

**\*REVISED AGENDA  
VIRTUAL HEARINGS – 6:00 P.M.  
December 9, 2020**

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session.

**NEW VARIANCES**

**V-154-19 Rene Rodriguez Spanish Language Interpreter Requested/ Luna**

Request for variances of 173 square feet net lot area, 6 feet front building line width, 16% net lot coverage, 1.5-foot side lot line setback, 1-foot rear lot line setback for an accessory building (carport) and a waiver of the fence height requirements for a fence over 4 feet in height in the rear yard to validate existing conditions (lot coverage and accessory building) and obtain a building permit for unauthorized construction of a carport, 8ft fence and extended driveway at 1707 Keokee Street, Hyattsville.

**V-29-20 Kingsley Uzomah**

Request for variances of 1,490 square feet net lot area, 5 feet front yard depth, 20% net lot coverage, 35 feet front street line setback, 2 feet side lot line setback, 2 feet rear lot line setback, and a waiver of the rear yard location requirement for an accessory building (carport) to validate existing conditions (net lot area and front yard depth, lot coverage) and obtain a building permit for the unauthorized construction of one story addition, carport and shed at 5306 62<sup>nd</sup> Avenue, Riverdale.

**V-31-20 Shanmusam Panneerselvam**

Request for waivers of the fence height and location requirements for a fence over 4 feet in height (abutting Bexhill Court) to obtain a building permit for the unauthorized construction of 7-foot wooden fence at 9003 Bexhill Court, Hyattsville.

**V-42-20 Leo Bruso**

Request for a variance of 5 feet front yard depth to obtain a building permit for a proposed single family detached home at 13604 Missouri Avenue, Brandywine.

**V-43-20 Leo Bruso**

Request for a variance of 2 feet front yard depth to obtain a building permit for a proposed single family detached home at 13608 Missouri Avenue, Brandywine.

**V-45-20 Renaldo Bell**

Request for variances of 7 feet rear yard depth/width and 3.1% net lot coverage to validate existing conditions (rear yard depth/width and lot coverage) and obtain a building permit for the unauthorized construction of a building addition onto existing deck at 1703 Bradmoore Drive, District Heights.

V-47-20 Hannibal and Kellie Jackson

Request for variances of 2.42% net lot coverage to obtain a building permits for a proposed two-story single family detached home, attached garage, covered front porch, driveway and inground pool at 3008 Westbrook Lane, Bowie.

**OTHER ZONING APPEALS**

V-104-19 Philip and Pamela Cooper

This appeal was filed with the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland, from the determination of the Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice CSD Case No. 19-00071681, dated August 06, 2019, citing Petitioner with violation of County Code Sections 27-253(a)(1), 4-118(c), Use of a building, structure or land without a use and occupancy permit for a Auto repair/wholesale. Code Section 27-441(a)(7), 27-441(b)(1) repair and/or dismantling, storage of related parts and display of vehicles for sale as well as the operation of business with employees in R-A (Residential-Agricultural) zone are not permitted. Code Section 27-441(b)(3), Section 27-441(b)(7) Keep or raise livestock or any animal that is not customarily a household pet is not allowed, and requiring Petitioner to remove parts, tools, equipment, vehicles for sale and stop hiring people for business, and cease to raise livestock not considered household pets on R-A (Residential-Agricultural) zoned property located at Lot 36, Mount Oak Estates Plat Two Subdivision, being 2808 Church Road, Bowie, Prince George's County, Maryland.

