



# BOARD of APPEALS

Zoning and Administrative

## Prince George's County Government

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## MINUTES

JUNE 21, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:10 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair  
Anastasia Johnson, Member  
Emerson S. Davis, Sr., Attorney  
Barbara J. Stone, Acting Administrator  
Langley Wiggins, Communications Specialist  
Aminah Bushrod, Communications Specialist

Also Present:

Ernesto Luna, Spanish Language Interpreter

### **CASES FOR HEARING - 6:00 P.M.**

#### **NEW CASES**

#### **VARIANCES**

##### V-49-17 Jose Calles

Request for a variance of 2.8% net lot coverage and a waiver of the parking area location requirement to replace and widen the existing driveway in the front yard at 5412 Upshur Street, Bladensburg. **Spanish Language Interpreter Services were provided. The record was held open for the Petitioner to revise the site plan to remove a portion of the proposed driveway.**

##### V-56-17 Oscar Diaz

Request for variances of 3 feet side yard width for the dwelling, 15% net lot coverage and 1 foot side lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new one story addition at 6513 Sligo Parkway, Hyattsville. **Spanish Language Interpreter Services were provided. The record was held open for the Petitioner to provide photographs of other homes within the community demonstrating the addition is not out of character.**

##### V-51-17 Carol Cron, et al

Request for variances of 5 feet side yard width, 6 feet rear yard depth/width and 3.5% net lot coverage to validate existing condition and construct a screened porch at 3901 Underwood Street, Hyattsville. **The Board resolved, by majority vote, Al Scott absent, that variances of 5 feet side yard width, 6 feet rear yard depth/width and 3.5% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3 (a) thru (b).**



V-52-17 Ivory and Cassandra Brown

Request for a variance of 2% net lot coverage to construct a metal storage shed at 13820 West End Farm Road, Upper Marlboro. **The Board resolved, by majority vote, Al Scott absent, that a variance of 2% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

V-53-17 Juan D. Espana Garcia

Request for variance of 5 feet front yard depth and .5-foot side yard setback to validate existing conditions and to obtain a building permit for a new covered front porch at 7402 Upshur Street, Hyattsville. **The record was held open for the Engineer to contact the Inspector regarding an illegal addition in the rear yard.**

V-54-17 Jennifer and John Epps

Request for a variance of 7 feet rear yard depth/width to construct a deck with steps at 10702 Black Locust Court, Clinton. **The Board resolved, by majority vote, Al Scott absent, that a variance of 7 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibit 3 (a) thru (d).**

V-55-17 Lashada Conyers

Request for variances of 1 foot side yard setback for the dwelling, 1 foot rear lot line setback for an accessory building and a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (Loanda Drive) to validate existing conditions and construct a 6-foot wooden fence at 12600 Crozet Drive, Upper Marlboro. **The Board resolved, by majority vote, Al Scott absent, that variances of 1 foot side yard setback for the dwelling, 1 foot rear lot line setback for an accessory building and a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (Loanda Drive) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-57-17 Peter Hunt

Request for variances of 4 feet side yard width for the dwelling, 4.2% net lot coverage and 2 feet side lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new shed at 8609 Dangerfield Road, Clinton. **The record was held open for the Petitioner to submit a revised site plan demonstrating vehicular access to the shed/garage and include a note stating "sea container to be removed".**

V-59-17 Judy Johnson and Myrtis Leverette

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Nova Avenue) to construct a 6-foot vinyl fence at 5100 Fable Street, Capitol Heights. **The record was rescheduled for July 12, 2017. Petitioner to retain an attorney to present the case.**



V-65-17 Jose Figueroa & Vicky Mayoral

Request for variances of 5 feet rear yard depth/width for the deck and 5 feet right side yard width and 16 feet rear yard depth/width for an existing retaining wall to validate an existing condition and construct a deck, patio and retaining wall at 16309 Education Court, Laurel. **The Board resolved, by majority vote, Al Scott absent, that variances of 5 feet rear yard depth/width for the deck and 5 feet right side yard width and 16 feet rear yard depth/width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibit 3 (a) thru (c).**

**ADMINISTRATIVE APPEAL**

AA-1688 Hanover Apartments

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, (DPIE), Enforcement Division, to issue a Denial of the application to operate and occupy a rental dwelling on R-18 (Multifamily Medium Density Residential) zoned property known as The Hanover Apartments, located at Parcel A, Schrom Village Apartments, being 7232 Hanover Parkway, Greenbelt, Prince George's County, Maryland. **The record was held open for the Petitioner and Office of Law Counsel to prepare comments to the Board.**

**DISCUSSION/DECISION**

**VARIANCES**

V-42-17 Tony and Mary Holt

Request for variances of 9.7% net lot coverage, 52% right side yard coverage, 33% left side yard coverage, 46.1 feet front street line setback and .1-foot right side lot line setback for a second accessory building, 23.5 feet front street line setback and 2 feet left side lot line setback for one accessory building and waivers of the rear yard location requirement for both accessory buildings to validate existing conditions and obtain a building permit for a detached carport and sheds at 8505 Sumter Lane, Clinton. **The Board resolved, by majority vote, Al Scott absent, that variances of 9.7% net lot coverage, 52% right side yard coverage, 33% left side yard coverage, 46.1 feet front street line setback and .1-foot right side lot line setback for a second accessory building, 23.5 feet front street line setback and 2 feet left side lot line setback for one accessory building and waivers of the rear yard location requirement for both accessory buildings be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved revised elevation plan, Exhibit 27.**

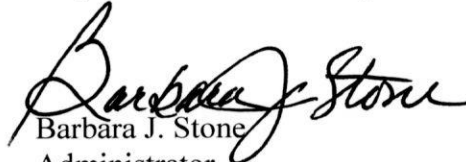
V-45-17 Jose and Viviana Vasquez

Request for variances of 21.1% net lot coverage, 1.6% rear yard coverage, 2 feet right side lot line setback for one accessory building and 2 feet left side lot line setback for a second accessory building to validate existing conditions and obtain a building permit for a shed and to complete construction of a covered patio at 2000 Barlowe Place, Hyattsville. **Spanish Language Interpreter Services were provided. The Board resolved, by majority vote, Al Scott absent, that variances of 21.1% net lot coverage, 1.6% rear yard coverage, 2 feet right side lot line setback for one accessory building and 2 feet left side lot line setback for a second accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved revised elevation plan, Exhibit 22.**

**MINUTES FOR APPROVAL FROM June 7, 2017 – The Board resolved, by majority vote, Mr. Albert Scott absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:10 P.M.

Prepared and submitted by:

  
Barbara J. Stone  
Administrator