

Virtual Hearing
APPROVED
MINUTES
November 4, 2020

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:00 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson, Member

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Barbara Stone, Board Administrator
Donna Brown, Clerk of the Council
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-154-19 Rene Rodriguez Spanish Language Interpreter Provided/Sotogomez

Request for variances of 173 square feet net lot area, 6 feet front building line width, 16% net lot coverage, 1.5-foot side lot line setback, 1-foot rear lot line setback for an accessory building and a waiver of the fence height requirements for a fence over 4 feet in height in the rear yard to obtain a building permit for unauthorized construction of a carport, 8ft fence and extended driveway at 1707 Keokee Street, Hyattsville. **To be rescheduled. Petitioner did not post the property.**

V-21-20 Jorge Guacamaya Spanish Language Interpreter Provided/ Sotogomez

Request for waiver of the parking area location requirement and a variance of 1.5 feet side lot line setback to validate an existing condition (accessory building, shed) and obtain a building permit for the construction of a driveway in front of the house at 730 Oxman Road, Hyattsville. **The record was held open for Petitioner to revise the site plan reducing the driveway to 10' x 20'.**

V-77-19 Mardochee Ogu

Request for variances of 14 feet front building line width and 12.2% net lot coverage to validate existing conditions (property, dwelling and development) to construct a new storage shed at 203 55th Avenue, Bladensburg. **To be rescheduled. Petitioner did not appear for the Hearing.**

V-171-19 Yanira del Carmin Lopez

Request for a waiver of the parking area location requirement to obtain a building permit for the construction of proposed driveway partially in front of the house at 2406 Fire House Road, Hyattsville. **To be rescheduled. Petitioner did not post the property.**

V-26-20 Mabelyn Matta

Request for variances of .4-foot side yard width and 5.9% net lot coverage to validate existing conditions (side yard width and lot coverage) and obtain a building permit for the unauthorized construction of a driveway extension and retaining wall at 13303 Briarwood Drive, Laurel. **The Board resolved, unanimously, that variances of .4-foot side yard width and 5.9% net lot coverage be DENIED.**

V-29-20 Kingsley Uzomah

Request for variances of 1,490 square feet net lot area, 5 feet front yard depth, 35 feet front street line setback, 2 feet side lot line setback, 2 feet rear lot line setback, and a waiver of the rear yard location requirement for an accessory building (carport) to validate existing conditions (net lot area and front yard depth) and obtain a building permit for the unauthorized construction of one story addition, carport and shed at 5306 62nd Avenue, Riverdale. **To be rescheduled. Petitioner did not post the property.**

V-30-20 Silvia Llanos

Request for variances of 5 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (front yard and side yard) and obtain a building permit for the proposed driveway at 3545 Madison Place, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to provide comments. Petitioner also required to submit apron permit and possibly provide retaining wall on the site plan.**

V-35-20 Anuj Christian

Request for variances of 5 feet front building line width, 3% net lot coverage and a waiver of the parking area location requirement to validate an existing condition (front building line) and obtain a building permit for the proposed driveway at 3003 Lancer Place, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to provide comments.**

OTHER ZONING APPEALS

V-15-20 Derrick Cullen

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 Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice CSD Case No. 20-00003333, dated January 24, 2020, citing Petitioner with violation of: a) Housing Code, Section 13-118(f), unlawful storage of wrecked, dismantled, inoperable, and/or unlicensed motor vehicles. (b) Housing Code, Section 13-118(a), exterior property should not be used for open storage of items to include but not limited to rubbish, garbage, building materials. (c) International Property Maintenance Code (2000) and Section 305.1, Section 305.2, Section 305.2.1, exterior property area has an accumulation of trash, litter and debris. (d) Zoning Code, Section 27-441(a)(7), all types of trailers, that are not either a boat or camping trailer, are not listed in the Table of Uses, and therefore not permitted in the R-55 (One-Family Detached Residential) Zone. **Petitioner did not provide phone number or email address in order for staff to contact him.**

ADMINISTRATIVE APPEALS

AA-1723 Palloine Seminary at Green Hill

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. 19-00073614, dated August 14, 2019, citing Petitioner with violating Property Maintenance Code Section 13-324 and Section 13-233&23-150(c)(d) garbage, rubbish, trash that affect adversely the public health, safety or welfare, and wrecked or dismantled vehicles, signs, banners items not having permits from the property. Section 13-237&23-150(c)(d) weeds in excess of (12) inches prohibited by law. Petitioner is required to take corrective actions and maintain the property in a clean, safe, secure and sanitary condition, on R-R (Rural Residential) Zoned dwelling located at 2009 Van Buren Street, Hyattsville, Prince George's County Maryland. **The Department of Permitting, Inspections and Enforcement has closed CSD Case 19-00073614. Letter of withdraw forthcoming.**

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) Zone, Block 15, Greater Capitol Heights Subdivision, property located at 816 Kayak Avenue, Capitol Heights, MD 20743 of Prince George's County, Maryland. **The Department of Permitting, Inspections and Enforcement has closed CSD Case 19-00073614. The Board resolved, unanimously, that this case be DISMISSED.**

DISCUSSION/DECISION

V-8-20 Moses Yogaraj

Request for variances of 13.5 feet rear yard depth/width and 7% net lot coverage to obtain a building permit for unauthorized construction of a deck at 5937 Addison Road, Capitol Heights. **The Board resolved, unanimously that variances of 13.5 feet rear yard depth/width and 7% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM October 28, 2020. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:29 p.m.

Prepared and submitted by:



Barbara J. Stone
Administrator