

AGENDA
PUBLIC HEARINGS – 6:00 P.M.
September 4, 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-71-19 Santos Argueta Spanish Language Interpreter requested (Luna)

Request for a variance of 4% net lot coverage and waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (abutting Cherry Lane South) to validate existing condition (dwelling) and obtain a building permit for a new 5 feet 11 inch brick wall in front yard, a new 6-foot vinyl fence and a new asphalt driveway at 9001 South Cherry Lane, Upper Marlboro.

V-81-19 Belgica Ovando Spanish Language Interpreter requested. (Luna)

Request for variances of 8.3% net lot coverage, 1.5 feet side lot line setback and 1-foot rear lot line setback for accessory buildings to validate an existing condition (development) and obtain a building permit for a new carport, new garage and new deck at 2115 Saranac Street, Hyattsville.

V-41-19 Alexander and Katherine Waterhouse

Request for variances of 22.5 feet front yard depth (garage), 12 feet front street line setback (shed), 7 feet rear lot line setback (shed), and a waiver of the rear yard location requirement (abutting Osage Street) for an accessory building to validate existing conditions and obtain a building permit to construct a two-story addition, one-story addition, a covered porch, replace and extend the driveway and a shed at 5705 Berwyn Road, College Park.

V-74-19 Bruce and Donna Harris

Request for variances of 1.6 % feet net lot coverage, a 1-foot side lot line setback for an accessory building, and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway at 6413 McCahill Drive, Laurel.

V-75-19 Evelyn Wheeler

Request for a variance of 6.4% net lot coverage and a waiver of the parking area location requirement to construct a driveway at 5119 Glassmanor Drive, Forest Heights.

V-76-19 Martin Cortez

Request for variances of 460 square feet net lot area, 4 feet front building line width, 2.7% net lot coverage, 2.5 feet front yard depth, 3 feet side yard width and .5 feet rear lot line setback for an accessory building to validate existing conditions (property and dwelling) construct a second-floor at 6507 Sligo Parkway, Hyattsville.

V-79-19 James Jones

Request for a variance of 5 feet front yard setback for retaining walls over 4 feet, height and location requirements and waiver of the parking area location requirement to validate an existing condition (dwelling) and obtain a building permit for retaining walls over 4 feet in height at 2912 Gosport Court, Fort Washington.

V-93-19 Karla Carter

Request for a waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Pinewood Drive) to construct a 6-foot wooden privacy fence at 5801 Alan Drive, Clinton.

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. **30-day continuance granted on July 17, 2019.**

AA-1718 Seeram Enterprises, LLC

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. 8523-19-0, dated March 1, 2019, citing Petitioner with violating County Code Section 32-126(a) Grading Permit required; 2015 IBC Section 105.1 as amended by P.G. Code Section 4-111(a); P.G. Code Section 11-260 Above ground tank storage of flammable liquids; P.G. Code Section 4-352 (i)(24), P.G., and Code Section 4-1116 (a) Violations, and requiring Petitioner to obtain a grading permit for clearing trees in a flood plain area and creating a parking lot. Obtain building permit for work done or remove the same, work includes but not limited to an accessory structure (sea container) and 6' fence. Obtain a permit for the gas tanks and oil drums that must be placed in a leak proof container and protected from being hit or damaged. A request was also made for an extension of the grace period should the Board determine that a violation exists. **On August 7, 2019, Counsel for Petitioner requested the appeal be rescheduled as the Petitioner was out of the Country.**

DISCUSSION/DECISIONS

V-34-19 Aristides and Carmen Arias

Request for variances of 14 feet front yard depth, a 5-foot side yard width, 10.83 feet front building line and 21.3% lot net coverage to validate existing conditions (property, dwelling, development) and replace the driveway at 4229 29th Street, Mount Rainier. **The record was held open to allow the City of Mount Rainier the opportunity to comment. Petitioner advised the City of Mt. Rainer that he wishes to withdraw his appeal.**

V-38-19 Haddis Neway

Request for variances of 200 square feet net lot area, 25 feet front building line width and 5 feet front street line width, 13 feet front yard depth, 4 feet side yard width and 4.3% net lot coverage to validate existing conditions (property and dwelling) and obtain a permit to construct a two-story addition and replace the second story at 4605 Burlington Road, Hyattsville. **The record was held open to allow the Petitioner to submit revised site plan demonstrating the City of Hyattsville conditions.**

V-39-19 Mackie Homes, LLC

Request for variances of 693 square feet net lot area, 20 feet front building line width, 5 feet front yard depth, 2.7% net lot coverage and a ~~waiver of the 10-foot retaining wall height and location requirement~~ to validate existing conditions (property and dwelling) and obtain a building permit to construct a two-story dwelling with basement, a covered front porch, a driveway and a ~~ten-foot retain wall~~ at 5227 42nd Place, Hyattsville. Petitioner has submitted revised plans demonstrating the conditions of the City of Hyattsville.

V-57-19 Kerry Richards and Patricia Dawkins

Request for a variance of 13 feet side street yard depth and waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Watkins Park Drive) to validate an existing condition (dwelling) and construct a 6-foot wooden fence at 12801 Winona Drive, Upper Marlboro. **The record was held open to allow the Home Owners Association the opportunity to submit comments.**

V-66-19 Ricardo Cardenas Spanish Language Interpreter provided. (Luna)

Request for a waiver of the parking area location requirement to construct a parking pad/driveway at 8802 Edmonston Road, Berwyn Heights. **The record was held open to allow the Petitioner to submit revised site plan to demonstrate the conditions of the City of Hyattsville, specifically a barrier between the driveway and dwelling.**

V-67-19 Madelin and Kurt Fox

Request for a waiver of the fence height and location requirements for a fence over 4 feet in height in the side yard (abutting Benton Road) to validate existing conditions (dwelling and development) and construct a 6-foot wooden fence at 2411 Valley Way, Cheverly. **The record was held open to allow the Town of Cheverly the opportunity to comment.**

V-70-19 Jose Romero, Etal

Request for a variance of 5 feet front yard depth and a waiver of the parking area location requirement to construct a covered porch and extend the driveway at 3423 Rutgers Street Hyattsville. **The record was held open to allow the Petitioner to meet with the Town of Hyattsville to determine adequate pervious materials for the driveway.**

V-73-19 Rocael Cruz, Etal Spanish Language Interpreter provided. (Luna)

Request for variances of 13.2% net lot coverage and a waiver of the parking area location requirement to construct a driveway at 5212 Tilden Road, Bladensburg. **The record was held open for Petitioner to submit a revised site plan reducing the driveway width to 10 to 12 feet.**