

AGENDA
PUBLIC HEARINGS – 6:00 P.M.
August 29, 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-200-17 Maritza Sanchez/Carols Benitez/Alex Franco

Request for variances of 5 feet side yard width for the dwelling and 40.8% net lot coverage to validate existing conditions and obtain a building permit for a detached garage, driveway extension into the rear yard and 6-foot wooden privacy fence at 9323 4th Street, Lanham.

V-71-18 Jose Orellana and Maria Mejia

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 5608 61st Place, Riverdale.

V-217-17 Santos Ramirez

Request for variances of 1,000 square feet net lot area, 12 feet front yard depth for the dwelling, 15.6% 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 a second-floor addition, two-story addition, driveway in the front yard, shed and renovate the covered front porch at 3606 41st Avenue, Brentwood.

V-72-18 Jeanette Shannon

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Wesley Street) to validate and obtain a building permit for a new 6-foot wooden privacy fence in the side yard of a corner lot at 8655 Leslie Avenue, Glenarden.

V-73-18 Ketty Constant

Request for a variance of 4 feet right side yard width and a waiver of the parking area location requirement to validate existing conditions (dwelling, driveway) and obtain a building permit for a new driveway extension in the front yard at 7407 Wilhelm Drive, Lanham.

V-74-18 Manuel Montelongo

Request for variances of 5 feet side yard width for the dwelling, 12% net lot coverage, 1 foot side lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (dwelling, shed) and construct a driveway in the front yard of a semi-detached dwelling at 7734 Muncy Road, Hyattsville.

V-76-18 Nancy Holt

Request for variances of 3 feet side yard width for the dwelling and a variance of 13.7 feet side street line setback and a waiver of the rear yard location requirement for an accessory building to validate an existing condition (dwelling) and construct a detached garage at being 4214 Farmer Place, Fort Washington.

V-77-18 Collins Donker and Maria Moralis

Request for variances of 4 feet front yard depth and 12.4% net lot coverage to validate an existing condition (dwelling) and construct a driveway extension and detached garage at 2401 Amherst Road, Hyattsville.

V-78-18 Robert and Christine Davis

Request for a variance of .07 foot front yard depth and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway extension in the front yard at 2204 Columbia Avenue.

V-82-18 Ana Portillo

Request for variances of 6 feet front yard depth, 8.5 feet side yard width and 18% net lot coverage to validate existing conditions (development, dwelling) and obtain a building permit for covered front porch, one-story rear addition, attached carport, shed and driveway to a semi-detached dwelling at 5605 59th Avenue, Riverdale.

V-105-18 Savannah Investors 5, Inc.

Request for variances of an additional 96 square feet net lot area and 29 feet street line width to validate an existing condition and construct a two-story single-family dwelling and driveway at 12607 Brandywine Road, Brandywine.

ADMINISTRATIVE APPEALS

AA-1702 Charles Quesenberry

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. 5368-2018, dated February 2, 2018, citing Petitioner with violating 2015 IRC Section R-105.1 as amended by P.G. Code Section 4-111(a) (Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.) and requiring Petitioner to obtain the required permit(s) for work done at the subject property or remove the same. Work includes but not limited to accessory structure, on O-S (Open Space) zoned property located at Parcel 85, Map 174, Grid F1, being 17201 Macgruders Ferry Road, Brandywine, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists.

DISCUSSION/DECISION

V-53-18 Gervin Martinez and Maria Rivera

Request for variances of 1-foot side yard width for the dwelling, 1-foot rear lot line setback for an accessory building and 1.6% net lot coverage, and a waiver of the parking area location requirement to validate existing conditions (dwelling, shed) and construct a driveway extension in the front yard at 5805 Seminole Street, Berwyn Heights. **Rescheduled to August 29, 2018, to allow the Town of Berwyn Heights an opportunity to comment.**

V-59-18 Abner Galdamez

Request for A variance of 2.8% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (development, driveway) and obtain a building permit for a new driveway in the front yard and a new retaining wall at 6401 Park Hall Drive, Laurel. **The record was taken under advisement for a full Board discussion.**

V-64-18 Everett and Leslie Turner

Request for variances of 1 foot side yard width for the dwelling, 15.2% net lot coverage, 2 feet rear lot line setback for one accessory building, 2 feet side and rear lot line setbacks for a second accessory building, a waiver of the rear yard location requirement for a third accessory building and a waiver of the parking area location requirement to validate existing conditions (development, dwelling, shed, garage) and obtain a building permit for a driveway extension and detached garage in the front yard at 10009 Allentown Road, Fort Washington. **The record was held open for technical assistance.**

V-66-18 Rosa Turcios

Request for a variance of 4.4% net lot coverage to construct a driveway extension at 110 Iroquois Way, Oxon Hill. **The record was held open to allow the Town of Forest Heights the opportunity to provide comments.**

MINUTES FOR APPROVAL FROM JULY 25, 2018.