

**AGENDA
HEARINGS – 6:00 P.M.
April 26, 2023**

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session.

NEW VARIANCES

V-3-23 Cristian R Fuentes Spanish Language Interpreter Requested/Ernesto Luna

Request for variances of 1,429 square feet net lot area, 14% net lot coverage, 6.9 feet lot width, 4 feet right side yard width and 9 feet rear yard depth to validate existing conditions (net lot area, lot width, net lot coverage, side yard and rear yard) and obtain a building permit for the construction of a two-story addition in the rear yard at 4919 Newton Street, Bladensburg.

V-15-23 Benjamin Hidalgo Siguenza Spanish Language Interpreter Requested/Ernesto Luna

Request for variances of 956 square feet net lot area, 10% net lot coverage, 9 feet lot width, and 4 feet front yard depth to validate existing conditions (net lot area, lot width, net lot coverage and front yard depth) and obtain a building permit for the unauthorized construction of an open porch in the rear yard at 6900 Leyte Drive, Oxon Hill at 6900 Leyte Drive, Oxon Hill.

V-88-22 Julien Dominique Jones

Request for variances of 9,549 square feet net lot area, 12.17 feet lot frontage, 4.5% lot coverage, and 10 feet rear yard depth to obtain a building permit to construct a 20' x 44' wood deck with stairs at 4902 Dunsmore Terrace, Upper Marlboro.

V-16-23 Pobitate D. D'Rozario

Request for a waiver of the parking area location requirement in order to obtain a building permit for the proposed driveway extension in front of the house at 6903 Adelphi Road, Hyattsville.

ADMINISTRATIVE APPEALS

AA-1760 Gloria Jarmon

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 CSD Case No.: 22-00054626, dated February 06, 2023, citing Petitioner with: Housing Code Section 13-118(e). Violation: Accessory Structure(s) and/or other constructed appurtenances and facilities on premises are in disrepair or not structurally safe. Housing Code Section 13-181, Section 13-182. Violation: The premises is being operated as a single-family or multifamily rental facility without the required license. Housing Code Section Code 13-118(a); International Property Maintenance Code (2018) Section 302.1. Violation: Exterior property area is being used for open storage of items to include but not limited to rubbish, garbage, building material and/or any other items not approved by County Code. Housing Code Section 13-118(a); International Property Maintenance Code (2018); Section 302.1. Violation: Exterior property

area has/have dead tree(s). Corrective Action Required: The owner must maintain all accessory buildings in safe and free of hazardous conditions; repair or replace all the damaged structures. At the same, the petitioner must obtain a valid rental license or have the property vacated. All rubbish, litter, trash, debris, cutting grass, dead tree(s) and items not allowed by the County must be removed immediately on AR (Agricultural-Residential) Zoned, property located at 2212 Bermondsey Drive, Bowie, Prince George's County, Maryland. Failures to comply with the violation cited above the owner is subject to penalties. A request was also made for an extension of time should the Board determine that a violation exists.

DISCUSSION/DECISION

V-98-21 Metropolitan Building and Development Corp.

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 of net lot area, front building line width, side yard width and a waiver of parking location at 6213 43rd Avenue, Hyattsville. **The original record approval will be rescinded and readvertise for both lots 25 and 26 together as one development lot.**

V-76-22 Felix Rivas Spanish Language Interpreter Provided / Luna

Request for variances of 18% lot area, 2 feet front yard depth and 5 feet left side yard width to validate an existing condition (lot coverage) in order to obtain a building permit for the construction of a 2nd floor addition over the existing house with the inclusion of driveway extension at 6117 42nd Avenue, Hyattsville. **The record was held open for a possible confirmed decision from the City of Hyattsville and for Site Road approval. The record was held open for a second letter from Hyattsville.**

V-87-22 Jose Escobar Velasquez

Request for variances of 844 square feet net lot area, 9 feet net lot width (building line), 6.8 % net lot coverage, 4.7 feet left side yard width and .6 feet right side yard width and a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Hayden Road) to validate existing conditions (net lot area, lot width, lot coverage and side yard width) and obtain a building permit for the unauthorized construction of a 6-foot vinyl fence, deck with roof cover and steps, gazebo and shed at 2005 Hayden Road, Hyattsville. ***The Board resolved, by majority vote, Ms. Anastasia Johnson absent, 844 square feet net lot area, 9 feet net lot width (building line), 6.8 % net lot coverage, 4.7 feet left side yard width and .6 feet right side yard width and a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Hayden Road) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b). Due to the need for a Security Exemption Plan, the Board resolved, by majority vote, Ms. Anastasia Johnson absent, to rescind the approval. The record was held open for technical assistance in regard to the Security Exemption Plan approval. The record was held open as the inspector reported that the driveway extension needs the apron approval. The record was also held open for technical assistance in regard to the Security Exemption Plan approval.***

V-92-22 Ana Yahaira Pena

Request for variances of 1,500 feet net lot area, 15 feet front building line width, 2 feet lot frontage width at front street line, 37% net lot coverage, 2 feet left side yard width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Larchmont Avenue) and obtain a building permit for the unauthorized construction of a 6-foot vinyl fence at 734 Larchmont Avenue, Capitol Heights. **The record was held open for technical assistance regarding the Security Exemption Plan for fence and for Capitol Heights comments.**

V-4-23 John C. Arrington

Request for variances of 11 feet lot width, 1-foot for each side yard width and waivers of the wall location and height requirements for a wall over 4 feet in the front yard (abutting 67th Avenue) to validate existing conditions (lot width and side yard width) and obtain a building permit for the proposed retaining wall of 5 feet and 6 inches and concrete driveway extension at 5905 67th Avenue Riverdale.

The original approval must be rescinded as the retaining wall is over 4 feet in height and will require a Security Exemption letter. In addition, per Site Roads, the site plan must be revised to demonstrate all structures and all dimensions.

MINUTES FOR APPROVAL FROM APRIL 5, 2023.

Prepared and submitted by:

Olga Antelo Velasquez
Administrative Aide