

**AGENDA**  
**PUBLIC HEARINGS – 6:00 P.M.**  
**September 18, 2019**

All Board of Appeals hearings are public hearings; however, if necessary, a part of the meeting may be conducted in closed session.

**CASES FOR HEARING - 6:00 P.M.**  
**NEW CASES / VARIANCES**

V-82-19 Suco Wash, LLC **Spanish Language Interpreter requested (Luna)**

Request for variances of 200 square feet net lot area, 10 feet front building line width, 1.3 feet left side yard setback, 1.3 feet right side yard setback, 15.9% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (property & dwelling) and construct a two-story dwelling with basement, a two-car garage, a covered deck and a driveway at 4614 Burlington Road, Hyattsville.

V-83-19 Mario Rosales **Spanish Language Interpreter requested (Luna)**

Request for variances of 8 feet front building line width, 10.5 feet side street yard depth/width and 2 feet side lot line setback to validate existing conditions (property and dwelling) and obtain a building permit for unauthorized constructions of a driveway with retaining wall at 10439 Edgefield Drive, Hyattsville.

V-51-19 Michelle and Jose Smith

Request for a variance of 17 feet rear yard depth/width to validate an existing condition (dwelling) and construct an open deck with steps at 5100 Sly Fox Court, Upper Marlboro.

V-84-19 James Jackson

Request for variances of 4.5 feet front building line width, 4.5 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (property and dwelling) and obtain a building permit for unauthorized construction of a driveway at 2907 Jamestown Road, Hyattsville.

V-85-19 Denise Hart

Request for a variance of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width and 2 feet rear lot line setback for an accessory building to validate existing conditions (dwelling and development) and construct 6' x 12' addition at 4906 42<sup>nd</sup> Place, Hyattsville.

V-87-19 Joseph and Melissa Gresock

Request for variances of 1-foot side lot line setback, waiver of the rear yard location requirement for an accessory building, and waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Kaybro Street and Kent Road) to validate an existing condition (dwelling) and construct a 6-foot (up to an 8-foot, to accommodate the topography) cedar picket privacy fence at 6110 Kaybro Street, Laurel.

V-89-19 JCL Funding, LLC

Request for variances of 250 square feet net lot area, 15 feet front building line width, 1.5 feet front yard depth and 19 feet side street yard depth to validate existing conditions (property and dwelling) and construct a two-story addition with an open porch at 6209 Field Street, Seat Pleasant.

V-91-19 Sally Quesenberry, Etal

Request for variances of 8 feet front yard depth, 2 feet rear lot line setback to validate an existing condition (dwelling) and construct a two-story dwelling with basement at 11405 Howard Court, Beltsville.

**OTHER ZONING APPEALS**

V-86-19 Ashley Jenson

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 Investigator, Department of Permitting, Inspections and Enforcement Division, to issue Violation Notice CSD Case No.: 19-00036883, dated June 06, 2019, citing Petitioner with violation Zoning Code Section 27-441 (b)(3), Section 27-441(b)(7) which prescribes that it is not permitted to keep or raise livestock or any animal that is not a customarily a household pet in R-80 (One-Family Detached Residential) zoned property. Petitioner has been inquired to remove the all livestock, poultry or animals that cannot stay living in infrastructures or dwelling not allowed by the zoning code. Petitioner may be penalized with a fine of \$100.00 or more if actions are not taking immediately. As a result, petitioner should resolve the issue to avoid further legal actions on R-80 zoned (One-Family Detached Residential) property located at Lot 13, Bock 21, Brandywine Country, 12901 Barnwell Place, Upper Marlboro, Prince George's County, Maryland.

**DISCUSSION/DECISION**

V-71-19 Santos Argueta

Spanish Language Interpreter provided (Luna)

Request for a variance of 4% net lot coverage and waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (abutting Cherry Lane South) to validate existing condition (dwelling) and obtain a building permit for a new 5 feet 11 inch brick wall in front yard, a new 6-foot vinyl fence and a new asphalt driveway at 9001 South Cherry Lane, Upper Marlboro.

**Taken under advisement.**

V-74-19 Bruce and Donna Harris

Request for variances of 1.6 % feet net lot coverage, a 1-foot side lot line setback for an accessory building, and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway at 6413 McCahill Drive, Laurel.

**The record was held open for Petitioner to submit revised site plan to demonstrate the proposed drainage system and include shrubbery along the driveway.**