



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

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MINUTES

November 15, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:35 p.m. the Chairperson convened the meeting and the following members were present:

Al Scott, Vice Chair
Anastasia Johnson, Member
Emerson S. Davis, 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-121-17 Juan Henriquez and Maria Soriano

Request for variances of 7 feet front yard depth for the dwelling and 20.3% net lot coverage, a variance of 2 feet side lot line setback and waiver of the rear yard location requirement for one accessory building and a variance of 4 feet front street line setback and a waiver of the rear yard location requirement for a second accessory building to validate existing conditions and obtain a building permit for a driveway extension, covered porch and shed at 2202 Apache Street, Hyattsville. **Spanish Language Interpreter Services were provided. The Board resolved by majority vote, Ms. Bobbie Mack absent, that variances of 7 feet front yard depth for the dwelling and 20.3% net lot coverage, a variance of 2 feet side lot line setback and waiver of the rear yard location requirement for one accessory building and a variance of 4 feet front street line setback and a waiver of the rear yard location requirement for a second accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-123-17 Jose Escobar and Dina Ayala

Request for a variance of 8.2% net lot coverage to validate an existing condition and construct a second-floor addition at 6736 Cathedral Avenue, Lanham. **Spanish Language Interpreter Services were provided. The record was held open for the Petitioner to remove a portion of the driveway to reduce lot coverage, meeting the minimum lot coverage requirement and no longer requiring a variance.**

V-133-17 Lorilee Jiron and Adam Trejo, Jr.

Request for variances of 1 foot side street yard depth for the dwelling, 7.9% net lot coverage and 1 foot rear lot line setback for an accessory building to validate existing conditions and replace existing driveway area at 5610 Taylor Road, Riverdale. **The record was held open to provide Riverdale Park the opportunity to provide comments.**

V-134-17 Gloria Stovall

Request for a variance of 3.6 feet side yard width to construct a second-floor addition above the garage at 1211 Gondar Avenue, Hyattsville. **The record was held open for technical assistance.**

V-135-17 Clarence and Anna Robinson

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting St. Barnabas Road) to construct a 6-foot vinyl privacy fence in the side yard of a corner lot at 5001 Hagan Road, Temple Hills. **The Board resolved by majority vote, Ms. Bobbie Mack absent, that waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting St. Barnabas Road) to construct a 6-foot vinyl privacy fence in the side yard of a corner lot 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-137-17 Roberto Henriquez

Request for a variance of 10.3% net lot coverage, a variance of 1.5 feet side lot line setback and a waiver of the rear yard location requirement for an accessory building and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a one-story addition and a driveway extension in the front yard at 1410 Nye Street, Capitol Heights. **The Record was held open in order for the Petitioner to move the shed from the driveway to the rear yard.**

V-139-17 Cory Chase and Monica Lester

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Highgate Drive) and side yard (abutting Middlefield Road) to construct a 6-foot wooden privacy fence in the front and side street yards, with brick columns, at 6600 Middlefield Road, Fort Washington. **The record was held open for the Petitioner to remove the 6' fence from the front yard.**

V-140-17 Lorraine Chatman and Gregory Spencer

Request for a variance of 9.2% net lot coverage to construct a driveway extension at 1106 Ryon Way, District Heights. **The Board resolved by majority vote, Ms. Bobbie Mack absent, that a variance of 9.2% net lot coverage to construct a driveway extension be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-161-17 Cynthia and Oswald Fernandes

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Amber Street) to construct a 6-foot wooden privacy fence in the side yard of a corner lot at 9701 Maryland Street, Lanham. **The Board resolved by majority vote, Ms. Bobbie Mack absent, that waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Amber Street) to construct a 6-**

foot wooden privacy fence in the side yard of a corner lot 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.

OTHER ZONING APPEALS

V-109-17 Albert Reed

This appeal was filed with the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland, from the determination of the Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue CSD Case No. 16-00049484, dated January 23, 2017, citing Petitioner with violation of Zoning Ordinance Section 27-441(a)(7) (storage of semi-trailers, including use of same as accessory buildings) and requiring Petitioner to remove all semi-trailers from the property, which is R-R (Rural Residential) zoned property located at Lot 1, Block A, Cheltenham Woods Subdivision, being 10907 Westwood Drive, Cheltenham, Prince George's County, Maryland. **The record was held open for the Department of Permitting, Inspection and Enforcement the time to provide the Appellant with a corrected violation notice. CSD Case No. 16-00049484 will be closed and a new case will open under a new case number to include the same violation.**

ADMINISTRATIVE APPEAL

AA-1689 JES International (Powers)

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, Inspections Division, to issue Violation Notice No. 56698-2016-01, dated March 18, 2017, citing Petitioner with violating 2015 IRC Sections R-105.1 and R-109.1, requiring Petitioner to obtain the required permit(s) for work done, work includes but not limited to interior renovations (including adding a bathroom), AC, driveway and deck) and obtain all required inspection(s) for work performed once the permit(s) has/have been issued, on R-55 (One-Family Detached Residential) zoned property located at Lot 700, Chillum Manor Subdivision, being 1208 Burketon Road, Hyattsville, Prince George's County, Maryland. **Rescheduled to November 29, 2017.**

DICUSSION/DECISION

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 a full complement of Board Members the opportunity to vote.**

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 as Ms. Anastasia Johnson was not present for the hearing on October 11, 2017 and could not vote. Vote may only include Ms. Mack and Mr. Scott. As Ms. Bobbie Mack was absent from this meeting, a quorum was not met for the vote.**

V-127-17 Owoade Ifekam

Request for variances of 3 feet side street yard depth and 10 feet rear yard depth/width to validate an existing condition and construct a one-story addition, a two-story addition and a second-floor addition at 9012 1st Street, Lanham. **The Board resolved by majority vote, Ms. Bobbie Mack absent, that variances of 3 feet side street yard depth and 10 feet rear yard depth/width to validate an existing condition and construct a one-story addition, a two-story addition and a second-floor addition be DENIED.**

V-129-17 Xiwen Shi, et al

Request for variances of 2,172 square feet net lot area, 15 feet front building line width, 10 feet front yard depth, 10 feet rear yard depth/width, 31.8% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a new driveway in the front yard at 5303 50th Avenue, Riverdale. **The record remains open for Petitioner to submit a revised site plan demonstrating the condition of Riverdale.**

DISCUSSION/DECISION - REQUEST FOR RECONSIDERATION

V-87-17 Marlon and Joycelyn Alexander

Request for a variance of 29.3% net lot coverage to validate an existing condition and obtain a permit for a one-story addition at 3107 Newkirk Avenue, District Heights. The Petitioner has requested a reconsideration as the house footprint was incorrectly drawn on the site plan by the engineer. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that the request for reconsideration be and is hereby GRANTED and the previous decision of the Board be and hereby is VACATED. The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of 29.3% net lot coverage to validate an existing condition and obtain a permit for a one-story addition be APPROVED. Approval of the variance 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 October 25, 2017 – The Board resolved, by majority vote, Ms. Bobbie Mack absent, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 09:51 P.M.

Prepared and submitted by:

Barbara J. Stone
Administrator