

**AGENDA**  
**PUBLIC HEARINGS – 6:00 P.M.**  
**July 3, 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-35-19 Epifanio Garcia and Celestina Martinez **Spanish Language Interpreter Service Requested.**  
Request for variances of 7 feet front building line, 1.5 feet front yard depth and .8% net lot coverage to validate existing conditions (property, dwelling) and obtain a permit to extend the driveway at 7822 Fiske Avenue, Lanham.

V-55-19 Fulgencio Salguero **Spanish Language Interpreter Service Requested.**  
Request for variances of 15 feet rear yard depth/width, 16 feet front street line and a waiver of the rear yard location requirement for an accessory building to validate an existing condition (dwelling) and construct a partial second floor at 3500 Jefferson Street, Hyattsville.

V-41-19 Alexander and Katherine Waterhouse  
Request for variances of 25 feet front yard depth and 9% net lot coverage to validate existing conditions (dwelling and development) and obtain a building permit to construct a two-story addition, one-story addition, a covered porch and extend the driveway at 5705 Berwyn Road, College Park.

V-52-19 Stephen Vaughn  
Request for variances of 2.8 feet rear yard depth/width and 1.4% net lot coverage to validate an existing condition (dwelling) and construct a 12'x 20' deck with stairs and top rail cap at 8503 Bovelder Drive, Laurel.

V-54-19 Parris Home LLC / Duckling Properties LLC  
Request for a variance of 15 feet front building line width to validate an existing condition (property) and obtain a building permit to construct a proposed two-story single-family dwelling 8813 Sterling Street, Landover.

V-56-19 Debra Aker (Chedester)  
Request for variances of 6.1% net lot coverage and a 1-foot side yard for an accessory building to validate existing conditions (property, dwelling and development) and obtain a building permit to construct an 18'x 12' addition at 16700 Glenn Court, Accokeek.

## **ADMINISTRATIVE APPEAL**

### 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.

## **DECISION/DISCUSSION**

### V-36-19 Werneck Bruce S. Living Trust

Request for variances of 5 feet front yard depth and 9.9% net lot coverage to validate an existing condition (dwelling), obtain a building permit to extend the driveway and construct a detached garage at 4606 Queensbury Road, Riverdale. **The record was held open to allow the Town of Riverdale the opportunity to comment.**

### V-46-19 Housing Initiative Partnership, Inc.

Request for variances of 3.5 feet front yard depth, .1-foot side yard width and 7.5 feet front street line setback for an accessory building (garage) to validate existing conditions (dwelling) and construct a dormer, a 6-foot vinyl fence, a wood stair with canopy, a concrete driveway and replace a screen porch, and renovate the existing garage at 6514 Kipling Parkway, District Heights. **The record was held open to allow the City of District Height the opportunity to comment.**

### V-50-19 Esteban Cornejo

Request for variances of 3 feet rear yard width, waiver for an accessory building location, waiver of the parking area location requirement and waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting 53<sup>rd</sup> Place) to validate existing conditions (dwelling) and erect a 6-foot vinyl fence at 5321 Buchanan Street, Bladensburg. **The record was held open to allow the Town of Bladensburg the opportunity to correct the legal description on their recommendation.**

MINUTES FOR APPROVAL FROM JUNE 26, 2019