

## **APPROVED**

### **MINUTES**

May 22, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:20 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair  
Al Scott, Vice Chair  
Anastasia Johnson  
Emerson Davis, Attorney  
Barbara Stone, Administrator  
Langley Wiggins, Communications  
Ernesto Luna, Spanish Language Services

#### **CASES FOR HEARING**

##### **NEW CASES**

##### **VARIANCES**

V-34-19 Aristides and Carmen Arias **Spanish Language Interpreter Services were provided.**

Request for variances of 14 feet front yard depth, 5-foot side yard width, 10.83 feet front building line and 21.3% lot net coverage to validate existing conditions (property, dwelling, development) and replace the driveway at 4229 29<sup>th</sup> street, Mount Rainier. **The record was held open to allow the City of Mount Rainier the opportunity to comment.**

V-32-19 German Gonzales

Request for variances of 200 square feet net lot area, 14.5 feet front building line width, 4 feet front yard depth, 21.9% net lot coverage and .5-foot side lot line setback for an accessory building to validate existing conditions (property, dwelling, development) and obtain a building permit to construct a second-floor addition with steps at 5438 Spring Road, Bladensburg. **The record was held open to allow the City of Bladensburg the opportunity to comment.**

V-33-19 Charlotte Hu

Request for variances of 1-foot front building line width, 1-foot front street line width and a waiver of the parking area location requirement to validate existing conditions (property, dwelling) and obtain a permit to extend the driveway at 7104 Claymore Avenue, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comment.**

V-36-19 Wernek Bruce S. Living Trust

Request for variances of 5 feet front yard depth and 9.9% net lot coverage to validate an existing condition (dwelling), obtain a building permit to extend the driveway and construct a detached garage at

4606 Queensbury Road, Riverdale. **The record was held open to allow the Town of Riverdale the opportunity to comment.**

## **ADMINISTRATIVE APPEALS**

### AA-1716 NSR Petro Services, LLC

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, Enforcement Division, to issue CSD Case for an invoice number B72053, dated July 5, 2018, citing Code Section 13.269 (violation must be paid in 30 days to avoid tax lien on property). Code Section 14-601-14-605 (interests and penalties are accumulated). Petitioner requests to obtain a payment of \$4,645.30 for services done on C-S-C (Commercial Shopping Center) zoned property located in parcel 193, Tax Map Grid: 081F4, being 7521 Marlboro Pike, District Heights, Prince George's County, Maryland. **Rescheduled to August 7, 2019**

### AA-1717 Integrity Professional Contracting, LLC

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, Enforcement Division, to issue Violation Notice No. 6053-2019-0, dated February 12, 2019, citing Petitioner with violating Housing Code Sections R-104.4, R-109.16, R-109.4, approved plans, permit type, and original estimated construction cost surpass the regulation codes and construction. The new structure—without permit—does not have the evaluations and approval in conformity with the use and occupancy permit. Petitioner must obtain a raze permit, plans for a “post construction permit” that meet all requirements for a single-family building, and contract a Maryland Registered Professional Engineer to inspect the new structure for R-55 (One-Family Detached Residential) Zoned property located at Lot 13, Block 13, Somerset at Belair Subdivision, being 12418 Sandal Lane, Bowie, Prince George's County, Maryland. **Department of Permitting, Inspections and Enforcement has withdrawn the violation. Petitioner has requested to withdraw the Appeal.**

## **DECISION/DECISIONS**

### V-5-19 Christopher Smith

Request for variances of 13 feet front yard depth and 2.5 feet side yard to validate existing conditions (dwelling) and construct a second-floor addition, concrete driveway and attached garage at 4204 Rainier Avenue, Mount Rainier. **The Board resolved, unanimously, that variances of 13 feet front yard depth and 2.5 feet side yard be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan and approved revised elevation plan, Exhibit 21.**

### V-14-19 Patricio Zamora

Request for variances of 6 feet side yard width and 20 feet front building width to validate an existing condition (development) and construct an attached garage at 16210 Gales Street, Laurel. **The Board resolved, unanimously, that variances of 6 feet side yard width and 20 feet front building width be DENIED.**

### V-24-19 Michael and Sarah Curran

Request for variances of .3-foot front yard depth, 1.4 feet side yard width, .1-foot side street yard depth for the dwelling; 5.1 feet side street setback for an accessory building and a waiver of the fence height and location requirements for a 6-foot wooden fence in the side yard (abutting 41<sup>st</sup> Street) to validate existing conditions (dwelling, detached garage) and obtain a building permit for a new 6-foot wooden fence at 6000 41<sup>st</sup> Avenue, Hyattsville. **The Board resolved, unanimously, that variances of .3-foot**

front yard depth, 1.4 feet side yard width, .1-foot side street yard depth for the dwelling; 5.1 feet side street setback for an accessory building and a waiver of the fence height and location requirements for a 6-foot wooden fence in the side yard (abutting 41<sup>st</sup> Street) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.

V-25-19 Samuel Laury and Myron Bush

Request for variances of 17 feet front yard depth for the dwelling, 19 feet front street line setback and 58 feet front street line setback, (both abutting Bleae Circle) for an accessory building and 7.7% net lot coverage to validate existing conditions (dwelling, accessory building and development) and screen a portion of an existing deck at 4504 Queensbury Road, Riverdale Park. **The Board resolved, unanimously, that variances of 17 feet front yard depth for the dwelling, 19 feet front street line setback and 58 feet front street line setback, (both abutting Bleae Circle) for an accessory building and 7.7% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 23 and approved elevation plans, Exhibits 3 (a) thru (b).**

V-26-19 David Mateo and Jorge Mateo

Request for variances of 200 square feet net lot area, 10 feet front building line width, 8.5 feet front yard depth, 1-foot side yard width and 21% net lot coverage to validate existing conditions (property, dwelling) and construct an extended driveway at 4315 Lawrence Street, Brentwood. **The Record was held open to allow the Petitioner time to revise the site plan to meet The Town of Colmar Manor's comments.**

V-29-19 Rickie and Patricia America

Request for variances of 5 feet left side yard and 1.1-foot right side yard width and 6% net lot coverage to validate existing conditions (dwelling, development) and construct a two-story addition at 10600 Broadleaf Drive, Upper Marlboro. **The Board resolved, unanimously, that variances of 5 feet left side yard and 1.1-foot right side yard width and 6% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 16 and approved revised elevation plan, Exhibit 17.**

MINUTES FOR APPROVAL FROM MAY 8, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 08:07 p.m.

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "Barbara J. Stone". The signature is fluid and cursive, written on a light-colored background.

Barbara J. Stone  
Administrator