

APPROVED

MINUTES

June 12, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:15 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Emerson Davis, Attorney
Barbara Stone, Administrator
Aminah Bushrod, Communications

CASES FOR HEARING

NEW CASES

VARIANCES

V- 38-19 Haddis Neway

Request for variances of 200 square feet net lot area, 25 feet front building line width and 5 feet front street line width, 13 feet front yard depth, 4 feet side yard width and 4.3% net lot coverage to validate existing conditions (property and dwelling) and obtain a permit to construct a two-story addition and replace the second story at 4605 Burlington Road, Hyattsville.

The record was held open to allow the City of Hyattsville the opportunity to comment.

V-39-19 Mackie Homes, LLC

Request for variances of 693 square feet net lot area, 20 feet front building line width, 5 feet front yard depth, 2.7% net lot coverage and a waiver of the 10 feet retaining wall height and location requirement to validate existing conditions (property and dwelling) and obtain a building permit to construct a two-story dwelling with basement, a covered front porch, a driveway and a ten-foot retain wall at 5227 42nd Place, Hyattsville.

The record was held open to allow the City of Hyattsville the opportunity to comment.

V-40-19 Hazel Ann Morain

Request for a variance of 6.7% net lot coverage to validate existing conditions (dwelling and development) and obtain a building permit for a new one-story addition at 8132 Woodyard Road, Clinton.

The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 6.7 % 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 plan, Exhibit 3.

V-42-19 Jerome Jones and Chasity Jones

Request for a waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Rose Place) to validate an existing condition (property) and obtain a building permit for a new 6-foot iron fence with gate at 1913 Rose Place, Upper Marlboro.

The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a waiver of the fence height and location requirements for a fence over 4 feet in height be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.

V-43-19 Maurico and Jenny Pacheco

Request for variances of 1.5 feet side street yard depth and a waiver of the fence height and location requirements for a 6-foot wooden fence in the side yard (abutting Potomac Street) to validate an existing condition (dwelling) and construct a 6-foot wooden fence in the side yard of a corner lot at 7401 Northern Avenue, Glenn Dale.

The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 1.5 feet side street yard depth and a waiver of the fence height and location requirements for a 6-foot wooden fence in the side yard (abutting Potomac 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.

V-58-19 Terry Horning

Request for variances of 15 feet front building line width and waiver of the parking area location requirement to validate existing conditions (property and dwelling) and construct a driveway at 6103 Forest Road, Landover.

The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 15 feet front building line width and 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.

ADMINISTRATIVE APPEALS

AA-1718 Seeram Enterprises, 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, Inspections Division, to issue Violation Notice No. 8523-19-0, dated March 1, 2019, citing Petitioner with violating County Code Section 32-126(a) Grading Permit required; 2015 IBC Section 105.1 as amended by P.G. Code Section 4-111(a); P.G. Code Section 11-260 Above ground tank storage of flammable liquids; P.G. Code Section 4-352 (i)(24), P.G., and Code Section 4-1116 (a) Violations, and requiring Petitioner to obtain a grading permit for clearing trees in a flood plain area and creating a parking lot. Obtain building permit for work done or remove the same, work includes but not limited to an accessory structure (sea containers) and 6' fence. Obtain a permit for the gas tanks oil drums that must be placed in a leak proof container and protected from being hit or damaged. A request was also made for an extension of the grace period should the Board determine that a violation exists.

Reschedule to August 7, 2019 (Announced)

AA-1719 Annette Cosby

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 Notice to Clean, dated March 30, 2019, citing Petitioner with violating County Code Section Sec. 13-265. - Accumulation or deposit of litter prohibited, which states that is not acceptable to place litter, garbage, rubbish or accumulation either temporarily or permanently in dwellings. The owner is subject to penalty. Section 13-267 Action upon noncompliance, which affirms that actions should be taken in 10 calendar days, and requiring Petitioner to remove all trash, debris, weeds and wrecked, dismantled, unlicensed abandoned motor vehicles, on R-R (Rural Residential) Zoned property located at Lots 23, 24, & 25, Lincoln Subdivision, being 5508 Amber Street, Lanham, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists.

Petitioner has withdrawn the Appeal.

DISCUSSION/DECISION

V-34-19 Aristaides and Carmen Arias

Request for variances of 14 feet front yard depth, a 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 29th street, Mount Rainier.

The record was held open to allow the City of Mount Rainier the opportunity to comment.

V-32-19 German Gonzalez

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 full Board the opportunity to vote.

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.

V-26-19 David Mateo and Jorge Mateo

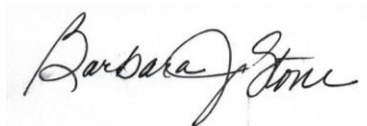
Request for variances of 200 square feet net lot area, 10 feet front building line width, 8.5 feet front yard depth, 1-foot side yard width and 21% net lot coverage to validate existing conditions (property, dwelling) and construct an extended driveway at 4315 Lawrence Street, Brentwood.

The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.

MINUTES FOR APPROVAL FROM MAY 22, 2019. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 08:36 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 a stylized 'J'.

Barbara J. Stone
Administrator