

APPROVED

MINUTES

February 6, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:15 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Emerson Davis, Attorney
Barbara J. Stone, Administrator
Aminah Bushrod, Communications
Ernesto Luna, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-124-18 Julio Martinez Centeno and Claudia Martinez Spanish Language Interpreter Services were provided.

Request for a variance of 3 feet side street yard depth to construct a covered front porch and driveway extension at 5717 Galloway Drive, Oxon Hill. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 3 feet side street yard depth 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 (b).**

V-141-18 Marvin Ulloa Spanish Language Interpreter Services were provided.

Request for variances of 4 feet front yard depth for the dwelling, 44 feet front street line setback for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Brewer Road) to validate existing conditions (dwelling, shed, fence) in order to obtain a building permit for a new 6-foot wooden fence in the front yard of a thru lot at 11499 Cordwall Drive, Beltsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 4 feet front yard depth for the dwelling, 44 feet front street line setback for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Brewer Road) 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-153-18 James Jones and Carmen Severino

Request for a variance of 25 feet front yard depth and waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard to validate existing conditions

(retaining wall/rail) and replace existing 6 foot retaining wall topped with 42-inch railing at 2303 Park Way, Cheverly. **The record was held open to allow the Town of Cheverly to provide comments.**

V-154-18 NVA Real Estate LLC

Request for variances of 18 feet front yard depth and 11 feet rear yard depth/width to rebuild a single-family dwelling with basement, covered stoop with steps, deck and driveway at 6607 Greig Street, Capital Heights. **The record was held open to allow the Town of Seat Pleasant to provide comments.**

V-155-18 Francisco Lopez et al.

Request for a waiver of the parking area location requirement to construct a driveway extension in the front yard at 7405 Wilhelm Drive, Lanham. **The record was held open for comments from Inspector.**

V-157-18 Habitat for Humanity Metro MD, Inc.

Request for a waiver of the parking area location requirement to construct a new single-family dwelling and driveway in the front yard at 1903 Houston Street, Suitland. **The record was held open to allow the Petitioner to retain an Attorney.**

V-158-18 Carlos Estrada

Request for variances of 8.4% net lot coverage, 25 feet front yard depth and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Fordham Street) to validate existing conditions (development, fence, gate) and construct a 6-foot wooden fence and obtain a building permit for a new 6-foot wooden fence and 8-foot sliding gate in the side yard of a corner lot 2111 Fordham Street, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 8.4% net lot coverage, 25 feet front yard depth and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Fordham Street) 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 APPEAL

V-13-15 Ebony Inn

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 Enforcement Division Inspector, Department of Permitting, Inspections and Enforcement, to issue Zoning Violation Notice Z-1026-5-15, dated January 21, 2015, citing Petitioner with violation of Zoning Ordinance Sections 27-253(a)(1) (use of a building, structure or land without a valid use and occupancy permit) and 27-461(b) (adult entertainment is not allowed in the C-M (Commercial Miscellaneous) or C-S-C (Commercial Shopping Center) zones, absent the granting of a Special Exception to an existing establishment with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment"), and requiring Petitioner to cease the violation and all adult entertainment activities in the building, structure, and on the land per Section 27-264(b), which is M-U-I (Mixed-Use Infill) zoned property located at Parcel 13, Tax Map 65, Grid F1, being 5367 Sheriff Road, Fairmount Heights, Prince George's County, Maryland. **Request for 90-day extension. Rescheduled to May 8, 2019.**

ADMINISTRATIVE APPEAL

AA-1709 Akrami Real Estate

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. 28739-2018-0, dated June 11, 2018, citing Petitioner with violating County Code Section 4-111(a) and requiring Petitioner to 'Obtain the required building permit(s) for work done . . or remove the same. Work includes but not limited exterior and interior renovation electrical, mechanical and WSSC approval', on R-80 (One-Family

Detached Residential) zoned property located at Lot 11, Block E, Norris Pyles Forestville Estates Subdivision, being 8011 Steve Drive, District Heights, Prince George's County, Maryland. **Due to the sale of the property, the Petitioner has requested a continuance until such time that the violation notice can be dismissed and reissued to the new owners.**

DISCUSSION/DECISION

V-94-18 Deris Rivera and Maria Catellon

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 11 feet front yard depth and 6.1% net lot coverage to validate existing conditions (lot size, lot width, development), convert an enclosed porch into living space and obtain a building permit for a new deck at 3412 41st Avenue, Colmar Manor. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 1,000 square feet net lot area, 10 feet front building line width, 11 feet front yard depth and 6.1% 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 plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM JANUARY 23, 2019. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:00 p.m.

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive style with a large initial "B" and "S".

Barbara J. Stone
Administrator