

**AGENDA
PUBLIC HEARINGS – 6:00 P.M.
October 24, 2018**

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

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-93-18 Walter Mejia and Rosa Ortiz

Request for variances of 2.3% net lot coverage and 1 foot rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (development, shed) and construct a driveway in the front yard at 1106 Dumfries Street, Oxon Hill.

V-101-18 Jesus Lopez

Request for variances of 2.5 feet front yard depth and 2.2% net lot coverage and waivers of the fence location and height requirements for a retaining wall over 4 feet in height in the front yard to validate an existing condition (dwelling) and construct a driveway with a retaining wall up to 6 feet in height in the front yard at 5619 67th Avenue, Riverdale.

V-104-18 Andrew and Karen Marshall

Request for variances of 25 feet side street yard depth and 18 feet rear yard depth/width for a fence over 6 feet in height, and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Gunstock Court) to construct a 6-foot to 6.5-foot wooden fence along the rear lot line and in the side yard of a corner lot at 2112 Powder Horn Drive, Fort Washington.

V-107-18 Dominick Dale and Jennifer Beddor

Request for variances of .4 foot side yard width for the dwelling and 20 feet rear yard depth/width for a fence over 6 feet in height in the rear yard to validate an existing condition (dwelling) and to construct a 3-foot extension to the existing 6-foot wooden fence along the rear lot line at 4210 Longfellow Street, Hyattsville.

V-108-18 Cipriano Square Plaza Corporation

Request for a variance of 300 feet from the R-80 Zone to obtain a use and occupancy permit for a Maryland Medical Cannabis Commission dispensary at 8833 Greenbelt Road, Greenbelt.

V-109-18 Frank Massaquio

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 4824 66th Avenue, Hyattsville.

V-111-18 Agripino and Lydia Ranulo

Request for a variance of 10.3% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard at 1109 Devonshire Drive, Oxon Hill.

V-112-18 Risserne and Herve Yoerg

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Gaston Court) to construct a 6-foot aluminum fence in the front yard of a corner lot at 6301 Oglethorpe Mill Drive, Brandywine.

OTHER ZONING APPEALS

V-13-15 Ebony Inn

This appeal was filed with the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland, from the determination of the Enforcement Division Inspector, Department of Permitting, Inspections and Enforcement, to issue Zoning Violation Notice Z-1026-5-15, dated January 21, 2015, citing Petitioner with violation of Zoning Ordinance Sections 27-253(a)(1) (use of a building, structure or land without a valid use and occupancy permit) and 27-461(b) (adult entertainment is not allowed in the C-M (Commercial Miscellaneous) or C-S-C (Commercial Shopping Center) zones, absent the granting of a Special Exception to an existing establishment with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment"), and requiring Petitioner to cease the violation and all adult entertainment activities in the building, structure, and on the land per Section 27-264(b), which is M-U-I (Mixed-Use Infill) zoned property located at Parcel 13, Tax Map 65, Grid F1, being 5367 Sheriff Road, Fairmount Heights, Prince George's County, Maryland. **RESCHEDULED FROM JULY 25, 2018.**

ADMINISTRATIVE APPEAL

AA-1706 Genesis Pets, LLC (Shaazz)

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 Director, Department of Permitting, Inspections and Enforcement (DPIE), to issue a Denial for an Animal Holding Facility License Application based on on-going violations outlined in Correction Orders issued by the Department of the Environment, the Health Department and DPIE, on I-1 (Light Industrial) zoned property located at 8505 Edgeworth Drive, #704, Capitol Heights, Prince George's County, Maryland.

DISCUSSION/DECISION

V-83-18 Maria and Yefri Delcid

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Becker Road) to validate and obtain a building permit for a 6-foot metal fence in the side yard of a corner lot at 14501 Becker Road, Brandywine. **The record was held open to allow the Petitioner to submit a revised site plan demonstrating the correct dimensions of the gravel driveway off Church Road.**

V-103-18 Juan Juarez and Amy Ochoa

Request for variances of 3.5 feet front yard depth for the dwelling, 30.1% net lot coverage, 50 feet front street line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (dwelling, development, shed) and construct a driveway extension in the front yard of a triple-attached dwelling at 5829 36th Avenue, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to provide comments.**

MINUTES FOR APPROVAL FROM OCTOBER 10, 2018.