obtain a building permit for the unauthorized construction of a 12' x 12' deck, 10' x 22' deck, and 12' x 12' screened porch at 3600 Colvin Court, Bowie. **The Board resolved by majority vote, Ms. Mack absent, that variances of 4,182 square feet net lot area and 9 feet side yard width to validate an existing condition (net lot area) and obtain a building permit for the unauthorized construction of a 12' x 12' deck, 10' x 22' deck, and 12' x 12' screened porch be DENIED.**

V-5-24 Mohammad Ashraf Sheikh

Request for a waiver of the parking area location requirement to obtain a building permit for the unauthorized construction of the driveway extension in front of the house at 5815 Ottawa Street, Oxon Hill. **The Board resolved by majority vote, Ms. Mack absent, that a waiver of the parking area location requirement to obtain a building permit for the unauthorized construction of the driveway extension in front of the house be DENIED.**

V-6-24 Irma Luis Sanchez

Request for variances of 1,148 square feet net lot area and 0.4% net lot coverage to validate existing conditions (net lot area and lot coverage) and obtain a building permit for the construction of the unauthorized carport at 4207 Largo Road, Upper Marlboro. **The Board resolved by majority vote, Ms. Mack absent, that variances of 1,148 square feet net lot area and 0.4% net lot coverage to validate existing conditions (net lot area and lot coverage) and obtain a building permit for the construction of the unauthorized carport at be DENIED.**

V-23-24 Mohammad Ziyad Shalabi

Request for variances of 1,220 square feet net lot area, [9%]10% net lot coverage, and 4 feet rear yard depth to validate an existing condition (net lot area) and obtain a building permit for the construction of a proposed 30' x 42' split foyer single-family home and 10' x [20]25' driveway at 4711 Mann Street, Capitol Heights. **The record was continued in order to readvertise the corrected lot coverage requirement.**

V-29-24 Mohammad Shalabi

Request for variances of 30 feet lot width, 20 feet lot frontage, and 3.8% lot coverage to validate existing conditions (lot width, lot frontage) and obtain a building to construct a proposed two-story single-family dwelling and 10 x 28-foot driveway at 5408 Center Avenue, Lanham. **The record was held open in order to allow the Board Members the opportunity to read the submitted letters from the neighbors.**

V-11-24 Pablo Contreras and Simon Osorio

Request for variances of 15 feet lot width at the building line, 2 feet lot width at front street line, and a security exemption for a wall over 4 feet in height in the front yard (abutting Oliver Street) to validate existing conditions (lot width at the building line, frontage width at front street line, and security exemption for a wall over 4 feet) and obtain a building permit for the new retaining wall (4' 6" height) in the front yard at 4105 Oliver Street, Hyattsville. **The record was held open in order to obtain a letter from the City of Hyattsville.**

V-13-24 Oscar Calderon

Request for variances of 9,522 square feet net lot area, 10 feet lot width, 45.8% lot coverage, and 5.7 feet front yard depth to validate existing conditions (net lot area, lot coverage, lot width, front yard depth) and obtain a building permit to convert an attic to a proposed second-story addition at 4409 Powder Mill Road, Beltsville. **The record was held open in order to obtain stormwater approval and a justification letter.**

V-26-24 5271 Temple Hills LLC

Request for variances of 18-foot lot width and 3-foot lot frontage at the front street line to obtain a building permit for the construction of a single-family home and driveway at 5271 Temple Hill Road, Temple Hills. **The Board resolved by majority vote, Ms. Mack absent, that variances of 18-foot lot width and 3-foot lot frontage at the front street line to obtain a building permit for the construction of a single-family home and driveway be APPROVED. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3.**

V-32-24 Kenneth Grady and Carson Groenewold

Request for a security exemption review for a fence 2 feet over the allowable height located in the front yard to obtain a building permit for the construction of a 6-foot wooden privacy fence in the front yard at 7309 Finns Lane, Lanham. **The Board resolved by majority vote, Ms. Mack absent, that a security exemption review for a fence 2 feet over the allowable height to obtain a building permit for the construction of a 6-foot wooden privacy fence in the front yard be APPROVED. Approval is contingent upon development in compliance with the approved site plan, Exhibit 4, and approved elevation plan, Exhibit 5 (A).**

V-34-24 Marcia and Andree Medlin

Request for a variance of 5.8% net lot coverage and a waiver of location and height requirements for a wall over 4 feet in height in the side yard to obtain a building permit for the construction of a two-story dwelling at 6205 Connaught Court, Upper Marlboro. **The Board resolved by majority vote, Ms. Mack absent, that a variance of 5.8% net lot coverage and a waiver of location and height requirements for a wall over 4 feet in height in the side yard to obtain a building permit for the construction of a two-story dwelling be APPROVED. Approval is contingent upon development in compliance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

V-38-24 OZA Fabien Milord

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. ZONE-15263, dated March 11, 2024, citing Petitioner with violating County Code Sections 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 RSF-65 (Residential, Single-Family 65) zoned property located at Lot 19, Block D, Snowden Oaks Subdivision being 13009 Claxton Drive, Laurel, Prince George's County, Maryland. **The Board resolved by majority vote Ms. Mack absent to AFFIRM the County with prejudice.**

MINUTES FOR APPROVAL FROM May 22, 2024. The Board resolved, by majority vote, Ms. Mack absent, that the minutes be APPROVED. The meeting was adjourned at 8:42 p.m.

Prepared and submitted by:

Barbara Stone
Administrator