

**AGENDA
HEARING – 6:00 P.M.
NOVEMBER 5, 2025**

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

NEW VARIANCES

V-56-25 Joseph Branson and Robin Holly

Request for a variance of 6.42 feet rear yard depth to validate existing conditions and obtain a building permit for the construction of a 24' x 46.5' garage addition at 9401 Miller Court, Clinton.

V-57-25 Sheron Gilling and Patrick Malcom

Request for a variance of 7.1 feet lot width to validate existing conditions (lot width) and obtain a building permit for the unauthorized construction of a 12' x 12' shed at 711 Somerset Place, Hyattsville.

V-58-25 Jonence M. Layne

Request for a waiver of the parking area location requirement and a waiver of the Security Exemption Plan for a fence over 4 feet (abutting Edmonston Road) to validate an existing condition (a 6-foot fence in a corner lot side yard) and obtain a building permit for the unauthorized leveled and extended driveway (24'.1" x 21'.5") in front of the house at 6216 Indian Creek Street, Beltsville.

V-59-25 Jim and Wanda Thorpe

Request for variances of 8,627 (sf) of net lot area, 2.7% of lot coverage, a waiver for a security exemption for a fence over 4 feet (abutting Black Berry Court and Crack Willow Court), and for the location of an accessory building in front of the yard (Black Cherry Court) to validate existing conditions (net lot area, lot coverage, and accessory building) and obtain a building permit to remove existing fence and replace for a 6-foot vinyl private fence with two-gates in a corner lot at 1913 Crack Willow Court, Upper Marlboro.

V-60-25 Madeline Jetzer

Request for variances of 15 feet lot width, 1.16 feet front yard depth, and 7 feet side yard depth to validate existing conditions (lot width and front yard depth) and obtain a building permit for the proposed 8' x 28' sunroom on new deck foundation with two 44" x 44" landing and steps to grade on side of house at 5800 Junipertree Lane, Capital Heights.

OTHER ZONING APPEALS

V-52-25 4703 Decatur Street Investment, LLC

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 ZONE-30282, dated July 23, 2025, citing Petitioner with violating County Code Sections 27-6304(a)(1), 27-6304(b)(1)(A), 27-3608(b), 27-8101, 27-6304(d) and 276304(h) and requiring Petitioner to remove any unlicensed and/or inoperable/dismantled vehicles from the parking area, repair off street parking surface and maintain in a smooth, well graded, clean orderly and dust free condition, cease use of the premises unless and until an approved use and occupancy permit has been obtained, including adjoining properties and right of way area, repair markings in off street parking areas and maintain so that they are readily visible at all times, and ensure that parking and loading areas are in safe condition and good repair so they do not constitute a hazard to public safety, on IE (Industrial, Employment) zoned property known as Lots 42,43, 44 and Part of Lots 45&46, bring 4703 Decatur Street, Hyattsville, Prince George's County, Maryland.

DISCUSSION/DECISION

V-29-25oza Rozzanne Wijesinghe & Serguei Dessiatoun

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. HOU-29756, dated 7/7/2025, citing Petitioners with violating County Code Section 27-5101(b)(2) and 27-5101(c) and requiring Petitioners to remove all fowl (including chickens and roosters) from the lot, on RR (Rural Residential) zoned property known as S 70 FT Lot 10, Block B, Wildercroft subdivision, being 6711 Oakland Avenue, Riverdale, Prince George's County, Maryland.

MINUTES FOR APPROVAL FROM OCTOBER 22, 2025.

Prepared and submitted by:

Ellis Watson

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Administrator