

**APRIL 12, 2017**  
**PUBLIC HEARINGS - BOARD OF APPEALS**  
**County Administration Building, Room 2190**  
**Upper Marlboro, Maryland**

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

**DISCUSSION/DECISION - 6:00 P.M.**

**VARIANCES**

V-4-17 Emigdio Inigo-Santiago & Casandra Cartegna

Request for variances of 2.6 feet side yard width and 19 feet rear yard depth/width to validate an existing condition and construct a deck with landing and steps at 6327 Joslyn Place, Cheverly. **The record was held open in order to provide the Town of Cheverly the opportunity to submit comments.**

V-10-17 Daysi Sorto

Request for variances of 4 feet front yard depth for the dwelling, 22% net lot coverage and a variance of 1 foot rear lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new concrete driveway at 3813 Oglethorpe Street, Hyattsville. **The record was held open in order to provide the City of Hyattsville the opportunity to submit comments.**

V-13-17 Stanislaw Kwasnik

Request for variances of 2,805 square feet net lot area, 8 feet front building line width, 12 feet front yard depth, .5 foot left side yard width, .5 foot right side yard width, 18 feet rear yard depth/width and 21.4% net lot coverage to validate existing conditions and construct a second floor addition at 3201 Otis Street, Mount Rainier. **The record was held open in order to provide the Town of Mount Rainier the opportunity to submit comments.**

V-15-17 Roger Velasquez

Request for variances of 16.2 feet front yard depth and 16 feet side street yard depth to validate an existing condition and construct a 1.5 story addition, on crawl space with an attic, and a driveway at 1813 Dewitt Avenue, Capitol Heights. **The record was held open for Petitioner to submit revised plans.**

V-16-17 Noe Valdez and Oscar Valdez

Request for a variance of 11.5% net lot coverage and a waiver of the parking area location requirement to construct a covered back porch and driveway in the front yard at 5216 Kenmont Road, Oxon Hill. **The record was held open for Petitioner to submit revised plans.**

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-25-17 Maria Nolasco

Request for waiver of the parking area location requirement to construct a driveway in the front yard at 810 Berkshire Drive, Hyattsville. **Spanish Language Interpreter Services were requested.**

V-27-17 Jose Henriquez

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 14 feet front yard depth, 19 feet side street yard depth and 3.9% net lot coverage to validate existing conditions and obtain a building permit for a new one-story addition at 6118 58th Avenue, Riverdale. **Spanish Language Interpreter Services were requested.**

V-22-17 Petronio Morillo and Betty Moore

Request for a variance of 25 feet front street line setback and a waiver of the rear yard location requirement for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Montgomery Court) to validate existing conditions and obtain a building permit for a 6-foot white privacy fence in the side yard at 11501 Montgomery Court, Beltsville.

V-23-17 Oscar Avila and Barbara Cabrera-Avila

Request for variances of 5.9% net lot coverage, 17 feet total side yard width and 20 feet rear yard depth/width, and a waiver of the fence location requirement to validate existing conditions and obtain a building permit for a retaining wall topped with a wrought iron fence at 1916 Dana Drive, Adelphi.

V-26-17 Marian Spencer

Request for a variance of 45 feet front street line setback and a waiver of the rear yard location requirement for an accessory building, and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yards abutting Deanwood Drive and Mann Street to validate existing conditions and construct a 6-foot chain link fence in the front yards of a corner through lot at 4728 Mann Street, Capitol Heights.

**ADMINISTRATIVE APPEALS**AA-1685 Jordan and Denise Fan

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 No. 17-00010015, dated February 1, 2017, citing Petitioners with violating County Code Sections 13-118(d) and (a) (Exterior of property area has an accumulation of tall grass and weeds and is being used for open storage of items to include but not limited to rubbish, garbage, building materials) and International Property Maintenance Code (2000) Sections 303.1, 303.15, 303.7 and 303.2 (Garage door in a state of disrepair; roof shingles on building are loose, buckled, missing and/or otherwise deteriorated; gutter(s) and/or downspout(s) is/are in disrepair and/or have obstructions, and exterior weather exposed wood surfaces has/have flaking and peeling paint) and requiring Petitioners to maintain all premises and exterior property to be free from weeds or plant growth in excess of twelve inches, to remove items and maintain premises in a clean and sanitary condition, to repair/replace garage door to a sound condition and maintain in good repair, to repair/replace defective or missing shingles to prevent dampness or deterioration to the interior portion of the structure, to repair/replace damaged or missing section(s) of and/or remove all obstructions from gutter(s)/downspout(s) and maintain so they properly perform their intended function and remove flaking and peeling paint and apply a protective coating of a weather resistant preservative to all exposed wood surfaces, on R-80 (One-Family Detached Residential) zoned property located at Lot 13 Block 57, Kettering Subdivision, being 13226 Whiteholm Drive, Upper Marlboro, Prince George's County, Maryland. **The record was rescheduled to April 12, 2017 for a full complement of Board Members.**

**MINUTES FOR APPROVAL FROM MARCH 8, 2017 AND MARCH 22, 2017.**