

MAY 24, 2017
PUBLIC HEARINGS - BOARD OF APPEALS
County Administration Building, Room 2190
Upper Marlboro, Maryland
AGENDA

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-37-17 Juan and Lucila Hernandez

Request for variances of 4.5 feet front yard depth, 5.03 feet side yard width and 12.7% net lot coverage to validate existing conditions, obtain a building permit for a covered patio, storage building covered entrance and addition to storage building and to construct a covered front porch at 6002 Eastpine Drive, Riverdale. **Spanish Language Interpreter Services requested.**

V-38-17 Santos Reyes

Request for variances of 2 feet front yard depth for the dwelling, 6.6% net lot coverage and variances of 35 feet front lot line setback, .5 foot side lot line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and construct a covered deck at 2610 Fort Drive, Suitland. **Spanish Language Interpreter Services requested.**

V-32-17 Sikiru and Feyisola Salami

Request for variances of 4 feet rear yard depth/width and 2.7% net lot coverage to construct a deck and gazebo at 7211 Greenspring Lane, Lanham.

V-34-17 Alvin and Avis Turner

Request for a variance of 2.6% net lot coverage and waivers of the rear yard location requirement for accessory buildings to validate existing conditions and construct a solar array at 15907 Nottingham Road, Upper Marlboro.

V-39-17 Eduardo Cruz

Request for a variance of 4.9% net lot coverage to construct a two-story addition at 5705 64th Place, Riverdale.

V-40-17 Karin Cottle and Emane Bethel

Request for a variance of 4.4% net lot coverage to construct a driveway and parking pad at 7014 96th Place, Lanham.

V-41-17 Lee and Jonie Joyner

Request for variances of 12 feet rear yard depth/width for the dwelling, 5.1% net lot coverage, 1 foot rear lot line setback for one accessory building, 8.5 feet rear lot line setback for a second accessory building and a waiver of the rear yard location requirement for both accessory buildings to validate existing conditions and construct a one-story addition at 2900 Hempstead Drive, Fort Washington.

OTHER ZONING APPEAL**V-13-15 Ebony Inn**

Pursuant to Section 27-229(a) of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance"), this appeal was brought to the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), 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. **On February 8, 2017, the record was held open by Petitioners request for a 90 day continuance with the County agreeing to provide a progress report every 30 days to complete inspections. The Town of Fairmont Heights will object to any further continuance beyond the 90 days.**

ADMINISTRATIVE APPEAL**AA-1687 Nicholas Maiers and William Robinson**

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. BVN 8468-2017, dated February 19, 2017, citing violations of 2015 IRC Sections R-105.1 and R-109.9 and County Code Section 4-352(i)(24) and requiring Petitioners to obtain the required permit(s) for work done or remove, work includes but not limited to multiple accessory structures and an extended driveway; to obtain all required inspection(s) for work performed once the permit(s) has/have been issued; and to obtain electrical permit for work done or remove, work includes but not limited to new lights and outlets to the shed, on R-R (Rural Residential) zoned property located at 16103 Kenny Court, Laurel, Prince George's County, Maryland.

DISCUSSION/DECISION VARIANCES**V-31-17 Yesenia Cruz**

Request for variance of 6.5 feet side yard width and 1.5% net lot coverage to validate existing conditions and obtain a building permit for a new covered deck and covered patio at 1810 Clayton Drive, Oxon Hill. **Spanish Language Interpreter was provided. On May 3, 2017, the record was held open for Petitioner to submit revised site plan to demonstrate the existing shed in its current location.**

V-35-17 Henry Padilla and Heidy Arita Pena

Request for waiver of the parking area location requirement to construct a driveway extension in the front yard at 9602 Lanham Severn Road, Lanham. **Spanish Language Interpreter was provided. On May 3, 2017, the record was held open for Petitioner to provide State Highway Administration approval for proposed driveway apron.**

MINUTES FOR APPROVAL FROM MAY 3, 2017