

Virtual Hearing
APPROVED
MINUTES
January 11, 2023

Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:00 p.m. the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present
Anastasia Johnson, Member - Present
Wm. Carl Isler, Member – Present.
Renee Alston, Member - Present
Teia Hill - 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-7-22 Jack and Linda Bannister

A revised site plan was submitted to the Board by the Petitioner on November 2, 2022, due to a telephone/utility Pole being inadvertently omitted on the original site plan, which is located on the proposed driveway. In the original approved decision (June 8, 2022), the Board approved the variances based on the initial site plan. Variances of 1,500 square feet net lot area, 15 feet front building line width, 1-foot each side yard width and 1.8% net lot coverage. The Petitioner has requested a reconsideration to flip the house to demonstrate that the telephone /utility pole is no longer located in the driveway. **The Board resolved, by majority vote, 3/0, Ms. Renee Alston and Ms. Teia Hill absent, that variances of 1,500 square feet net lot area, 15 feet front building line width, 1-foot each side yard width and 1.8% net lot coverage be approved. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 24 (C) and approved elevation plans, Exhibits 21 (A) thru (D).**

NEW VARIANCES

V-76-22 Felix Rivas Spanish Language Interpreter Requested

Request for variances of (1) 2 feet front yard depth and (2) 5 feet left side yard width to obtain a building permit for the construction of a 2nd floor addition over existing house at 6117 42nd Avenue, Hyattsville. **The record was held open for inspector to do a site visit to confirm there is pavement in the backyard. Lot Coverage must be recalculated to include any pavement that exists but not shown on the site plan. Revised site plan would be needed.**



BOARD *of* APPEALS

Zoning and Administrative

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V-84-22 Ebenezer Akinpetide and Ololade Aroyiwo

Request for (1) waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting White House Road) to obtain a building permit for the installation of a 6-foot fence on a through lot at 1615 Southern Springs Lane, Upper Marlboro. **The record was held open for HOA Approval.**

OTHER ZONING APPEALS

V-26-22 Convenience and Tobacco Corner, LLC

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Zoning Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice CSD Case No.: 53449-2019-00, dated March 9, 2022, being located at 3320 Walters Lane, District Heights, citing Petitioner with: Part II, Title 17, Subtitle A, Section 4-112 (C), amending International Building Code (2012 ED); Section 105.6, and International Building Code (2012 Ed.); Section 111.4. being notified that Use & OCCUPANCY PERMIT No. 53449-2019-00 for the Premises in Violation is hereby revoked. All activities in the building, structure, and on the land at the Subject Property shall cease immediately. As this establishment is not in compliance with the provisions of the Sections and all applicable use and occupancy provisions of the Zoning Ordinance, Prince George's County has determined that revocation of the Use and Occupancy Permit No. 53449-2019 is appropriate and necessary to achieve compliance with the Prince George's Code and necessary to maintain the safety and welfare of the public. **Office of Law has requested a continuance until February 22, 2023.**

DISCUSSION / DECISION

V-38-22 Carlos Moreno Montieland and Sandra Buruca

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 3.3% net lot coverage to validate existing conditions (net lot area and front building line) and obtain a building permit for the unauthorized construction of a driveway extension and rear covered patio at 1208 Balboa Avenue, Capitol Heights. **The record was held open for Site Road Approval.**

V-57-22 Douglas Rivas Spanish Language Interpreter Provided / Luna

Request for variances of 172 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 30% net lot coverage, 1.1 feet side yard depth and 2 feet rear lot line setback for accessory buildings (shed) to validate existing conditions (net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth and accessory building (shed) and obtain a building permit for the unauthorized construction of a shed and breezeway at 3510 Lancer Drive, Hyattsville. **The record was held open for Petitioner to discuss the variance request with the City of Hyattsville and possibly obtain an approval.**

V-71-22 Omar Flooring Contractors, LLC

Request for variances of 9 feet lot width, 22.63 lot frontage and 5 feet rear yard depth to validate existing conditions (lot frontage, lot width and rear yard depth) and obtain a building permit to construct a second story addition at 4907 Holly Spring Street. **The Board resolved, unanimously, that variances of 9 feet lot width, 22.63 lot frontage and 5 feet rear yard depth be approved. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (A) thru (D).**

V-77-22 Joselito Amparo and Ana R. Amparo Lugo

Request for variance of (1) 16% net lot coverage to obtain a building permit to construct a driveway extension at 11711 Chilcoate Lane, Beltsville. ***The record was held open to allow the Petitioner to contact the Department of Permit, Inspections and Enforcement to inquire if they can assist in a plan to alleviate the water issues. Petitioner wishes to enlarge the driveway and provide a paved recreation area.*** The record was held open for Inspector Swann to contact the homeowner and submit a report to the Board of Appeals.

V-78-22 Ranford Wallace

Request for variances of 3,418 square feet net lot area, 8 feet lot width (front building line), 1-foot front yard depth and 10 feet rear yard to validate existing conditions (net lot area, lot width (front building line) and front yard depth) and obtain a building permit to construct a, 11x11 foot wooden deck and a 6-foot wooden fence at 3505 Tolly Place, Springdale. **The Board resolved, by majority vote, 4/0, Ms. Teia Hill absent, that variances of variances of 3,418 square feet net lot area, 8 feet lot width (front building line), 1-foot front yard depth and 10 feet rear yard be approved. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (A) thru (B).**

MINUTES FOR APPROVAL FROM December 14, 2022. **The Board resolved, unanimously, that the minutes be APPROVED. THE MEETING ADJOURNED AT 08:42 P.M.**

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "Barbara J. Stone". The signature is fluid and cursive, with the first name "Barbara" being more prominent.

Barbara J. Stone
Administrator