BOARD of APPEALS
Zoning and Administrative

Prince George's County Government
Wayne K. Curry Administration Building
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AGENDA
VIRTUAL HEARINGS – 6:00 P.M.
October 5, 2022

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. For location of variances on reference site plan, see #'s below.

RECONSIDERATION

V-30-21 Javier Rubio **Spanish Language Interpreter Requested /Luna**
Request for variances of (1.) 1.81 feet front street line width, (2.) 3.06 feet front yard depth, (3.) 9% net lot coverage and a (4.) waiver of the fence location requirement and height requirements for a fence over 4 feet in height in the front yard (abutting Kent Village Drive) to validate existing conditions (front building line, front yard depth, waiver of fence) and obtain a building permit for the unauthorized constructions of a porch, a one-story-rear addition, and driveway extension at 7001 East Forest Road, Landover. **Request for Reconsideration submitted by Board Administrator, as revised site plan and photographs were submitted, but staff erroneously did not bring them to the Board attention. Motion to reconsider passed 3-0. Must reschedule in order for a two-member decision vote.**

*V-130-21 Merton Hutchinson
Request for variances of 5 feet front yard depth, 13.1% net lot coverage, 2 feet rear lot line setback, (accessory buildings for two-sheds) and a waiver of the parking area location requirements at 7724 Penbrook Place, Hyattsville. **This case was approved ON January 26, 2022, for an 11'x 24' driveway located in front of the dwelling. Site Roads Section has subsequently approved a smaller driveway with dimensions of (10' x 18.5') due to a telephone pole location. The driveway must be located 5 feet from the telephone pole. A request for reconsideration of the driveway dimensions and location has been requested.**

NEW VARIANCES

V-64-22 Housing Initiative Partnership
Request for variances of (1.) 11 feet lot width and (2.) 6 feet front yard depth to validate an existing condition (lot width) and obtain a building permit to construct a covered front porch at 7209 Greely Road, Hyattsville.

V-37-22 Mai A. Rahman
Request for variances of (1.) 200 square feet net lot area, (2.) 25 feet front building line width, (3.) 5 feet front street line width, (4.) 13 feet front yard depth, (5.) 4 feet side yard width and (6.) 4.5% net lot coverage to validate existing conditions (net lot area, front building line width, front yard depth and side yard width) to obtain a building permit to construct a two-story addition and replace the second story at 4605 Burlington Road, Hyattsville.

V-50-22 Peter Hunt
Request for variances of (1.) 4 feet side yard width and (2.) 5.7% net lot area to obtain a building permit to construct two one story additions and a covered porch at 8609 Dangerfield Road, Clinton.

V-52-22 Adrianne Harris
Request for variances of ~~(1.) 12 feet left side yard width~~ and (1.) 14 feet right side yard width to validate an existing condition (front yard depth) and obtain a building permit for the construction of a covered carport at 12111 Old Fort Road, Fort Washington. *As stated on the Hearing Notice; the front yard setback is not needed as it meets the 25-foot setback.*

V-59-22 Andrea B. Ferrell
Request for variances of (1.)12.43 feet front street line width and (2.) waivers of the fence location and height requirements for a fence over 4 feet in height in the front and side yard (abutting Beech Lane) to validate an existing condition (lot width at front street line) and obtain a building permit for the construction of a 6-foot white-vinyl fence at 18003 Rob Roy Lane, Accokeek.

ADMINISTRATIVE APPEAL
AA-1751 Logan Nell
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 Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice CSD Case No.: 22-000 10805, dated February 7, 2022, citing Petitioner with: Subtitle 13, Division 9 Antilitter and Weed Ordinance - Section 13-264, Section 13-265, Section 13-267. The Violation: Accumulation of litter and rubbish, high grass and weeds (height greater than 12 inches), and/or a wrecked dismantled, unlicensed, or abandoned motor vehicle(s). Corrective Action Required: The owner must take immediate actions to eliminate all types of rubbish, litter, trash, debris and cutting grass as well as removing unauthorized vehicles without tags, wrecked, dismantled, or abandoned vehicles on R-R (Rural-Residential) zoned property located at Part of Lots 1, 2, & 3, Block 10, Cedar Haven Subdivision, being 18203 Coleridge Taylor Street, Aquasco, Prince George's County, Maryland. Failures to comply with the violation cited above the owner is subject to penalties. A request was also made for an extension of the time should the Board determine that a violation exists.

DISCUSSION/DECISIONS
V-55-22 Gregoria Israel
Request for a waiver of the rear yard location requirement for an accessory building (shed) to obtain a building permit for the construction of a two story, with 3-car garage and a shed at 7017 Allentown Road, Temple Hills. **The record was held open to determine hold comments from M-NCPPC Permit Office. Advised applicant the three-car garage can only be 15 feet in height. Elevation plans show 23 feet in height.**

V-39-22 Akwasi and Ethel Opoku
Request for a variance of 3 feet rear yard depth/width to validate an existing condition (rear yard depth/width) and obtain a building permit for the construction of a porch at 7403 Hawthorne Street, Hyattsville. **The record was held open as an error was found on the Hearing Notice. The variance is needed for the front yard not the rear yard. Subsequent to the hearing, it was determined that the zone was incorrect which changed the variance requirement. The variance on the hearing notice was and is correct, yet the zone was incorrect.**

V-16-22 Rafael and Gladys Hernandez

Request for variances of 684 square feet net lot area, 7 feet lot width and 1.7 feet side yard width to validate existing conditions (net lot area, lot width, side yard width) and obtain a building permit for the construction of a 10’ x 26.3’ driveway at 5904 Sumner Lane, Oxon Hill. **The record remains open as Petitioner did not submit an apron permit or revised site plan.**

MINUTES FOR APPROVAL FROM September 14, 2022.