**ADMINISTRATIVE APPEALS**

AA-1739 Rocquel Martin

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 Violation Notice CSD Case No.: 19-00046483, dated July 12, 2019, citing Petitioner with violating the following County Codes: International Property Maintenance Code (200) Sections 108.1.1, b) Housing Code Section 13-113(c), and Housing Code Section 13-114. No security in entrance to the house and significant issues of unsafe conditions. Property observed as vacant with serious risks to public. Housing Code Sections 13-264, Section 13-265, Section 13-267. Areas with accumulation of litter, rubbish, grass and weeds. Presence of wrecked dismantled unlicensed, abandoned motor vehicles. Petitioner is required to cut grass, weeds, fix and remove items considered hazards. Use preferably transparent materials for windows (lexan or plexiglass). Paint white or match the color of the trim of windows and doors if solid material is used. Maintain the property clean, safe and in good sanitary conditions to ensure the life of people of the community. Eliminate all vehicles that are wrecked, unlicensed, abandoned or unusable placed on O-S (Open Space) zoned, property located at Map 147, Grid A43, Parcel 40, being 12607 Martin Road, Brandywine MD, Prince George's County, Maryland.

AA-1740 \*Bobby M. Rolen, George Kopp, Jenifer Kopp, Charles L. Johnson, and Wet Sands, Inc.

An appeal of any Use and Occupancy Permit has been requested by "The Body Shop" which is preformatting an adult entertainment and is utilizing illegally, the parking in the interior of the building. The Law Office of G. Macy Nelson, LLC, his representant, has presented a legal petition in favor of his client based on Zoning Ordinance Section 27-229(a)(a) that authorizes the Board of Zoning Appeals to hear and decide this appeal. The owners' motivation in getting legal matters outcome is highly subtended on the precepts of Section 27-229(a)(a) and the statements of Michelle Hughes of the Maryland National Capital Park and Planning Commission. The assumption that a Use and Occupancy Permit was issued as assertion of Ms. Hughes, is inherently motivated to pursue an investigation and obtain the benefits that will allow "The Body Shop" to develop its functions freely. Bobby Rolen, George Kopp, Charles Johnson and Wet Sands, Inc, the owners have extremely focused their attention on how to continue operating normally. Finally, the effective results on a quick research could be the key to regulate the

illegitimate activities done by "The Body Shop", located on 1-2 (Heavy Industrial) Zoned property located at Lots 7 and 8, Block 46, Beltsville Subdivision, Section 3, being 11313 Maryland Avenue, Beltsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

## **DISCUSSION/DECISION**

### **V-36-20 Alberto Sanchez Spanish Language Interpreter Provided/ Sotogomez**

Request for a variance of 9.1% net lot coverage and a waiver of the retaining wall and fence location and height requirement over 4 feet in height in the side yard to validate an existing condition (lot coverage) and obtain a building permit for the unauthorized construction of a 3.5 foot tall retaining wall with a 4.5 foot tall chain link fence at 7004 Taylor Terrace, Hyattsville. **The record was held open to allow the Petitioner to revise the site plan per the request of the Town of Landover Hills. In addition, the site plan must demonstrate that the fence be lowered, and a rail placed on top.**

### **V-40-20 Jorge Parada Rivera**

Request for variances of 10 feet front building line width, 5 feet front yard depth, 3 feet left side and 3 feet right side yard width, 5.3% net lot coverage and a waiver of the parking area location requirement to validate exiting conditions (front building line, front yard depth, side yard width and lot coverage) and obtain a building permit for unauthorized construction of new driveway at 4605 Quimby Avenue, Beltsville. **Taken under advisement.**

### **AA-1730 Pueblo Development Company**

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 Violation Notice No. 19-00046271, dated May 23, 2019, citing Petitioner with violating Housing Code Section 13-264, 13-265, 13-267 which established that rubbish, litter, trash, tall grass and weed must be removed from the property which has weeds in height greater than twelve (12) inches and accumulation of litter. The property owner receiving this violation notice must clean and provide a healthy and secure environment. Subsequently, County Invoice #B72333 was issued to the property owner on September 26, 2019, in the amount of \$50,434.97 for expenditures incurred in cleaning of the property located at 12933 Fletcher Town Road, Bowie, for work completed on June 3 and June 30, 2019. **The record was held open for both parties, Counsel for Petitioner and the Office of Law, to provide a summary.**

**MINUTES FOR APPROVAL FROM November 18, 2020 |**