

AGENDA
VIRTUAL HEARINGS – 6:00 P.M.
November 6, 2024
Revised

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

NEW VARIANCES

V-75-24 Oscar Arriaga Vasquez Spanish Language Interpreter Requested/Sotogomez

Request for variances of 804 square feet net lot area, 1-foot lot width, 7.2% lot coverage, and 11.5 feet rear yard depth to validate existing conditions (net lot area, lot width) and obtain a building permit for the unauthorized construction of a 21.6' x 31.4' covered porch at 4203 54th Place, Bladensburg.

V-64-24 Sheldon Adams and Rosemarie Young

Request for variances of 3 feet lot width and a security exemption review for a fence 2 feet over the allowable height located in the front yard to validate existing conditions (lot width) and obtain a building permit for the unauthorized construction of a wooden 6-foot fence in the front yard at 1904 Merrimac Drive, Hyattsville.

V-71-24 David Stuart Brooks

Request for a variance of 7.96 feet front yard depth and a security exemption review for a fence 2 feet over the allowable height located in the front yard to validate an existing condition (front yard depth) and obtain a building permit to construct a 4-foot wooden fence and a 6-foot wooden fence in the front yard (abutting 58th Avenue and Eastern Avenue) at 706 58th Avenue, Capitol Heights.

V-74-24 Jerrick Rembert and Shyanne Fullerton

Request for a variance of 9.1(ft) in the front yard depth and a security exemption for a fence over 4 feet in height in the side yard depth alongside the street (abutting East-West Highway) to validate existing conditions (front yard depth and security exemption for a fence over 4 feet) and obtain a building permit for the proposed two-story addition (14' 17.10') and second-floor addition (11.6' x 19.2') in a corner lot at 6901 17th Avenue, Hyattsville.

V-76-24 Yesenia Quintero Ortega and Isaias David Torres Bonilla

Request for variances of 1,491 (SF) net lot area, 13 (ft) lot width at the building line, 0.2 (ft) lot width at the front street line, 5 (ft) front yard depth, and waiver of the parking area location requirement to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, front yard, and parking area location) and obtain a building permit for the new 301.5(SF) sunroom in the rear yard at 1205 Farmingdale, Capitol Heights.

V-78-24 Rembert Seaward Jr.

Request for variances of 12,500 square feet net lot area, 30.24 feet lot width, and 20.24 feet lot frontage to validate existing conditions (net lot area, lot width, lot frontage) at 0 Franklin Street, Lanham, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

OTHER ZONING APPEALS

V-58-24oza April M. Smith

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, Inspections Division, to issue Violation Notice No. 19528 Zone, dated July 9, 2024, citing the Petitioner with Zoning Code Section 27-441(b)(1) which mentions illegal operation of a business and the practice of having employees for work and/or storage of vehicles, trailers, equipment, and materials on the zoned property. Zoning Code Section 27-441(b)(8) restricts the parking or storage of commercial vehicles over 8,500 pounds, 300 cubic feet of load space, and advertisements in letters exceeding 4 inches in height. Zoning Code Section 27-253(a)(1), 4-118(c)(1), which talks about the use of a building, structure, or land without a use and occupancy certificate. The petitioner must cease the operations without a use and occupancy permit and remove all vehicles, trailers, equipment, materials, and supplies—failure to comply with a penalty of \$1,000- or six-months imprisonment—on RSF-95 (Residential, Single-Family 95) Zoned property located at 9336 Annapolis Road, Lanham MD 20706.

V-66-24oza BHI Construction LLC

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, Inspections Division, to issue Violation Notice No. 19525 Zone, dated July 9, 2024, citing the Petitioner with Zoning Code Section 27-441(b)(1) which mentions the operation of a business, having employees report to the property for work and/or storage of vehicles, trailers, equipment and material on the zoned property. COMPLIANCE: Date: 2024-08-09. Zoning Code Section 27-441(b)(8) restricts the parking or storage of commercial vehicles over 17,000 pounds per manufacturer's gross vehicle weight specification. If the vehicle contains advertising in letters exceeding 4 inches in height, advertising other than a firm name or similar designation, exceeds 300 cubic feet of load space, exceeds 8,500 pounds manufacturer's vehicle weight specification, has dual rear axles, or is a staking platform, dump, crane or tow truck, it must be parked in a wholly enclosed garage. COMPLIANCE DATE: 2024-08-09. The owner of BHI Construction LLC must terminate the operation of the business, remove all commercial vehicles from the property, and stop parking commercial vehicles on residential property at 9342 Annapolis Road, *Ellis Watson 106*.

MINUTES for Approval from October 23, 2024.

Prepared and submitted by:

Ellis Watson
Administrator