

**AGENDA**  
**VIRTUAL HEARINGS – 6:00 P.M.**  
**April 28, 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 1,427 square feet net lot area, 11 feet front building line width, 13 feet front yard depth, 2 feet side yard width and 9.4% net lot coverage to validate existing conditions (Net Lot Area, Front Building Line, Front and Side Yards) and obtain a building permit for the proposed construction of 2nd floor addition at 3710 34th Street, Mount Rainier.

**V-68-20 Bounds Appraisal Services, Inc.**

Request for variances of 9 feet front yard depth, 0.5-foot side yard in width 9.2% net lot coverage to validate existing conditions (front yard depth, side yard width and net lot coverage) and obtain a building permit for a second-floor addition at 3405 Newton Street, Mount Rainier.

**V- 8-21 MJ&S Enterprises**

Request for variances of 12 feet rear yard depth/width and 1.4 net lot coverage to validate existing conditions (rear yard depth/width and net lot coverage) and obtain a building permit for a sunroom addition on existing deck at 015 Minna Avenue, Capital Heights.

**V-9-21 MJ&S Enterprises**

Request for variances of 12 feet rear yard depth/width and 4.5% net lot coverage to validate existing conditions (rear yard/with and net lot coverage) and obtain a building permit for the construction of a sunroom addition at 1009 Minna Avenue, Capitol Heights.

**V-10-21 Deborah Allen**

Request for variances of 11 feet rear yard depth/width and 5.9% net lot coverage to obtain a permit for the construction of a deck at 17203 Summerwood Lane, Accokeek.

**V-11-21 Karl Muhammad**

Request for variances of 4 feet side street yard depth and 7 feet rear yard depth/width to validate an existing condition (rear yard depth/width) and obtain a building permit for the construction of a room addition at 4903 Henderson Road, Temple Hills.

V-13-21 Gerard Glaser, Jr. Trust

Request for variances of 3 feet side yard width, 2 feet side lot line setback for an accessory building and a waiver of the parking area location requirement to validate an existing condition (side yard width and accessory building (shed) and obtain a building permit for the construction of a driveway at 6114 Montrose Road, Cheverly.

V-14-21 Wharton Storage Company, LLC

Request for variances of 13 feet side yard setbacks for the 1-4 Zone, a variance of 10-foot side yard setbacks within the C-M Zone, and waivers of the fence location and height requirement for a 10-foot chain link fence to obtain a building permit for the construction of a 10-foot-high chain-link fence on I-4 zoned (Industrial) and C-M (Commercial Miscellaneous) at 8219 Woodyard Road, Clinton.

V-17-21 Adriana Medel and Vicente Guzman

Request for variances of 28.7% net lot coverage and 4 feet front yard depth to obtain a building permit for the proposed detached garage at 7903 Dawnwood Court, Lanham.

**OTHER ZONING APPEALS**

V-28-20 West Hyattsville, 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, Enforcement Division, to issue Violation Notice No. 20-00005202, dated February 6, 2020, citing Petitioners with Violating Property Maintenance Code Sections 13-233&23-150(c)(d), 13-234 and 13-236 establish that a property shall be maintained in a clean, safe, secure and in sanitary condition and conformance with this Division so as not to create a public nuisance or adversely affect to public health, safety or welfare. Consequently, litter, trash, debris, garbage, vegetable waste or other putrescible materials shall be placed in approved containers with close fitting covers. Unlicensed, wrecked or dismantled vehicles, any signs, banners and attraction items not having permits from the property shall be removed. Property Maintenance Code Section 13-237&23-150(c)(d), 13-238, 13-239, 13-240, 13-242, 13-243 establish that all property shall be kept free from weeds in excess of (12) inches in height. The owners of the property shall be responsible for the extermination of insects, rats, vermin or other pests. All sidewalks, steps, driveway, parking spaces and areas for public use shall be kept in proper state and maintained free of hazardous conditions. The foundations of structures-every exterior surface, wall, should be free of hole. Materials including wood, composition, cinderblock or metal siding shall be maintained in a weatherproof condition. All cornices, terra cotta trim, and similar decorative features. Signs marquees and awnings shall be displayed for a period of ninety days. Violation Use of building structure or land without a use and occupancy permit for **BESTWAY SUPERMARKET, BILINGUAL ADMINISTRATIVE SOLUTIONS**

Zoning Code Section 27-253-(a)(1). 4-118(c) Remove all vehicles equipment materials. Change of Owner/Tenant requires a new Use and Occupancy Permit. Zoning Code Section 27-551(a)(1)&(2) Loading spaces for the purposes of accommodating vehicles delivering removing merchandise or other material. Parking lots are for the sole purpose of accommodating the passenger vehicles of persons associated with the use which require the parking lot. Zoning Code Section 27-562 Provide adequate lighting with no dark spaces and arrange so it does not reflect the glare on land used for residential purposes. Petitioners shall proceed with the corrective actions cited above to maintain all premises and exterior property according to the Code Sections of the Department of Permitting, Inspections and Enforcement. Therefore, hazardous items, garbage and rubbish, shall be removed. Infestation of rats or insects shall be treated immediately, and all defects on structures including the concrete, asphalt and gravel surfaces shall be repaired. Petitioners should keep the property clean safe, secure and sanitary conditions on C-S-C Zoned (Commercial Shopping Center) property located at Map 49, Grid F1, Parcel A, Hamilton Street Safeway Subdivision, being 3511 Hamilton Street, Hyattsville, Prince Georges County Maryland. A request was also made for an extension of the period should the Board determine that a violation exists.

**DISCUSSION/DECISIONS**

V-62-20 Mark W. Robinson

Request for variances of 1000 square feet net lot area, 10 feet front building line width and 9.1 feet front yard depth to validate existing conditions (net lot area, front building line width and front yard depth) and obtain a building permit for the unauthorized constructions of one story addition on top of existing first floor, a covered front porch and a deck at 815 Glacier Avenue, Capitol Heights. **The record was held open for Technical Assistance.**

V-74-20 Erick Alexander Arias

Request for variances of 3 feet rear yard depth/width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Pacer Drive and Pacer Court) to validate an existing condition (rear yard depth/width) and obtain a building permit for the construction of a 6-foot wooden fence at 533 Pacer Drive, Landover. **The record was held open for Technical Assistance.**

V-67-20 Houston Ashlock

Request for variance of 7.8% net lot coverage to validate an existing condition (lot coverage) and obtain a building permit to convert the gazebo into a sunscreen room at 4922 Smithwick Lane, Bowie. **The record was held open to obtain the status of the building permit.**

**MINUTES FOR APPROVAL FROM April 14, 2021. |**