

AGENDA
PUBLIC HEARINGS – 6:00 P.M.
March 28, 2018

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-209-17 Maria Leon Montalva

Request for a variance of an additional 3% net lot coverage for a new shed and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard to validate existing conditions and obtain a building permit for a new 6-foot wooden privacy fence for a semi-detached dwelling at 7757 Muncy Road, Hyattsville.

V-212-17 Francia Daza and Harold Ortega

Request for variances of 6 feet side yard width for the dwelling, 7.1% net lot coverage, 2 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions, obtain a building permit for a new deck and construct an attached garage, driveway extension and covered deck at 11909 Orvis Way, Laurel.

V-215-17 Danny Proctor and Lisa Butler

Request for a variance of 3.6% net lot coverage to construct a detached garage and driveway extension at 17508 Clinton Drive, Accokeek.

V-216-17 Owoade Ifekam

Request for a variance of 3 feet side street yard depth to validate an existing condition and construct a one-story addition, a two-story addition, a second-floor addition and a deck at 9012 1st Street, Lanham.

V-217-17 Santos Ramirez

Request for variances of 1,000 square feet net lot area, 12 feet front yard depth for the dwelling, 8.4% net lot coverage, .5-foot rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and construct 2nd and 3rd floor additions and a driveway in the front yard and shed at 3606 41st Avenue, Brentwood.

V-218-17 Paul London

Request for variances of 15 feet front yard depth and 6.5 feet side yard width to validate existing conditions, obtain a building permit for a new second-floor addition and construct a deck at 3702 36th Street, Mount Rainier.

V-219-17 Savannah Investors 5, Inc.

Request for a variance of 916.4 square feet net lot area to validate an existing condition and construct a two-story single-family dwelling and driveway at 12607 Brandywine Road, Brandywine.

V-220-17 Alphoso and Carlotta Batchelor

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 3218 31st Avenue, Temple Hills.

OTHER ZONING APPEALS

301 Commercial Center, LLC

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 Violation Notice CSD Case No. 17-00119411, dated November 15, 2017, citing Petitioner with violation of Zoning Ordinance Sections 27-253(a)(1), 27-593(a)(3)(6), 27-593(a)(1), 27-596(a), 27-598(a) (use of a building, structure or land without a use and occupancy permit for Brandywine Drive-Thru, Inc. trading as Checkers, display of pennants, pinwheels, banners and similar circus or carnival type attractors which are visible from a street or residential property are prohibited, and signs shall not be displayed unless a permit has been issued by the Department of Permitting, Inspections and Enforcement) and County Code Section 4-118(c) (use of a building, structure or land without a use and occupancy permit), and requiring Petitioner to cease use of the premises, including adjoining properties and right of way area; to remove all vehicles, equipment, materials and items until a valid use and occupancy permit, including final approval of the permit is granted ; to remove all pennants, etc. from the property; and to obtain a sign permit or remove sign on C-S-C (Commercial Shopping Center) zoned property located at Parcel H, Tax Map 154, Grid F4, being 15911 SW Crain Highway, Brandywine, Prince George's County, Maryland.

DISCUSSION/DECISIONS

V-125-17 Edgar and Yendy Vasquez

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 8630 Leslie Avenue, Glenarden. **The record was held open to allow the Petitioner to work with the Town of Glenarden.**

V-158-17 Bernadette Rappold

Request for variances of 2 feet front yard depth and 1 foot side yard width to validate existing conditions and construct a second-floor addition at 3803 31st Street, Mount Rainier. **The record was held open for Petitioner to revise the elevation plan demonstrating the approval conditions per Mt. Rainier.**

V-178-17 Marvin Martinez and Elsa Bonilla

Request for variances of 1.2 feet right side yard width, 6 feet left side yard width and 24.7% net lot coverage to validate existing conditions and obtain a building permit for a new shed and new driveway extensions in the front and rear yards at 5005 Baltimore Lane, Lanham. **The record was held open for Petitioner to reduce the net lot coverage.**

V-194-17 Ricardo and Dora Pacheco

Request for variances of 6.8 feet front yard depth for the dwelling, 4.3% net lot coverage and 7 feet rear lot line setback for an accessory building to validate existing conditions and obtain a building permit for a covered front porch at 3610 Longfellow Street, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to provide comments.**

V-199-17 James Jones, Jr.

Request for waiver of the rear yard location requirement for an accessory building to construct a detached garage in the side yard and driveway extension at 16605 Peach Street, Bowie. **The record was held open to allow the Petitioner additional time to meet with the community.**

V-202-17 Claudia Alvarez-Fuentes

Request for variances of 4 feet front yard depth for the dwelling, 5.9% net lot coverage, 1 foot rear lot line setback for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard to validate existing conditions and obtain a building permit for a 6-foot wooden privacy fence in the front yard at 5307 Emerson Street, Hyattsville. **The record was held open for Petitioner to reduce the fence height in the front yard to 4 feet and include a 6-foot gate to enclose the rear yard.**

V-205-17 Robin McNab

Request for variance of 8 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to construct a solar array in the side yard at 8440 Duvall Road, Upper Marlboro. **The record was held open for revised plan to move the solar panel back from the street 8 feet.**

V-214-17 J.C. Remodeling and Builders, LLC

Request for a variance of 15 feet front building line width to validate an existing condition and construct a two-story dwelling, driveway and 6-foot wooden fence around the back yard on a lot having a width of 50 feet along the front building line at 503 62nd Avenue, Fairmount Heights. **The record was held open to allow the City of Seat Pleasant the opportunity to provide comments.**

MINUTES FOR APPROVAL FROM MARCH 14, 2018.