

Virtual Hearing
APPROVED
MINUTES
October 20, 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 - 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
Ernesto Luna, Spanish Language Interpreter

NEW VARAINCES

V-87-21 Alexander Iglesias Argueta Spanish Language Interpreter Requested / Luna

Request for variances of 19.5 feet front building line width and 2 feet rear lot line setback (shed) to validate existing conditions (front building line width and rear lot line setback) and obtain a building permit for the construction of a gazebo at 5403 Odell Road, Beltsville. **Rescheduled to November 17, 2021.**

V-109-21 Armando Hernandez Reyes Spanish Language Interpreter Provided / Luna

Request for variances of 33 feet front building line width and 2 feet rear lot line setback, 1-foot side lot line setback, and a waiver of the parking area location requirement to validate existing conditions (front building line, accessory building (shed) and waiver of the parking area requirements) and obtain a building permit for the construction of a driveway partially located in front of the house 6913 Foster Road, District Heights. **The record was held open for Petitioner to provide an apron permit and to submit a revised site plan demonstrating the driveway has been reduced to 12 feet in width.**

V-92-21 Jeffrey I. Way

Request for variances of 10 feet front yard depth from Duluth Street, 11 feet front yard depth from Columbia Park Road and 18 feet yard depth from Vermont Avenue to obtain a building permit for the construction of a proposed 2-story dwelling with basement, covered porch, and 2-car garage at 6701 Duluth Street, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent,**

that
feet
depth



BOARD *of* APPEALS

Zoning and Administrative

variances of 10 feet front yard depth from Duluth Street, 11
front yard depth from Columbia Park Road and 18 feet yard
from Vermont Avenue be APPROVED. Approval of

Prince George's County Government

County Administration Building

14741 Governor Oden Bowie Drive

Suite L-200

Upper Marlboro, MD 20772

Phone: 301-952-3220

Fax: 301-952-5178

boardofappeals@co.pg.md.us

the variances are contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (a) thru (g).

V-97-21 Metropolitan Building and Development Corporation

Request for variances of 125 square feet net lot area and 15 feet front building line width for the construct a proposed single-family home at 6211 43rd Avenue, Hyattsville. **Rescheduled to November 17, 2021.**

V-98-21 Metropolitan Building and Development Corporation

Request for variances of 500 square feet net lot area, 15 feet front building line width, 3 feet side yard width and a waiver of the parking area location requirement to validate existing conditions (net lot area, front building line width, side yard width) and a waiver of parking location at 6213 43rd Avenue, Hyattsville. **Rescheduled to November 17, 2021.**

V-101-21 Leslie and James Morris Jr.

Request for variances of 12 feet rear yard depth/width and .6% net lot coverage to obtain a building permit for the construction of an open deck at 6003 Hunt Weber Drive, Clinton. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 12 feet rear yard depth/width and .6% net lot coverage be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plans, Exhibits 2 (A) thru (B) and approved elevation plans, Exhibits 3 (a) thru (m).**

V-108-21 James Scott and Jane Johnson-Scott

Request for variances of 2,603 square feet net lot area, 8 feet side yard setback (steps and deck) and 4.8% net lot coverage to validate existing conditions (net lot area and net lot coverage) and obtain a building permit for the construction of a deck and a screened porch at 10410 Tottenham Road, Cheltenham. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 2,603 square feet net lot area, 8 feet side yard setback (steps and deck) and 4.8% net lot coverage 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 (k).**

V-110-21 Donald and Sharod Harris

Request for variances of 70 square feet net lot area and 2.5% net lot coverage to validate an existing condition (net lot area) and obtain a building permit for the proposed patio enclosure at 402 Castleigh Road, Beltsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 70 square feet net lot area and 2.5% net lot coverage 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 (c).**

DISCUSSION / DECISION

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a waiver of the fence location and height requirements be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 16 and approved elevation plan, Exhibit 3.**

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 1.5 front yard depth, 4 feet rear yard depth/width be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 17 and approved elevation plans, Exhibits 3 (a) thru (e).**

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 9.1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (a) thru (g).**

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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 (A).**

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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) be DENIED.**

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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) be DENIED.**

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 remains open for the 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 remains 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 proposed addition to 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. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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.**

MINUTES FOR APPROVAL FROM October 6, 2021. The **Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 08:24 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, looped initial "B".