

AGENDA
PUBLIC HEARINGS – 6:00 P.M.
September 26, 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-83-18 Maria and Yefri Delcid Spanish Language Interpreter Services were requested.

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Becker Road) to validate and obtain a building permit for a 6-foot metal fence in the side yard of a corner lot at 14501 Becker Road, Brandywine.

V-90-18 Joseph Alexander and Kristen Coad

Request for a variance of 15 feet front street line setback and a waiver of the rear yard location requirement for an accessory building and a waiver of the parking area location requirement to validate existing conditions (driveway, shed) and obtain a building permit for a new driveway extension in the front yard at 4201 Enterprise Road, Bowie.

V-98-18 Housing Initiative Partnership, Inc.

Request for a variance of 7.5 feet front yard depth to construct a wrap-around covered front porch on a semi-detached dwelling at 2219 Gaylord Drive, Suitland.

V-99-18 Housing Initiative Partnership, Inc.

Request for a variance of 7 feet front yard depth to construct a covered front porch on a semi-detached dwelling at 1802 Ray Leonard Road, Landover.

V-100-18 Housing Initiative Partnership, Inc.

Request for a variance of 7.5 feet front yard depth to construct a covered front porch on a semi-detached dwelling at 2218 Gaylord Drive, Suitland.

V-95-18 G Squared Dynamics, LLC

Request for variances of 400 square feet net lot area, 10 feet front building line width, 2.4% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (lot size and width) and construct a two-story dwelling, with covered front porch and deck, and driveway at 1108 Nova Avenue, Capitol Heights.

V-96-18 Dudley and Perly Allen

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 8341 12th Avenue, Silver Spring.

V-97-18 Rodney Vaughn

Request for variances of 4.2 feet front yard depth for the dwelling, 15.7% net lot coverage and a variance of 15.5 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (development) and construct a detached garage over existing driveway area at 5021 Emo Street, Capitol Heights.

OTHER ZONING APPEALS

V-67-18 Sun Services

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 Investigator, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice CSR 18-00048941, dated May 11, 2018, citing Petitioner with violation of COMAR 26.02.03.02 (A person may not cause or permit noise levels which exceed those specified in this table); Prince Georges County Code Section 27-253(c) (All use of the property shall be in conformance with the use and occupancy permit, including the accompanying plans. Compliance with the use and occupancy permit requires compliance with all applicable provisions of the County Code); Prince George's County Code Sections 19-121 & 19-122 (A person may not create noise or allow noise to be created that disturbs the peace, quiet, and comfort of a residential area. Noise shall mean noise related to human activity which is continuous in nature and audible more than fifty (50) feet from the source of the sound); and Prince George's County Code Section 4-101 (The Building Official is authorized to suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code) and requiring Petitioner to reduce noise levels emitted from the premises so that they do not exceed the levels established by COMAR and to revert property back to the approved use and site plan for the approved Use and Occupancy Certificate #44395-2013-00 by reducing noise which is audible 50 feet from the source to an acceptable level, on I-2 (Heavy Industrial) zoned property located at Lots 28 & 29, Block 56, Beltsville Subdivision, being 11210 Somerset Avenue, Beltsville, Prince George's County, Maryland.

DISCUSSION/DECISION

V-75-18 Carlos Iglecias and Jamileth Villatoro

Request for a variance of 6.5 feet side yard width to construct an attached carport and deck at 6814 Decatur Street, Hyattsville. **The record was held open for the Petitioner to submit revised elevation plans demonstrating water mitigation from the carport and a closed roof system.**

MINUTES FOR APPROVAL FROM SEPTEMBER 12, 2018.