

MINUTES

September 12, 2018

APPROVED

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
Al Scott, Vice Chair
Anastasia Johnson, Member
Emerson Davis, Attorney
Barbara J. Stone, Administrator
Aminah Bushrod, Communications Specialist

Also Present:
Ernesto Luna, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-75-18 Carlos Iglecias and Jamileth Villatoro **Spanish Language Interpreter Services were provided.**

Request for a variance of 6.5 feet side yard width to construct an attached carport and deck at 6814 Decatur Street, Hyattsville. **The record was held open for the Petitioner to submit revised elevation plans demonstrating water mitigation from the carport and a closed roof system.**

V-80-18 Norma and Oscar Umana **Spanish Language Interpreter Services were provided.**

Request for a variance of .9% net lot coverage and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Rhode Island Avenue) and side yard (abutting Kent Avenue) to validate an existing condition (development) and construct a 6-foot vinyl fence in the front and side yards and a 6-foot iron fence in the side yard of a corner lot at 4909 Kent Avenue, Beltsville. **The Board resolved, unanimously, that a variance of .9% net lot coverage and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Rhode Island Avenue) and side yard (abutting Kent Avenue) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 21 and approved elevation plans, Exhibits 3 and 4.**

V-79-18 Donald and Tavannie Finlayson

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Kent Avenue) to construct a 6-foot aluminum fence along the side street of a corner lot at 4900 Kent Avenue, Beltsville. **The Board resolved, unanimously, that waivers of the fence**

location and height requirements for a fence over 4 feet in height in the side yard (abutting Kent Avenue) 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.

V-84-18 Althea Spriggs

Request for a variance of an additional 2.2% net lot coverage to validate an existing condition (development) and construct a canopy at 808 Minna Avenue, Capitol Heights. **The Board resolved, unanimously, that a variance of an additional 2.2% net lot coverage 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-85-18 John and Lera Rickling

Request for a variance of 3.3 feet side yard width to construct a deck at 2801 Melisa Drive, Fort Washington. **The Board resolved, unanimously, that a variance of 3.3 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.**

V-86-18 Werrlein Properties, LLC

Request for variances of 9 feet side street yard depth for the dwelling and 3 feet side street line setback and 7 feet rear lot line setback to validate existing conditions (dwelling, garage) and obtain a final building permit for a new detached garage at 3201 Bunker Hill Road, Mount Rainier. **The Board resolved, unanimously, that variances of 9 feet side street yard depth for the dwelling and 3 feet side street line setback and 7 feet rear lot line setback be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4.**

V-89-18 Eloise and Denvert Boney, Jr.

Request for variances of .65 foot side yard width and 11.7% net lot coverage to permission to validate an existing condition (dwelling) and obtain a permit for a new driveway extension at 6305 Cedell Court, Temple Hills. **The Board resolved, unanimously, that variances of .65 foot side yard width and 11.7% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3.**

ADMINISTRATIVE APPEALS

AA-1701 Carolyn Cromer

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. 12636-2018-0, dated March 15, 2018, citing Petitioners with violating 2015 IRC Section R-105.1 as amended by P.G. Code Section 4-111(a) (Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.) and requiring Petitioners to obtain the required permit(s) for work done at the subject property or remove the same. Work includes but not limited to adding an addition on the side with electric, mechanical, WSSC approval and a rear deck, on R-80 (One-Family Detached Residential) zoned property located at Lot 9, Block H, Seabrook Estates Subdivision, being 9801 Locust Avenue, Lanham, Prince George's County, Maryland. **The record was held open to allow the Petitioners to work with the County Inspector. A progress report will be provided by the County in 90 days (December 11, 2018)**

DISCUSSION/DECISIONS

V-97-16 Barbara Tusch

Request for variances of 420 square feet net lot area and 20.2% net lot coverage to validate an existing condition and construct a driveway at 4302 Jefferson Street, Hyattsville. **The Board resolved, unanimously, that variances of 420 square feet net lot area and 20.2% net lot coverage be DENIED.**

V-77-18 Collins Donker and Maria Moralis

Request for variances of 4 feet front yard depth and 12.4% net lot coverage to validate an existing condition (dwelling) and construct a driveway extension and detached garage at 2401 Amherst Road, Hyattsville. **The Board resolved, unanimously, that variances of 4 feet front yard depth and 12.4% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibit 3 (a) thru (b).**

Minutes for Approval from August 29, 2018 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 8:55 P.M.

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive, flowing style.

Barbara J. Stone
Administrator