

**MINUTES**  
March 4, 2020

**APPROVED**

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:21 p.m. the Chairperson convened the meeting and the following members were present:

Al Scott, Vice Chair  
Anastasia Johnson, Member  
Emerson Davis, Attorney  
Barbara Stone, Administrator  
Mike Royer, Technical Services  
Lingyi Zhang, Mandarin Language Interpreter

**CASES FOR HEARING - 6:00 P.M.**

**NEW CASES / VARIANCES**

**V-99-19 Wang Chen Mandarin Language Interpreter Services Provided / Zhang**

Request for a variance of 10 feet front building line width and a waiver of the parking area location requirement to validate an existing condition (property) and obtain a building permit for a proposed driveway at 2402 Lewisdale Drive, Hyattsville. **The record was held open for the Petitioner to submit revised site plan reducing the size of the driveway.**

**V-100-19 Bi Qing Mandarin Language Interpreter Services Provided / Zhang**

Request for variances of 10 feet front building line width, 5.5 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 double driveway at 2413 Lewisdale Drive, Hyattsville. **The record was held open for the Petitioner to submit revised site plan reducing the size of the driveway.**

**V-98-19 Hui Xiong**

Request for a variance of 4 feet side yard width to validate an existing condition (dwelling) and obtain a building permit for unauthorized construction of an existing stoop with steps at 6201 Ruatan Street, College Park. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of 4 feet side yard width 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 and 4.**

**V-171-19 Yanira del Carmen Lopez**

Request for a waiver of the parking area location requirement to obtain a building permit for the construction of proposed driveway at 2406 Fire House Road, Hyattsville. **Petitioner did not appear at the Hearing.**

V-172-19 Jose Vasquez

Request for a variance of 4 feet front yard depth and waiver of the parking area location requirement to validate an existing condition (front yard depth) and obtain a building permit for unauthorized construction of a driveway at being 7308 Cloverdale Drive, Oxon Hill. **Taken under advisement.**

V-1-20 Richard and Martina Macia

Request for a variance of 21 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to obtain a building permit for the construction of a pole barn at 425 South Street, Accokeek. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of 21 feet front street line setback and a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 19 and approved revised elevation plans Exhibits 20 (a) thru (d).**

V-3-20 Marlon Wise

Request for a variance of 49 feet front building line width to validate an existing condition (front building line width) and obtain a building permit for the construction of a carport at 7612 Allendale Circle, Hyattsville. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of 49 feet front building line width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plan 4.**

**ADMINISTRATIVE APPEALS**

AA-1731 495 Properties

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 No. B71608, dated May 20, 2019, citing Petitioner with violating Property Maintenance Code Section 13-269. The dwelling in which work was performed on August 16, 2019 is located at 3221 28<sup>th</sup> Parkway, Temple Hills MD 20748. **Mr. Abdullah Hijazi, Esq. (Counsel for Petitioner) withdrew the appeal without prejudice on the record.**

AA-1724 William Wogatske

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 Notice of Violation# 30410-0, dated May 15, 2019, citing Petitioner with violations of the County Code Subtitle 32, Divisions 2, Sec. 32-140 - Compliance. "The permittee, his agents, contractors and employees shall carry out the proposed work in accordance with the approved plans and specifications, and in compliance with all the requirements of the permit and this Subtitle." Non-compliant issue: "The permittee and his contractors failed to install under drain system on Washington Overlook Drive from sta. 18+50 to sta. 27+50..." "The approved plans for Permit No. 34270-2006 clearly state to install under drains..." Subject property being located in R-E Zone (Residential-Estate), Washington Overlook Subdivision, Accokeek, Prince George's County, Maryland. **Taken under advisement with the Board requesting a County response to the Petitioner's motion within 18 days or March 26<sup>th</sup>.**

AA-1729 Larry Ewers

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. CSD 19-00027738, dated October 01, 2019, citing Petitioner with violating (i) Housing Code Section 13-118(a) Exterior property area is being used for open storage of items to include but not limited to rubbish, garbage, building materials; (ii) International Property Maintenance Code (2000) Section 305.1, Section 305.2, Section 305.21 Exterior property area has accumulation of trash, litter and debris; (iii) Housing Code Section 13-118 (f) Premises

has unlawful storage of wrecked, dismantled, inoperable, and/or unlicensed motor vehicles(s); (iv) Housing Code Section 13-181, Section 13-182 The premises is being operated as single-family or multifamily rental facility without the required license. Petitioner is required to take away all the debris, trash and litter to maintain the premises in clean and sanitary condition. The exterior property must remain free of dismantled, inoperable, and/or unlicensed motor vehicles and the unlawful storage of wrecked removed. The premise must obtain a rental license to operate as a multifamily facility on R-55 (One-Family Detached Residential) zoned, Block 15, Great Capitol Heights Subdivision, property located at 816 Kayak Avenue, Capitol Heights, MD 20743 of Prince George's County, Maryland. **Due to only 2 Board Members present, Petitioner has requested to continue the appeal until such time that three members are present to vote.**

## **DISCUSSION/DECISION**

### V-136-19 Fidel and Maria Perez

Request for variances of 15 feet front building line width and a waiver of the parking area location requirement to validate an existing condition (front building line) and obtain a building permit for the unauthorized construction of a driveway extension at 9353 Worrell Avenue, Lanham. *The record was held open for clarification from Inspector and M-NCPPC regarding the driveway.* **The record was held open in order for Chairperson Bobbie Mack to be in attendance to vote.**

### V-142-19 Cassandra Pean and Chonn Lacey

Request for a variance of 11.5 feet rear yard depth/width to obtain a building permit for the proposed construction of a composite wood deck at 1201 Northern Lights Drive, Upper Marlboro. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of 11.5 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan 3.**

### V-144-19 Adulfo Portillo

Request for a waiver of the parking area location requirement to obtain a building permit for the unauthorized construction of a shed, and a driveway replacement at 7634 Muncy Road, Hyattsville. **The record was held open for technical assistance. The record was held open in order for Chairperson Bobbie Mack to be in attendance to vote.**

### V-163-19 Marvin Perdomo

Request for variances of 15 feet net lot area, 10 feet front building line width, 12.5 feet front yard depth, 5 feet side yard width and 15% net lot coverage to validate existing conditions (lot size, front building line, front yard, side yard and lot coverage) and obtain a permit building to construct a concrete driveway pad on an existing gravel driveway at 3709 34<sup>th</sup> Street, Mount Rainier. **The record was held open to allow the City of Mount Rainier the opportunity to comment and in order for Chairperson Bobbie Mack to be in attendance to vote.**

### V-166-19 Lillian Aloupis

Request for variances of 545 square feet net lot area, 10 feet front building line width, 14 feet side street yard depth, 3 feet side yard width and 6% net lot coverage to obtain a building permit for a proposed construction of a two-story house with basement and driveway at 5900 Ravenswood Road, Riverdale. *The record was held open for technical assistance.* **The record was held open in order for Chairperson Bobbie Mack be in attendance to vote.**

MINUTES FOR APPROVAL FROM FEBRUARY 19, 2020. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 09:050 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