

Virtual Hearing
APPROVED
MINUTES
October 6, 2021

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:01 p.m. the Chairperson convened the meeting, and the following members were present:

Bobbie Mack, Chair - Present
Al Scott, Vice Chair - Present
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

NEW VARAINCES

V-105-21 Housing Initiative Partnership

Request for a variance of 8 feet front yard depth to obtain a building permit for the construction of a covered-front porch at 7013 Kent Town Drive, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 8 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-55-21 Sylvia Durham

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Elsie Court) to obtain a building permit for the installation of a 6-foot-high white vinyl fence at 9007 Hardesty Drive, Clinton. **The record was held open to allow the Petitioner to revise the site plan moving the fence from the Public Utility Easement.**

V-68-21 Alfred Daly

Request for variances of 1.5 front yard depth, 4 feet rear yard depth/width to validate existing conditions (front yard depth, rear yard depth/width) and obtain a building permit to replace an existing wood deck at 1901 Danna Drive, Hyattsville. **The record was held open for the Petitioner to demonstrate the deck stairs on the site plan.**

V-95-21 Bradley Padavick and Jamilyah Smith-Kanze

Request for a variance of 9.1% net lot coverage to obtain a building permit for the construction of a 2nd story addition and a 1st story addition at 4011 31st Street, Mount Rainier. **The record was held open to allow the Town of Mount Rainier the opportunity to submit comments.**



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V-100-21 Trent Family Trust (Linda Trent)

Request for a variance of 3.1 feet front yard depth to obtain a building permit for the construction of a portico at 5817 Caryle Street, Cheverly. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 3.1 feet front yard depth 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 (a) thru (e).**

V-102-21 George T. Fon and Abeck Ivonne Aboh

Request for variances of 3.5 right feet side yard width, 5 feet side street yard depth, 18.5% net lot coverage, a waiver of the parking area location to validate existing conditions (side yard width, side street yard depth, waiver of parking area and net lot coverage) and obtain a building for the unauthorized construction of a one-story-side addition at 6300 Headen Jordan Avenue, Riverdale. **The record was held open to allow the Petitioner to submit a revised site plan increasing the side yard setback.**

V-103-21 Nourou Kirakoya

Request for a waiver of the parking area location requirement to validate existing conditions (parking area) and obtain a building permit for the construction of a driveway at 8137 Allendale Drive, Landover. **The record was held open for the Petitioner to submit medical certification of the use of mobility equipment.**

DISCUSSION / DECISION

V-30-21 Rubio Javier

Request for variances of 1-foot front building line width, 7.89 feet front yard depth and a waiver of the fence location requirement and height requirements for a fence over 4 feet in height in the front yard (abutting Kent Village Drive) to validate existing conditions (front building line, front yard depth, waiver of fence) and obtain a building permit for the unauthorized constructions of a porch, a one-story-rear addition, and driveway extension at 7001 East Forest Road, Landover. The record was held open to allow the Petitioner to provide photographs of the rear kitchen addition. **The record was held open to allow staff to contact Inspector regarding the dimensions of the driveway extension.**

V-85-21 Francis D. Dezelski

Request for variances of 4.4 feet side yard width and 7 feet front building line width to validate an existing condition (front line width) and obtain a building permit for the construction of a 2nd floor addition above the garage at 4910 41st Place, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 4.4 feet side yard width and 7 feet front building line width be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (g).**

V-26-21 Seth Showaltwer and Sarah Haddock

Request for variances of 15 square feet front building line width, 5.3 feet front yard depth, 4 feet left side yard width, 2 feet side lot line setback and 1.7 feet rear lot line setback for an accessory building (two-story shed) to validate existing conditions (front building line width, front yard depth and side yard width) and obtain a permit building for the construction of a two-story shed at 4116 Hamilton Street, Hyattsville. ~~**The record was held open to allow the petitioner to submit a revised elevation plan demonstrating the proposed garage is not over 15 feet in height.**~~ The record was held open to allow the City of Hyattsville the opportunity to provide comments.

V-27-21 Chicas Juan Segovia

Request for a variance of 2 feet side yard width and a waiver of the parking area location requirement to validate an existing condition (side yard width) and obtain a building permit for the construction of a driveway in front of the house at 5803 Seminole Street, Berwyn Heights. **The record was held open for Petitioner to provide an apron permit and to allow Berwyn Heights the opportunity to provide comments.**

V-65-21 India S. and Gayle R. Clark

Request for a variance of 2.1% net lot coverage and a waiver of fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Brightfield Lane) to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a 6-foot fence at 7606 Brightfield Place, Upper Marlboro. **The record was held open for Petitioner to revise the site plan and obtain Homeowners Association approval.**

V-74-21 Juan A. Guillen

Request for a variance of 17.2% net lot coverage to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a one-story addition at 1206 Fiji Avenue, Hyattsville. ~~The record was held open for technical assistance.~~ **The record was held open to allow the Petitioner to revise the site plan to remove the right garage door from the garage as vehicular access to this portion of the garage is no longer feasible due to the addition on the house.**

V-81-21 Lamonte Ginyard

Request for a waiver of the parking area location requirement to obtain a building permit for the construction of a driveway in front of the house at 708 Neptune Avenue, Oxon Hill. ~~Taken under advisement.~~ **The record was held open to allow the Petitioner to provide a medical certification for handicap issues.**

V-89-21 Abel Trejo

Request for variances of 3.9% net lot coverage and a waiver of the parking area location requirement and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting 4th Street) to validate existing conditions (net lot coverage, waiver of parking area and waiver of fence location and height requirement) and obtain a building permit for unauthorized constructions of driveway extension in front of the house, garage and fence at 9305 4th Street, Lanham. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 3.9% net lot coverage and a waiver of the parking area location requirement and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting 4th Street) be DENIED.**

MINUTES FOR APPROVAL FROM September 29, 2021. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 09:31 p.m.

Prepared and submitted by:

