

**Virtual Hearing**  
**MINUTES**  
**APPROVED**  
June 9, 2021

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, Absent

**Others Present:**

Emerson Davis, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara J. Stone, Administrator  
Celeste Barlow, Administrative Aide  
Olga Antelo-Vasquez, Administrative Aide  
Ruben Sotogomez, Spanish Language Interpreter

**NEW VARIANCES**

**V-33-21 Juan Sanchez and Karole de Sanchez Spanish Language Interpreter provided.**

Request for variances of 2 feet front street line width and 8 feet side yard width to validate existing conditions (front street line width, side yard width and net lot coverage) and obtain a building permit for the unauthorized construction of a carport with roof overhang at 6808 Standish Drive, Hyattsville.

**Taken Under Advisement.**

**V-15-21 Arnulfo A Menbreno Spanish Language Interpreter provided.**

Request for variances of 71 feet front building line width and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (front building line width and accessory building, shed) and obtain a building permit for the construction of a carport at 21405 Aquasco Road, Aquasco. **The record was held open for Petitioner to submit revised site plan to demonstrate the dimensions of the driveway where it connects with proposed carport.**

**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 partially in front of the house at 2406 Fire House Road, Hyattsville. **The record was held open for Petitioner to submit revised site plan demonstrating the dimensions of the driveway and submit Apron Permit.**

V-36-21 Henry Milam and Mary Isaac

Request for variances of 12 feet front yard depth and a waiver of the location requirement for a 6-foot fence in the triangle area of the corner portion of a corner lot to validate an existing condition (front yard depth) and obtain a building permit for the construction of a 6-foot vinyl fence on a corner lot at 5017 Sir Lucas Lane, Clinton. **The record was held open for Petitioner to submit revised site plan demonstrating the location of the proposed fence and waiting for Home Owners Association Letter.**

V-37-21 Ravinder and Arvind Anand

Request for variances of 1.5 feet front yard depth and 10.5 feet rear yard depth/width to validate existing conditions (front yard depth and rear yard depth/width) and obtain a building permit for the construction of a partially covered deck with landing and steps at 10009 Gold Coast Court, Upper Marlboro. **The record was held open to allow the Petitioner's to provide Home Owners Association approval letter.**

V-41-21 Andrea Gaetano Cassar and Armand Cuccinello III

Request for variances of 19 feet front street line setback, and a waiver of the rear yard location requirement for an accessory building (garage) to obtain a building permit for the construction of a garage at 10008 Thomas Broke Place, Upper Marlboro. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 19 feet front street line setback, and a waiver of the rear yard location requirement APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (j).**

V-44-21 Marleny Reyes

Request for variances of 10 feet front building line width and 1.7 feet side yard width to validate existing conditions (front building line width, side yard width and net lot coverage) and obtain a building permit for the construction of a driveway and small walkway to connect to existing walkway at 1801 East-West Highway, Hyattsville. **The record was held open and must be re-advertised with a new hearing to include the waiver of the front parking are in front of the house.**

V-46-21 Julia Stadler and Adriana Leenders

Request for a variance of 1.45-foot side yard width to validate existing conditions (side yard width and net lot coverage) at 5723 30<sup>th</sup> Avenue, Hyattsville. **The record was held open to provide the City of Hyattsville the opportunity to provide comments.**

V-47-21 Thomas Liddle

Request for variances of 14.6 feet front yard depth and 2 feet rear lot line setback to validate existing conditions (front yard depth and accessory building (shed)) at 3715 37<sup>th</sup> Street, Mount Rainier. **The record was held open to allow the Town of Mt. Rainier the opportunity to provide comments.**

## **ADMINISTRATIVE APPEALS**

AA-1749 Jessica Parsley

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 Building Violation Notice No. 20-00057178, dated February 8, 2021, citing Petitioners with violating: 1) County Code Section 27-441(a)(7) all types of trailers not listed in the Table of Uses are not permitted in the R-E (Residential Estate) zone. Corrective Action: Petitioners should remove trailers located on their property. Important: Boat trailers must be properly registered. 2) International Property Maintenance Code (2000) Section 303.13, Section 303.13.2 Windows must be operable and fit tightly within its/their frame(s) and/or admit wind and rain. Corrective Action: Replace defected windows to a defect-free condition. 3) Housing Code Section 13-118(a) Exterior property area should not be used as open storage. Corrective Action: Clean and remove

rubbish, garbage, building material and maintain the place in sanitary conditions. Petitioners must remove all the cited items above and comply with the requirements established by the Code County Sections, on R-E (Residential Estate) zoned property known as Parcel 074, Grid 3, TaxMap:046, being 13901 Old Stage Road, Bowie, Prince George's County, Maryland. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the Motion for Dismissal be granted and that Administrative Appeal AA-1746 be DISMISSED.**

## **DISCUSSION/DECISION**

### V-13-21 Gerard Glaser, Jr. Trust

Request for variance of 3 feet side yard width, 2 feet side lot line setback for an accessory building (shed) and a waiver of the parking area location requirement to validate an existing condition (side yard width and accessory building (shed)) and obtain a building permit for the construction of a driveway in front of the house at 6114 Montrose Road, Cheverly. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variance of 3 feet side yard width, 2 feet side lot line setback for an accessory building (shed) and a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

### V-35-21 Susan Dorn and Roman Lesiw

Request for a variance of 1.5% net lot coverage to validate an existing condition (lot coverage) and obtain a building permit to enclose an existing breezeway in front of the house at 7008 40th Avenue, University Park. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 1.5% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevations, Exhibits 3 (a) thru (c).**

### V-18-21 Laban Seyoum

Request for variances of 5 feet front building line width, .9-foot side yard width and 3% net lot coverage to validate existing conditions (front building line width, side yard width and lot coverage) and obtain a building permit for the construction of two-second level addition, rear deck addition, shed, patio and driveway at 9234 Riggs Road, Adelphi. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 1.5% net lot coverage be DENIED.**

### AA-1745 Amazon.com

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, (DPIE), Enforcement Division, to issue a Denial of the application to operate and occupy a dwelling on I-1 (Light Industrial) zoned, property located on Parcel B, Tax Map Grid 036D2, Georgeland Corp Property-Resub Subdivision, being 7100 Holladay Tyler Road, Glenn Dale, Prince George's County, Maryland. **Taken under advisement.**

### AA-1748 Amazon.com

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, (DPIE), Enforcement Division, to issue a denial of the application #33386-2020-0, Stormwater Management Concept Approval, on I-1 (Light Industrial) zoned, property located on Parcel B, Tax Map Grid 036D2, Georgeland Corp Property-Resub Subdivision, being 7100 Holladay Tyler Road, Glenn Dale, Prince George's County, Maryland. **Taken under advisement.**

MINUTES FOR APPROVAL FROM May 26, 2021. The **Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:26 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