

**AGENDA**  
**VIRTUAL HEARINGS – 6:00 P.M.**  
**February 24, 2021**

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-27-20 Rams Group, LLC**

Request for variances of 1,549 square feet net lot area, 5 feet front building line width, 10 feet front yard depth, 2 feet right side yard width and 7 feet left side yard width to validate existing conditions (Net Lot Area, Front Building Line, Front and Side Yards) and obtain a building permit for the proposed construction of 2<sup>nd</sup> floor addition at 3710 34<sup>th</sup> Street, Mount Rainier.

**V-76-21 Clinton Development Group, LLC**

Request for a waiver of the wall location requirement and height requirements over 4 feet in height in the front yard (abutting Joseph Drive) to obtain a building permit to construct a retaining wall with railing that exceeds 4 feet in height in the front yard at 2200 Joseph Drive, Clinton.

**V-77-20 Rachel James**

Request for a variance of 8 feet side yard width to obtain a building permit for the construction of a deck and gazebo at 5708 Black Hawk Drive, Oxon Hill.

**V-78-21 Route 1 Renovations, LLC**

Request for variances of 3 feet side street yard depth and 3 feet rear yard depth/width to validate and existing condition (side street yard depth) and obtain a building permit for the construction of two-story addition at 4013 Madison Street, Hyattsville.

**V-79-20 Marvin and Pennie Partee**

Request for variances of 58 feet front street line setback, 2 feet side lot line setback and a waiver of the rear yard location requirement for an accessory building(garage) to obtain a building permit for the unauthorized construction of a garage and shed at 401 Cabin Branch Road, Capitol Heights.

**OTHER ZONING APPEALS**

**V-73-20 Diane Mustard**

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 Investigator, Department of Permitting, Inspections and Enforcement Division, to issue Violation Notice CSD Case No.: 19-00053179, dated June 18, 2019, citing the Petitioner with violation Zoning Section 27-118-01 (c) which prescribes that property Zoned R-55 (One Family Detached Residential) should not have more than one dwelling, and Section 302.2 which prescribes that an exterior property must be maintained in good conditions which implies a structure without holes, erosion and unprotected soil. Petitioner has been notified that there is a second dwelling covered with

holes and erosion. Consequently, actions should be taken to remediate the violations found in the property located at 7100 West Park Drive, Hyattsville, MD 20783.

### **DISCUSSION/DECISION**

#### V-154-19 Rene Rodriguez

Request for variances of 14.9 % net lot coverage, 2 feet side lot line setback and 2 feet rear lot line setback for an accessory building (garage) to validate existing conditions (accessory building /garage) and obtain a building permit for the unauthorized construction of the driveway extension at 3905 Oliver Street, Hyattsville. **Taken under advisement.**

#### V-162-19 John and Teresa Burlson

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 Investigator, Department of Permitting, Inspections and Enforcement Division, to issue Violation Notice CSD Case No.: 18-00122159, dated November 15, 22019, citing Petitioner with violation Zoning Code Section 27-441(a) 7, which prescribes that all types of trailers—except boats or campaign trailers—are not permitted on RR- Rural Residential Zone. Housing Code Section 13-118 (f) which prescribes that it is illegal to storage of wrecked dismantled and/or unlicensed motor vehicle(s). Housing Code Section 13-118 which prescribes that property open area cannot be used for storage of items but no limited to rubbish, garage, building materials. International Property Maintenance Code (2000) Section 305.1, Section 305.2 Section 305.2.1 which prescribe that exterior property areas should be free from accumulation of trash, litter and debris. **The record was held open for 30 days progress from January 24.**

#### V-24-20 Leonard Upson

Request for variances of 14.9 % net lot coverage, 2 feet side lot line setback and 2 feet rear lot line setback for an accessory building (garage) to validate existing conditions (accessory building /garage) and obtain a building permit for the unauthorized construction of the driveway extension at 3905 Oliver Street, Hyattsville. **Held open**

#### 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 62nd Avenue, Riverdale.

***The record was held open for Petitioner to submit a revised site plan demonstrating the open shed has been removed. Petitioner has requested additional time.***

#### 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. **Received HOA approval, although document was not signed. Requested a signed letter.**

#### V-50-20 Maxine and Jassett Taylor

Request for a waiver of the parking area location requirement to obtain a building permit for the proposed driveway at 2421 Sheridan Street, Hyattsville. **The Record was held open to allow the Petitioner to obtain Apron Permit.**

V-54-20 Shameka M. Johnson

Request for a variance of 4 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition (front yard depth) and obtain a building permit for a proposed driveway at 4129 24th Avenue, Temple Hills. **The record was held open for Petitioner to revise the site plan to shorten the driveway, add retaining wall and submit Apron Permit.**

V-58-20 Anthony W. Bailey

Request for variances of 14 feet front yard depth, 3 feet side yard width and 17.6 % net lot coverage to validate existing conditions (front yard depth, side yard width and lot coverage) and obtain a building permit for the unauthorized construction of a driveway extension at 4109 34th Street, Mount Rainier. **The record was held open to allow the Town of Mt. Rainer the opportunity to provide comments.**

V-69-20 Angela Vaughn

Request for variances of 1000 square feet net lot area, 10 feet front building line width, 6 feet front yard depth, 1-foot right side yard width, 1-foot left side yard width, 2 feet rear lot line setback for an accessory building (shed) and 14.8% net lot coverage to validate existing conditions (Lot area, front building line width, front yard depth, side yard width accessory building, and lot coverage) and obtain a building permit for an covered front porch with no walls at 622 Hedgeleaf Avenue, Capitol Heights. **The record was held open to allow the Petitioner time to revise the site plan to demonstrate the existing deck on the site plan.**

**MINUTES FOR APPROVAL FROM February 8, 2021 and February 10, 2020. |**