

APPROVED

MINUTES

November 28, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:54 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
Leslie Bilchick, Spanish Language Interpreter

CASES FOR HEARING

NEW CASES

VARIANCES

V-81-18 Santos Machado **Spanish Language Interpreter Service were provided.**

Request for a variance of 4 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway in the front yard at 704 Shelby Drive, Oxon Hill. **The Board resolved, unanimously, that a variance of 4 feet front yard depth and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-115-18 Meisen Romero **Spanish Language Interpreter Service were provided.**

Request for a waiver of the parking area location requirement, waiver from the fence height / location requirement and a 1 foot variance from the rear property line for the accessory building to validate and obtain a building permit for a gravel driveway extension, construct a 6-foot privacy fence and validate existing conditions (shed) at 7500 Greenleaf Road, Landover. **The record was held open to allow the Petitioner to revise the site plan to remove the gravel in front of the house and widen the existing driveway.**

V-123-18 Ivon Urizar and Prudencia Perez

Request for a variance of 5 feet rear lot line setback for one accessory building, a variance of 6 feet front street line setback and a waiver of the rear yard location requirement for a second accessory building, variances of .7 inches for one retaining wall (Oakhill Court) and 1.7 feet for a second retaining wall (Edgefield Drive) and a waiver of the parking area location requirement to validate existing conditions (sheds, driveway, retaining walls) and obtain a building permit for a new driveway in the side yard of a corner lot, retaining walls and shed at 10417 Edgefield Drive, Hyattsville. **The record was held open to**

allow
and



BOARD *of* APPEALS

Zoning and Administrative

the Petitioner to abate the violations, submit revised plans^{2nd} Floor, Rm 2173
provide photos of the abatement.

Prince George's County Government

County Administration Building

14741 Governor Oden Bowie Drive

Upper Marlboro, MD 20772

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V-125-18 Jose Torres

Request for a variance of 5 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (front porch) and construct a driveway in the front yard at 3320 Gumwood Drive, Hyattsville. **The record was held open to provide an opportunity for the City of Hyattsville to provide comments.**

V-126-18 Fidel Blanco

Request for a variance of 6.5 feet front yard depth to construct a covered front porch at 112 South Huron Drive, Oxon Hill. **The record was held open to provide an opportunity for the Town of Forest Heights to provide comments.**

V-127-18 Marian and Douglass Bowman, Jr.

Request for a variance of 4.5 feet side yard width and a waiver of the driveway location to construct a deck with steps and validate an existing driveway located in front of the dwelling at 8911 Crandall Road, Lanham. **The Board resolved, unanimously, that a variance of 4.5 feet side yard width and a waiver of the driveway location be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3.**

V-129-18 La'creshia Makonnen

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in a front yard of a through lot and a variance of 27 feet setback from the front property line for an accessory building located in a side yard to construct an 8-foot fence at 8201 Manson Street, Landover. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence over 4 feet in height in a front yard of a through lot and a variance of 27 feet setback from the front property line for an accessory building located in a side yard be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3.**

OTHER ZONING APPEALS

V-46-18 Inyamah Chideibere

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 Violation Notice 16-00005337 dated March 20, 2018, citing Petitioner with violation of Zoning Ordinance Section 27-441(b)(8)(A) (Boats and boat trailers are limited to one (1) each . . and shall be parked at least eight (8) feet from a street, parked on a dust-free area such as concrete, asphalt, or gravel, be properly licensed and operable, covered to prevent the accumulation of water and not be in excess of twenty (20) feet unless located on a lot at least two (2) acres in size; Housing Code Section 13-118(a) (Exterior property area is being used for open storage of items to include but not limited to rubbish, garbage, building materials); and International Property Maintenance Code (2000) Section 302.2 (Exterior property area has holes and or eroded/unprotected soil) and requiring Petitioner to remove all boats and boat trailers in excess of one (1) and/or bring the parked boat and boat trailer into compliance with the above referenced code requirement; remove items and maintain premises in a clean and sanitary condition; and properly back fill all holes and grade eroded area and provide and maintain permanent vegetative grow on unprotected soil, on R-55 (One-Family Detached Residential) zoned property located at Lots 22, 23 & 24, Block 57, Greater Capitol Heights Subdivision, being 1101 Clovis Avenue, Capitol Heights, Prince George's County, Maryland. **The record was held open for the Petitioner to submit a plan of action to abate the violations.**

DISCUSSION/DECISION

V-108-18 Cipriano Square Plaza Corporation

Request for a variance of 300 feet from the R-80 Zone to obtain a use and occupancy permit for a Maryland Medical Cannabis Commission dispensary at 8833 Greenbelt Road, Greenbelt. **The Board resolved, unanimously, that a variance of 300 feet from the R-80 Zone be DENIED.**

V-110-18 Miguel Monterroso

Request for a variance of 3 feet front yard depth and a waiver of the parking area location requirement to construct a covered front porch, a driveway in the front yard and a 6-foot wooden fence at 1801 Columbia Avenue, Landover. **The Board resolved, unanimously, that a variance of 3 feet front yard depth and a waiver of the parking area location requirement be DENIED.**

V-116-18 Oscar Sorto

Request for a variance of 1.5 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway in the front yard at 2115 Charleston Place, Hyattsville. **The Board resolved, unanimously, that a variance of 1.5 feet front yard depth and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-121-18 Ronald Frazier

Request for a variance of 2 feet side yard width to construct an attached garage, with a second-floor addition, and a driveway extension at 16101 Village Drive West, Upper Marlboro. **The Board resolved, unanimously, that a variance of 2 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 18, and approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM NOVEMBER 14, 2018 AND NOVEMBER 15, 2018.

THE MEETING ADJOURNED AT 10:56 p.m.

Prepared and submitted by:

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

Barbara J. Stone
Administrator