

AGENDA
PUBLIC HEARINGS – 6:00 P.M.
April 17, 2019

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

V-23-19 Jose Gutierrez **Spanish Language Interpreter Services requested.**

Request for variances of 3.5 feet front yard depth, 4 feet side yard width, .7% net lot coverage and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway in the front yard at 7912 25th Avenue, Hyattsville.

V-18-19 Deborah and Alexander Williams

Request for a variance of 11.3 feet side yard width to construct a garage and concrete driveway extension at 14708 Kent Drive, Upper Marlboro.

V-25-19 Samuel Laury and Myron Bush

Request for variances of 17 feet front yard depth for the dwelling, 19 feet front street line setback and 58 feet front street line setback, (both abutting Bleae Circle) for an accessory building and 7.7% net lot coverage to validate existing conditions (dwelling, accessory building and development) and screen a portion of an existing deck at 4504 Queensbury Road, Riverdale Park.

V-26-19 David Mateo and Jorge Mateo

Request for variances of 200 square feet net lot area, 10 feet front building line width, 8.5 feet front yard depth, 1-foot side yard width and 21% net lot coverage to validate existing conditions (property, dwelling) and construct an extended driveway at 4315 Lawrence Street, Brentwood.

V-27-19 Carmody Hills Drive, LLC

Request for variances of 3.5 feet front yard depth and 8% net lot coverage to validate existing conditions (dwelling, development) and construct a 1-story addition at 414 Carmody Hills Drive, Seat Pleasant.

V-28-19 Jacquelyn Shaw

Request for a variance of 2 feet rear yard depth/width to validate an existing condition (dwelling) and obtain a building permit for a new addition at 112 Castleton Drive, Upper Marlboro.

ADMINISTRATIVE APPEALS

AA-1701 Carolyn Cromer

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. 12636-2018-0, dated March 15, 2018, citing Petitioners 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 Petitioners to obtain the required permit(s) for work done at the subject property or remove the same. Work includes but not limited to adding an addition on the side with electric, mechanical, WSSC approval and a rear deck, on R-80 (One-Family Detached Residential) zoned property located at Lot 9, Block H, Seabrook Estates Subdivision, being 9801 Locust Avenue, Lanham, Prince George's County, Maryland.

DISCUSSION/DECISIONS

V-37-15 Ricardo and Herminio Portales

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 6216 Quebec Street, College Park. **The record was held open to allow Petitioners the opportunity to discuss the request with the Town of Berwyn Heights, Petitioners to submit a revised site plan and the Town to submit revised comments.**

V-143-18 Arnie and Karen Ray

Request for a variance of 8.3% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (driveway, development), obtain a building permit for existing driveway extension in the front/side/rear yards, construct a shed and install a 6-foot metal fence at 11701 Fort Washington Road, Fort Washington. **Taken under advisement.**

V-154-18 NVA Real Estate, LLC

Request for variances of 18 feet front yard depth and 11 feet rear yard depth/width to rebuild a single-family dwelling with basement, covered stoop with steps, deck and driveway at 6607 Greig Street, Capital Heights. **Seat Pleasant has requested the record be held open for their comments.**

V-5-19 Christopher Smith

Request for variances of 13 feet front yard depth and 2.5 feet side yard to validate existing conditions (dwelling) and construct a second-floor addition, concrete driveway and attached garage at 4204 Rainier Avenue, Mount Rainier. **The record was held open to allow the Town of Mount Rainier the opportunity to provide comments.**

V-6-19 CJJA Properties, LLC

Request for variances of 24 feet front yard setback, 19 feet rear yard setback, 29 feet side yard setback and a waiver of the fence location requirement to install a 10-foot high electric security fence at 5110 Buchanan Street, Hyattsville. **The record was held open to allow the Petitioner's attorney to meet with the Town of Edmonston.**

V-7-19 James and Helena Fineran

Request for variances of 24 feet front yard setback, 19 feet rear yard setback, 29 feet side yard setback and a waiver of the fence location requirement to install a 10-foot high electric security fence at 5116 Buchanan Street, Hyattsville. **The record was held open to allow the Petitioner's attorney to meet with the Town of Edmonston.**

V-14-19 Patricio Zamora

Request for variances of 6 feet side yard width and 20 feet front building width to validate an existing condition (development) and construct an attached garage at 16210 Gales Street, Laurel. **Taken under advisement.**

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. **Taken under advisement.**

MINUTES FOR APPROVAL FROM April 3, 2019 |