



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building
14741 Governor Oden Bowie Drive
2nd Floor, Rm 2173
Upper Marlboro, MD 20772
Phone: 301-952-3220
Fax: 301-952-5178
boardofappeals@co.pg.md.us

MINUTES

October 11, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:12 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Leroy Maddox, Sr., Attorney
Barbara J. Stone, Acting Administrator
Aminah Bushrod, Communications Specialist

Also Present:
Ernesto Luna, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-111-17 Jose and Francisca Martinez

Request for a variance of 10% net lot coverage to validate an existing condition and obtain a building permit to complete construction of a one-story addition at 1205 Wentworth Drive, Oxon Hill. **Spanish Language Interpreter Service were provided. The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 10% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3 (a) thru (c).**

V-93-17 Livinius Ezeanyaeche/Nnabugwu and Catherine Nwosu

Request for variances of 7 feet front yard depth, 1 foot side yard width, 21.7% net lot coverage and waivers of the fence location and height requirements for a fence and wall over 4 feet in height in the front yard to validate existing conditions, obtain a building permit for a 5-foot white rail fence atop a 1-foot wall in the front yard, a new driveway extension and construct another extension at the end of the driveway at 8004 18th Avenue, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 7 feet front yard depth, 1 foot side yard width, 21.7% net lot coverage and waivers of the fence location and height requirements for a fence and wall over 4 feet in height in the front yard 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) and 4 (a) thru (c).**

V-115-17 Reginald Martin

Request for variances of 3 feet front yard depth and 7 feet side yard width to validate existing conditions and complete construction of a second-story framed deck with stoop and steps at 5431 Varnum Street, Bladensburg. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 3 feet front yard depth and 7 feet side yard width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20, and the approved revised elevation plans, Exhibits 21 (a) thru (d).**

V-118-17 Purvis Rollins

Request for variances of 11.7 feet rear yard width for the addition, a variance of 23.35 feet front street line setback and a waiver of the rear yard location requirement for one accessory building, a variance of 1 foot side lot line setback for a second accessory building and a waiver of the rear yard location requirement for a third accessory building to validate existing conditions and construct two two-story additions and an upper level deck at 3600 Wayneswood Road, Fort Washington. **The record was held open for Petitioner to submit a revised site plan demonstrating the deck steps.**

V-120-17 Cleveland and Dianne Tyler

Request for a variance of 4.2% net lot coverage to construct a one-story addition to a semidetached dwelling at 1003 Carrington Avenue, Capitol Heights. **The record was held open for Petitioner to submit a revised site plan to demonstrate the rear steps and elevation plan to accurately demonstrate the proposed construction.**

V-124-17 Julio Quintanilla and Elody Quintanilla Vicente

Request for a variance of 1.1% net lot coverage to construct a driveway at 7705 Bock Road, Fort Washington. **The record was held open to allow Petitioner to create an alternative proposal to a second driveway.**

ADMINISTRATIVE APPEALS

V-83-17 Maria Moreno and Williams Nicholas

Pursuant to Section 27-229(a) of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance"), this appeal was brought to the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), from the determination of the Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Zoning Violation Notice CSD 17-00031692 dated March 30, 2017, citing Petitioners with violation of Housing Code Sections 13-181 and 13-183 and Zoning Ordinance Sections 27-253(a)(1), 4-118(c) and 27-441(a)(7) (operation of a business for short term rentals and/or renting a residential dwelling, bedroom, sleeping area, floor/property space or garage without a Final Use and Occupancy Permit and/or Rental License issued by the Department of Permitting, Inspections and Enforcement is **NOT** permitted) and requiring Petitioners to cease operating a business for short term rentals without a Final Use and Occupancy Permit and/or Rental License, on R-R (Rural Residential) zoned property located at Lot 18, Block G, River Bend Subdivision, being 425 Rosier Road, Fort Washington, Prince George's County, Maryland. **The appeal has been rescheduled to January 24, 2018.**

DISCUSSION/DECISION - VARIANCES

V-36-17 Lincoln Tyson

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Vicar Woods Lane) to construct a 6-foot wrought iron fence at 13007 Vicar Woods Lane, Bowie. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Vicar Woods Lane) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 26, and the approved elevation plan, Exhibit 3.**

V-77-17 EDY 3700 Ironwood Place, LLC

Request for variances of 25 feet front yard setback and 30 feet side yard setback and a waiver of the fence location requirement to construct a 7-foot chain link fence with 1-foot of barbed wire at 3700-3710 Ironwood Place, Landover. **The record was held open to allow the Board Members the opportunity to review the written testimony.**

V-85-17 Harry and Benetha Mack

Request for variances of 15 feet front street line setback, 4 feet side street line setback and a waiver of the rear yard location requirement for an accessory building to validate and obtain a building permit for a detached carport in the side street yard at 6630 Kipling Parkway, District Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 15 feet front street line setback, 4 feet side street line setback and a waiver of the rear yard location requirement for an accessory building 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 (d).**

V-103-17 Mirna and Marta Iraheta

Request for variances of 18.8% net lot coverage, 1 foot side lot line setback and 2 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement for a driveway in the front yard to validate existing conditions, obtain a building permit for a new driveway in the front yard, construct a rear covered patio and a 6-foot wooden fence around the rear yard at 2212 Lewisdale Drive, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 18.8% net lot coverage, 1 foot side lot line setback and 2 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement for a driveway in the front yard be DENIED.**

V-108-17 Denny Hernandez

Request for a variance of 29.8% net lot coverage and a waiver of the dog pen location requirement to validate existing conditions and obtain a building permit for a new tool shed, new gravel driveway area and a new 6-foot wooden fence at 7402 Leona Street, District Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 29.8% net lot coverage and a waiver of the dog pen location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 29, and the approved elevation plan, Exhibit 3.**

V-110-17 Ishioma Opia-Edemenya and Chukwunalu Edemenya

Request for waivers of the fence location and height requirement for a fence over 4 feet in height in the side yard (abutting Watkins Park Drive) to construct a 6-foot wooden privacy fence at 12601 Cambleton Drive, Upper Marlboro. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that waivers of the fence location and height requirement for a fence over 4 feet in height in the side yard (abutting Watkins Park Drive) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 21, and the approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM SEPTEMBER 27, 2017 – The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 8:42 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