



# BOARD of APPEALS

Zoning and Administrative

## Prince George's County Government

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## MINUTES

February 28, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:16 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, Administrator  
Aminah Bushrod, Communications Specialist

Also Present:  
Ernesto Luna, Spanish Language Interpreter

### CASES FOR HEARING

#### NEW CASES

#### VARIANCES

##### V-184-17 Kassandra Duarte

Request for a variance of 24.8% net lot coverage to validate an existing condition and obtain a building permit for new concrete driveway area and to complete construction of an enclosed deck and covered balcony, with siding, at 1806 Folk Drive, Fort Washington. **Spanish Language Interpreter Services were provided. Taken under advisement.**

##### V-194-17 Ricardo and Doro Pacheco

Request for variances of 6.8 feet front yard depth for the dwelling, 4.3% net lot coverage and 7 feet rear lot line setback for an accessory building to validate existing conditions and obtain a building permit for a covered front porch at 3610 Longfellow Street, Hyattsville. **Spanish Language Interpreter Services were provided. The record was held open to clarify the requested variances and allow the City of Hyattsville the opportunity to provide comments.**

##### V-193-17 Allison Meyer

Request for a variance of 4 feet side yard width to validate an existing condition, obtain a building permit to complete construction of a 2nd-floor addition and construct an attached garage and driveway extension at 142 Farmington Road, Accokeek. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of 4 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (c).**



V-196-17 Patricia White and Robert Mitchell

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Uphill Court) to construct a 5-foot polymer coated chain link fence and 6-foot vinyl privacy fence in the side yard of a corner lot at 822 Falcon Drive, Upper Marlboro. **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 Uphill Court) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 19 and approved elevation plans, Exhibits 3 (a) thru (b).**

V-199-17 James Jones, Jr.

Request for waiver of the rear yard location requirement for an accessory building to construct a detached garage in the side yard and driveway extension at 16605 Peach Street, Bowie. **Taken under advisement.**

V-200-17 Maritza Sanchez / Carols Benitez / Alex Franco

Request for variances of 5 feet side yard width for the dwelling and 40.8% net lot coverage to validate existing conditions and obtain a building permit for a detached garage, driveway extension into the rear yard and 6-foot wooden privacy fence at 9323 4th Street, Lanham. **Petitioners have requested to reschedule.**

**DISCUSSION/DECISION**

AA-1694 Springdale Community Church

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. 16218-17-0, dated March 6, 2017, citing Petitioner with violating County Code Section 32-150 (Existing Conditions for Grading, Drainage and Erosion and Sediment Control) and requiring Petitioner to stop work immediately and obtain required permit for the approximately 49,000 square feet of unauthorized woodland including cutting and clearing and damaging woodlands, on R-R (Rural Residential) zoned property located at Parcel 188, Map 52, Grid E4, being 9601 Ardwick Ardmore Road, Upper Marlboro, Prince George's County, Maryland. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that the Motion to Dismiss, made by the Office of Law, be and is hereby AFFIRMED.**

V-183-17 Zakiya and Joseph Haden, Jr.

Request for a variance of an additional .8% net lot coverage to construct a pool house at 13105 Hunter's Ridge Lane, Bowie. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of an additional .3 net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 20 and approved elevation plan, Exhibit 3.**

V-186-17 John and Cathy Murray

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard to construct a 6-foot vinyl fence in the front yard at 11002 Rhodenda Avenue, Upper Marlboro. **The site plan incorrectly demonstrated a portion of the proposed fence in the front yard and subsequently revised to remove that portion of the fence, therefore a variance is not required. 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 front yard be DISMISSED.**

V-188-17 Raquel Reyes

Request for a variance of 19.7% net lot coverage and a waiver of the parking area location requirement to validate existing conditions, construct a second-story addition and a two-story addition and obtain a building permit for a new driveway in the front and side yards at 1907 Powhatan Road, Hyattsville. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of 15% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 21 and approved elevation plan, Exhibit 3.**

**MINUTES FOR APPROVAL FROM JANUARY 24, 2018 – The Board resolved, by majority vote, Ms. Bobbie Mack absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:52 P.M.

Prepared and submitted by:

  
Barbara J. Stone  
Administrator