

Virtual Hearing
APPROVED
MINUTES
October 5, 2022

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:22 p.m. the Chairperson convened the meeting, and the following members were present:

Bobbie Mack, Chair - Present
Vice Chair - Vacant
Anastasia Johnson – Present

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Barbara Stone, Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

RECONSIDERATION

V-30-21 Javier Rubio Spanish Language Interpreter Provided/Luna

Request for variances of 1.81 feet front street line width, 3.06 feet front yard depth, 9% net lot coverage and a waiver of the fence location requirement and height requirements for a fence over 4 feet in height in the front yard (abutting Kent Village Drive) to validate existing conditions (front building line, front yard depth, waiver of fence) and obtain a building permit for the unauthorized constructions of a porch, a one-story-rear addition, and driveway extension at 7001 East Forest Road, Landover. **The Board resolved by majority vote, Vice Chair seat vacant, that variances of 1.81 feet front street line width, 3.06 feet front yard depth, 9% net lot coverage and a waiver of the fence location requirement and height requirements for a fence over 4 feet in height in the front yard (abutting Kent Village Drive) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 21 and approved elevation plan, Exhibit 22 (a) thru (d).**

V-130-21 Merton Hutchinson

Request for variances of 5 feet front yard depth, 13.1% net lot coverage, 2 feet rear lot line setback, (accessory buildings for two-sheds) and a waiver of the parking area location requirements to validate existing conditions (front yard depth, net lot coverage, accessory buildings (two-sheds) and waiver of parking area) at 7724 Penbrook Place, Hyattsville. **The Board resolved by majority vote, Vice Chair seat vacant, that variances of 5 feet front yard depth, 13.1% net lot coverage, 2 feet rear lot line setback, (accessory buildings for two-sheds) and a waiver of the parking area location**

requirements be **APPROVED**. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 6.

NEW VARIANCES

V-64-22 Housing Initiative Partnership

Request for variances of 11 feet lot width and 6 feet front yard depth to validate an existing condition (lot width) and obtain a building permit to construct a covered front porch at 7209 Greely Road, Hyattsville.

The Board resolved by majority vote, Vice Chair seat vacant, that variances of 11 feet lot width and 6 feet front yard depth be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3 (a) thru (d).

V-37-22 Mai A. Rahman

Request for variances of 200 square feet net lot area, 25 feet front building line width, 5 feet front street line width, 13 feet front yard depth, 4 feet side yard width and 4.5% net lot coverage to validate existing conditions (net lot area, front building line width, front yard depth and side yard width) to obtain a building permit to construct a two-story addition and replace the second story at 4605 Burlington Road, Hyattsville. **The Board resolved by majority vote, Vice Chair seat vacant, that variances of 200 square feet net lot area, 25 feet front building line width, 5 feet front street line width, 13 feet front yard depth, 4 feet side yard width and 4.5% net lot coverage be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 20, and approved elevation plan, Exhibit 3 (a) thru (t).**

V-50-22 Peter Hunt

Request for variances of 4 feet side yard width and 5.7% net lot area to obtain a building permit to construct two one story additions and a covered porch at 8609 Dangerfield Road, Clinton. **The Board resolved by majority vote, Vice Chair seat vacant, that variances of 4 feet side yard width and 5.7% net lot area be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 17, and approved elevation plan, Exhibit 3 (a) thru (e).**

V-52-22 Adrienne Harris

Request for a variance of 14 feet right side yard width to validate an existing condition (front yard depth) and obtain a building permit for the construction of a covered carport at 12111 Old Fort Road, Fort Washington. **The Board resolved by majority vote, Vice Chair seat vacant, that a variance of 14 feet right side yard width be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4 (A) thru (B).**

V-59-22 Andrea B. Ferrell

Request for variances of 12.43 feet front street line width and waivers of the fence location and height requirements for a fence over 4 feet in height in the front and side yard (abutting Beech Lane) to validate an existing condition (lot width at front street line) and obtain a building permit for the construction of a 6-foot white-vinyl fence at 18003 Rob Roy Lane, Accokeek. **The Board resolved by majority vote, Vice Chair seat vacant, that variances of 12.43 feet front street line width and waivers of the fence location and height requirements for a fence over 4 feet in height in the front and side yard (abutting Beech Lane) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4 (A) thru (B).**

ADMINISTRATIVE APPEAL

AA-1751 Logan Nell

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.: 22-000 10805, dated February 7, 2022, citing Petitioner with: Subtitle 13, Division 9 Antilitter and Weed Ordinance - Section 13-264, Section 13-265, Section 13-267. The Violation: Accumulation of litter and rubbish, high grass and weeds (height greater than 12 inches), and/or a wrecked dismantled, unlicensed, or abandoned motor vehicle(s). Corrective Action Required: The owner must take immediate actions to eliminate all types of rubbish, litter, trash, debris and cutting grass as well as removing unauthorized vehicles without tags, wrecked, dismantled, or abandoned vehicles on R-R (Rural-Residential) zoned property located at Part of Lots 1, 2, & 3, Block 10, Cedar Haven Subdivision, being 18203 Coleridge Taylor Street, Aquasco, Prince George's County, Maryland. Failures to comply with the violation cited above the owner is subject to penalties. A request was also made for an extension of the time should the Board determine that a violation exists. **The Board resolved by majority vote, Vice Chair seat vacant, that the Motion to uphold the County to Dismiss is GRANTED. The determination of the Department of Permitting, Inspections and Enforcement agreed to allowing 10 days to abate be and is hereby AFFIRMED.**

DISCUSSION/DECISIONS

V-55-22 Gregoria Israel

Request for a waiver of the rear yard location requirement for an accessory building (shed) to obtain a building permit for the construction of a two story, with 3-car garage and a shed at 7017 Allentown Road, Temple Hills. **The Board resolved by majority vote, Vice Chair seat vacant, that a waiver of the rear yard location requirement for an accessory building (shed) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3 (a) thru (c).**

V-39-22 Akwasi and Ethel Opoku

Request for a variance of 3 feet rear yard depth/width to validate an existing condition (rear yard depth/width) and obtain a building permit for the construction of a porch at 7403 Hawthorne Street, Hyattsville. **The Board resolved by majority vote, Vice Chair seat vacant, that a variance of 3 feet rear yard depth/width be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3.**

V-16-22 Rafael and Gladys Hernandez

Request for variances of 684 square feet net lot area, 7 feet lot width and 1.7 feet side yard width to validate existing conditions (net lot area, lot width, side yard width) and obtain a building permit for the construction of a 10' x 26.3' driveway at 5904 Sumner Lane, Oxon Hill. **The Board resolved by majority vote, Vice Chair seat vacant, that a variances of 684 square feet net lot area, 7 feet lot width and 1.7 feet side yard width be DISMISSED.**

MINUTES FOR APPROVAL FROM September 14, 2022. **The Board resolved, by majority vote, Vice Chair seat vacant, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:24 p.m.

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive style with a large, stylized 'B' and 'S'.