

**AGENDA**  
**PUBLIC HEARINGS – 6:00 P.M.**  
**December 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 / VARIANCES**

V-124-19 Devon Chesney

Request for variances of 135 square feet net lot area and 3 feet front yard depth to obtain a building permit for proposed construction of a two-story addition and front porch at 7223 15<sup>th</sup> Avenue, Takoma Park.

V-111-19 Esperanza Guzman **Spanish Language Interpreter Services Requested**

Request for variances of 3% net lot coverage and 2 feet side yard setback for an accessory building to validate an existing condition (shed) and obtain a building permit for an unauthorized construction of a carport at 5707 Carters Lane, Riverdale.

V-115-19 Jose Hernandez and Maria Geuvora **Spanish Language Interpreter Services Requested**

Request for a waiver of the parking area location requirement to obtain a building permit for unauthorized construction of a concrete driveway at 3709 Varnum Street, Brentwood.

V-116-19 Gonzalez Guzeman

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Killarney Street) to obtain a permit building for a proposed 6-foot wooden fence at 10501 Harry Street, Clinton.

V-119-19 Najeras Edy and Ciciliano Esmeralda

Request for variances of 1,450 square feet net lot area, 11 feet front building line width, 11 feet front yard depth, 19.2% net lot coverage and 1-foot rear yard depth to validate existing conditions (property, dwelling and development) and obtain a building permit for proposed construction of a second-story addition at 3404 40<sup>th</sup> Avenue, Brentwood.

V-120-19 Jose Franco and Maritza Medina

Request for variances of 10 feet front building line width and 7 feet side yard width to validate existing conditions (property and dwelling) and obtain a building permit for unauthorized construction of a partially covered deck, retaining wall, backyard patio and driveway extension at 4821 Lexington Avenue, Beltsville.

V-122-19 Luis R. H. Cisneros

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting 45<sup>th</sup> Avenue) to obtain a building permit for a proposed covered deck, open deck and unauthorized construction of a 6-foot wooden fence at 4417 Usange Street, Beltsville.

V-127 New Capital Investment Group, LLC

Request for variances of 2,454 square feet net lot area, 19 feet front yard depth, 14 feet rear yard depth/width and .7% net lot coverage to validate existing conditions (lot size, front yard, rear yard and lot coverage) and to obtain a building permit to construct a proposed 2-story addition and add a second story addition to the existing dwelling, asphalt driveway and covered porch at 8318 Bock Road, Fort Washington.

V-130-19 Manuel and Elva Ventura

Request for variances of 5 feet front building line width and 2 feet side yard setback for an accessory building to validate an existing condition (lot/width frontage) and obtain a building permit for an unauthorized construction of a gazebo.

V-139-10 Marcus and Monique Sykes

Request for a variance of 7 feet rear yard depth/width to obtain a building permit for a proposed construction of an open deck with stairs at 9707 Digby Court, Clinton.

V-141-19 Andrea Jackson

Request for a waiver of the rear yard location requirement for an accessory building to obtain a building permit for a proposed shed in the side yard at 10911 Hackberry Court, Clinton.

**ADMINISTRATIVE APPEALS**

AA-1722 Tarragona, 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. 19-00064517, dated July 15, 2019, citing Petitioner with violating County Code Section 32-240 (Property Maintenance) which prescribes that exterior surfaces, walls and foundations of structures shall be maintained in a weatherproof condition, properly surface-coated and free of graffiti. Section 303.1 and Section 303.7 (International Property Maintenance) which prescribes that roof singles on building shall keep the standard conditions. Section 305.1 and Section 305.2.1 which prescribes that debris shall be removed and cracked windows, missing window panes or windows that contain rotted wood shall be replaced. Section 13-118(a) (Housing) which prescribes that the exterior of property area shall be clean and in sanitary conditions. Section 303.4 and Section 303.10 which prescribes that decks shall prove structural safety codes. Section 303.2 (wood surfaces) which prescribes that exposed wood surfaces shall have weather resistant preservative. Corrective Action includes repair/replace/paint exterior structural surfaces which includes foundations. Areas should be free of holes, breaks, lose or rotting boards, timber or other materials, any conditions which might admit rain or dampness to the interior portions of the walls. Exterior needs proper weather proof paint. Repair/Replace defective or missing shingles to prevent dampness or deterioration to the interior portion of the structure. Remove all trash, litter and debris. Repair/replace broken windows, rotted sills/wood, windows to be sound tight condition and capable of being easily opened. Corrective actions required shall be done immediately on R-R (Rural Residential) zoned property located at Parcel 0020, Map 0092, Grid 00F3, being 4209 Largo Road, Upper Marlboro, Prince George's County, Maryland.

AA-1725 Saman Rafiemoghadam

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, Enforcement Division, to issue a County Invoice # B72511 on August 20, 2019, citing Code Section 13.269. Code Section 14-601-14-605 (interests and penalties are accumulated). The County requests to obtain a payment of \$4,645.30 for services done on R-55 (One Family Detached Residential) zoned property located on Lot13, Block K, Peppermill Village Subdivision, being 6803 Hastings Drive, Capitol Heights, Prince George's County, Maryland.

**DISCUSSION/DECISION**

V-103-19 Bernardo Alvarez **Spanish Language Interpreter provided/ Sotogomez**

Request for variances of 2 feet front street line width, 15.4% net lot coverage and 1-foot side lot line setback to validate existing conditions (front street line and a garage) and obtain a building permit for unauthorized construction of a garage at 3114 Lancer Drive, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comment.**

V-109-19 Ismael Villalra

Request for a variance of 5 feet side yard width and a waiver of the parking area location requirement to validate an existing condition (covered steps) and obtain a building permit for proposed construction of a driveway at 5813 Roanoke Avenue, Riverdale. **The record was held open to allow the Petitioner time to revise the site plan to possibly reduce the driveway to a single wide.**

V-110-19 Damon Fikes

Request for variances of 5 feet front building line width and a waiver of the fence location and height requirements for a fence over 4 feet to validate an existing condition (property) and obtain a building permit for a proposed construction of a 10-foot wooden privacy fence at 9020 Ardmore Road, Upper Marlboro. **The record was held open for Technical Advice.**

V-112-19 Juan Miranda

Request for a variance of 438 square feet net lot area to obtain a building permit for a proposed two-story dwelling with basement, driveway and porch with steps at 9637 Foote Road, Fort Washington. **The record was held open to research deeds.**

MINUTES FOR APPROVAL FROM NOVEMBER 20, 2019 |