

AGENDA
PUBLIC HEARINGS – 6:00 P.M.
September 27, 2017

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-103-17 Mirna and Marta Iraheta

Request for variances of 18.8% net lot coverage, 1 foot side lot line setback and 2 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement for a driveway in the front yard to validate existing conditions, obtain a building permit for a new driveway in the front yard, construct a rear covered patio and a 6-foot wooden fence around the rear yard at 2212 Lewisdale Drive, Hyattsville. **Spanish Language Interpreter Services requested.**

V-107-17 Jose Andrade

Request for variances of 3.5% net lot coverage and 44 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and obtain a building permit for a new one-story addition at 1207 Wentworth Drive, Oxon Hill. **Spanish Language Interpreter Services requested.**

V-145-17 Warren Faison

Request for variances of 4.45 feet front yard depth, 6.1% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and construct a one-story addition at 2713 Overdale Place, Forestville.

V-50-17 Steve Osagbue

Request for variances of 5 feet side yard width and 13% net lot coverage to construct an attached open carport in the side yard at 6916 Annapolis Road, Landover Hills.

V-81-17 Andrew Cadogan

Request for variances of 6 feet front yard depth, 6 feet side street yard depth, 2 feet side yard width and 26.4% net lot coverage to validate existing conditions, construct two one-story additions, a covered front porch and replace the existing frame siding with block at 4800 Trenton Road, Hyattsville.

V-108-17 Denny Hernandez

Request for a variance of 29.8% net lot coverage and a waiver of the dog pen location requirement to validate existing conditions and obtain a building permit for a new tool shed, new gravel driveway area and a new 6-foot wooden fence at 7402 Leona Street, District Heights.

V-110-17 Ishioma Opia-Edemenya and Chukwunalu Edemenya

Request for waivers of the fence location and height requirement for a fence over 4 feet in height in the side yard (abutting Watkins Park Drive) to construct a 6-foot wooden privacy fence at 12601 Cambleton Drive, Upper Marlboro.

V-112-17 Grace and Robert Armstrong

Request for a waiver of the parking area location requirement to construct a driveway extension in the front yard at 6404 Old Landover Road, Hyattsville.

V-113-17 Earl Grant

Request for a waiver of the fence location requirement for a fence over 4 feet in height in the front yard to construct a 6-foot metal fence in the front yard at 13101 Piscataway Drive, Fort Washington.

ADMINISTRATIVE APPEALAA-1692 Angela Morales

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 CSD Case No. 17-00005728, dated February 22, 2017, citing Petitioner with violating County Code Sections 13-118(f) and (a) (unlawful storage of wrecked, dismantled, inoperable and/or unlicensed motor vehicle(s); exterior property area has/have dead tree(s); and exterior property area is being used for open storage of items to include but not limited to rubbish, garbage, building materials) and International Property Maintenance Code (2000) Section 303-2 (exterior weather exposed wood surfaces has/have flaking and peeling paint) and requiring Petitioner to remove and maintain premises free of any wrecked, dismantled, inoperable, and/or unlicensed motor vehicle(s); remove dead tree(s) and debris; remove items and maintain premises in a clean and sanitary condition; and remove flaking and peeling paint and apply a protective coating of a weather resistant preservative to all exposed wood surfaces, on R-R (Rural Residential) zoned property located at Lots 1 thru 6, Block 7, Glenn Dale Heights Subdivision, being 10125 Dubarry Street, Glenn Dale, Prince George's County, Maryland.

DISCUSSION/DECISION - VARIANCESV-85-17 Harry and Bernetha Mack

Request for variances of 15 feet front street line setback, 4 feet side street line setback and a waiver of the rear yard location requirement for an accessory building to validate and obtain a building permit for a detached carport in the side street yard at 6630 Kipling Parkway, District Heights. **The record remained open to allow District Height the opportunity to provide comments.**

V-95-17 Anabel Avarenga

Request for waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard (abutting Freeport Street) and side yard (abutting Trinidad Street) to obtain a building permit for a new 5-foot retaining wall around the front and side yards abutting a street and to construct a 4-foot fence atop the wall at 5111 Trinidad Street, Riverdale. **The record was held open for a full complement of Board Members.**

V-96-17 Fidel Hernandez

Request for 1.5 feet side lot line setback and 2 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard at 2203 Hannon Street, Hyattsville. **The record was held open for Petitioner to provide revised site plan to demonstrate the 5-foot flower bed in between the house and driveway.**

V-101-17 Ninette and Steven Beheler

Request for variances of 8.5 feet rear yard depth/width and .3% net lot coverage to construct a sunroom, an open deck and a deck with a pergola at 11606 Clocktower Lane, Laurel. **The record was held open to provide the Woodbridge Crossing Home Owners Association the opportunity to comment.**

V-104-17 Joseph Keithley III

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Edmonston Road) to construct a 6-foot wooden fence at 6216 Indian Creek Street, Beltsville. **The record was held open to provide the Indian Creek Village Home Owners Association the opportunity to comment.**

DISCUSSION/DECISION - RECONSIDERATIONV-84-17 Cheryl and Melvin Blake Jr.

Request for a waiver of the rear yard location requirement for an accessory building construct a detached garage in the side yard at 16000 Venice Road, Aquasco. **The Petitioner has requested a reconsideration to demonstrate the correct location of the garage and parking pad outside of the Tree Conservation Area.**

DISCUSSION/DECISION - OTHER ZONING APPEALSV-82-17 Jacob Asher, et al

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 Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Zoning Violation Notice CSD 17-00029787 dated March 28, 2017, citing Petitioners with violation of Zoning Ordinance Section 27-441(a)(7) (operation of an AIRBNB is not permitted) and requiring Petitioners to cease use of the property as an AIRBNB facility and immediately remove all such occupants, on R-55 (One-Family Detached Residential) zoned property located at Lot 6, Navy Day Subdivision, being 3309 Navy Day Drive, Suitland, Prince George's County, Maryland. **The record was held open for technical assistance.**

MINUTES FOR APPROVAL FROM SEPTEMBER 13, 2017