

APPROVED

MINUTES

July 17, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:19 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 Stone, Administrator
Mike Royer, Technical Services
Aminah Bushrod, Technical Services

CASES FOR HEARING

NEW CASES

VARIANCES

V-59-19 Ever and Cristela Cruz **Spanish Language Interpreter provided.**

Request for variances of 7 feet front building line width, 12.3% net lot coverage, and a waiver of the parking area location requirement to validate existing conditions (property and dwelling) and construct a driveway at 6906 Beacon Place, Riverdale. **The Board resolved, unanimously, that variances of 7 feet front building line width, 12.3% net lot coverage, and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20.**

V-63-19 Jaime Amaya **Spanish Language Interpreter provided.**

Request for variances of 1000 square feet net lot area, 10 feet front building line width, 2 feet side yard width, 14.9 feet rear yard width, 7.5% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (property and dwelling) and construct a driveway at 3408 40th Place, Brentwood. **The Board resolved, unanimously, that variances of 1000 square feet net lot area, 10 feet front building line width, 2 feet side yard width, 14.9 feet rear yard width, 7.5% net lot coverage 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 3.**

V-17-19 John and Geisorn Koenig

Request for variances of 45.7 feet front building line width, and 2 feet side lot line setback and waiver of the rear yard location requirement for an accessory building to validate an existing condition (property) and construct a detached garage at 10580 Piscataway Road, Clinton. **The Board resolved, unanimously, that variances of 45.7 feet front building line width, and 2 feet side lot line setback and waiver of the rear yard location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18 and approved elevation plan, Exhibit 3.**

V-57-19 Kerry Richards and Patricia Dawkins

Request for a variance of 13 feet side street yard depth and waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Watkins Park Drive) to validate an existing condition (dwelling) and construct a 6-foot wooden fence at 12801 Winona Drive, Upper Marlboro. **The record was held open to allow the Home Owners Association the opportunity to submit comments.**

V-61-19 Rhonda Sabb

Request for variances of 3 feet yard side width and 3% net lot coverage to validate an existing condition (dwelling) and extend the existing driveway at 6312 Baltimore Avenue, University Park. **The record was held open to allow the Town of University Park the opportunity to submit comments.**

V-64-19 Susan McDermott and John Tabori

Request for a variance of 3 feet side yard width to validate an existing condition (dwelling) and construct an open deck with steps at 6816 Pine Way, University Park. **The Board resolved, unanimously, that variance of 3 feet side yard width to validate an existing condition (dwelling) and construct an open deck with steps be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plan, Exhibit 4.**

ADMINISTRATIVE APPEAL

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. **30-day continuance.**

DECISION/DISCUSSION

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 Board resolved, unanimously, that variances of 1-foot front building line width, 1-foot front street line width 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-35-19 Epifanio Garcia and Celestina Martinez **Spanish Language Interpreter Service Requested.** Request for variances of 7 feet front building line, 1.5 feet front yard depth and .8% net lot coverage to validate existing conditions (property, dwelling) and obtain a permit to extend the driveway at 7822 Fiske Avenue, Lanham. **Taken under advisement.**

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 an opportunity to provide comments.**

V-39-19 Mackie Home, 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 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 at 5227 42nd Place, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comment.**

V-46-19 Housing Initiative Partnership, Inc.

Request for variances of 3.5 feet front yard depth, .1-foot side yard width and 7.5 feet front street line setback for an accessory building (garage) to validate existing conditions (dwelling), construct a dormer, a 6-foot vinyl fence, a wood stair with canopy, a concrete driveway, replace a screen porch, and renovate the existing garage at 6514 Kipling Parkway, District Heights. **The record was held open to allow the City of District Height the opportunity to comment.**

V-48-19 Nelson Ferman

Request for a variance of 2.6 feet side yard width and waiver of a wall over 4 feet in height to construct a 6-foot wood fence, ramp with stairs, and retaining wall with metallic ward rail at 3520 Jeff Road, Glenarden. **Taken under advisement.**

V-54-19 Parris Home LLC / Duckling Properties LLC

Request for a variance of 15 feet front building line width to validate an existing condition (property) and obtain a building permit to construct a proposed two-story single-family dwelling at 8813 Sterling Street, Landover. **The Board resolved, unanimously, variance of 15 feet front building line width 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 (a) thru (e).**

V-55-19 Fulgencio Salguero Spanish Language Interpreter Service Requested.

Request for variances of 15 feet rear yard depth/width, 16 feet front street line and a waiver of the rear yard location requirement for an accessory building to validate an existing condition (dwelling) and construct a partial second floor at 3500 Jefferson Street, Hyattsville. **The Board resolved, unanimously, variances of 15 feet rear yard depth/width, 16 feet front street line and a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevations plans, Exhibits 3 (a) thru (b).**

MINUTES FOR APPROVAL FROM July 3, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:10 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 over a light blue rectangular background.

Barbara J. Stone
Administrator