

SEPTEMBER 14, 2016  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:03 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie S. Mack, Chairperson  
Anastasia T. Johnson, Member  
Kathleen Canning, Acting Attorney  
Anne F. Carter, Administrator  
Aminah Bushrod, Communications Specialist

Also Present:

Benjamin Rupert, Associate County Attorney  
Brandon Wright, Property Standards Inspector, DPIE  
Mark Maier, Spanish Language Interpreter

**ADMINISTRATIVE APPEAL**

AA-1682 Jordan & Denise Fan

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Enforcement Division to issue a Notice of Clean, issued June 25, 2016, pursuant to the Housing Code of Prince George's County, Sections 13-264, 13-265, 13-267, 13-268, 13-269, 13-270 and 13-271, citing Petitioners with the violation of accumulation of litter and rubbish, high grass and weeds (height greater than 12 inches), and/or wrecked, dismantled, unlicensed, abandoned motor vehicles and requiring corrective action to remove all trash and debris, cut grass and weeds, remove clippings, and remove all wrecked, dismantled, unlicensed and abandoned motor vehicles from the property, on R-80 (One-Family Detached Residential) zoned property located at Lot 13, Block 57, Kettering Subdivision, being 13226 Whiteholm Drive, Upper Marlboro. **Petitioners requested a hearing before the full Board. Hearing was rescheduled to 9/28/16.**

The Board recessed as the Board of Administrative Appeals and reconvened as the Board of Zoning Appeals.

**CASES FOR HEARING**

**VARIANCES**

**NEW CASES**

V-86-16 Salvador Robles

Request for a variance of 17.6% net lot coverage to validate existing conditions and obtain a building permit for an existing shed at 7102 Good Luck Road, Lanham. **Spanish language interpreter services were provided. The record was held open for technical assistance.**

V-80-16 Kathryn James & Jacqueline Pfeffer

Request for a variance of 9.9% net lot coverage to validate existing conditions and construct a second-floor addition, one-story addition and two-story deck at 4508 Tuckerman Street, Riverdale. **The record was held open to allow the Town of Riverdale Park the opportunity to submit comments.**

**APPROVED**

V-87-16 Antoinette Beckham

Request for variances of 1 foot side yard width for the dwelling and 17 feet total side yard width and 20 feet rear yard depth/width for the fence to validate existing conditions and obtain a building permit for a new white vinyl privacy fence up to 7 feet 3 inches in height at 6608 Lansdale Street, District Heights.

**The record was held open to allow the City of District Heights the opportunity to submit comments.**

V-88-16 Lacy & Juanita Ware

Request for variances of 1,000 square feet net lot area, 10 feet front building line width and a waiver of the parking area location requirement to validate existing conditions and construct a driveway in the front yard at 4303 Byers Street, Capitol Heights. **The Board resolved, by majority vote, Mr. Scott absent, that variances of 1,000 square feet net lot area, 10 feet front building line width and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-91-16 Yovany Montiel

Request for a variance of 6.5% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard at 6910 23rd Avenue, Hyattsville. **The record was held open to allow Petitioner the opportunity to submit a revised site plan.**

V-92-16 Anita & Ethel Boyd

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 1006 Elkhart Street, Oxon Hill. **The Board resolved, by majority vote, Mr. Scott 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.**

V-93-16 Oluwadare & Monisola Adeyemo

Request for variances of 11 feet rear yard depth/width and .3% net lot coverage to validate an existing condition and obtain a building permit to complete construction of a sunroom at 6107 Box Oak Court, Lanham. **The record was held open for comments from the Subdivision Section, Maryland-National Capital Park and Planning Commission, and to allow Petitioners the opportunity to meet with Glenn Estates Homeowners Association representatives to discuss the request and the possibility of submitting revised plans.**

V-95-16 Decarol Smith & Joycine Lomax

Request for a variance of 15 feet side street line setback and a waiver of the rear yard location requirement for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Fairhaven Avenue) to validate an existing condition and construct a 6-foot wooden privacy fence in the side yard of a corner lot at 9301 Midland Turn, Upper Marlboro. **The Board resolved, by majority vote, Mr. Scott absent, that a variance of 15 feet side street line setback and a waiver of the rear yard location requirement for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Fairhaven Avenue) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation, Exhibit 3.**

**APPROVED**

**DISCUSSION/DECISION****VARIANCES**V-6-16 Gloria Coello

Request for variances of 2 feet front yard depth from Rittenhouse Street, 14.5 feet front yard depth from East-West Highway and 9 feet side yard width for the dwelling, 40.3% net lot coverage and 58.5 feet front street line setback from East-West Highway for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard to validate existing conditions, construct a covered front porch and obtain a building permit for a new covered side porch and 6-foot wooden privacy fence in the front yard (along East-West Highway) at 2312 Rittenhouse Street, Hyattsville. **The record remained open for technical assistance and to allow Petitioner the opportunity to submit a revised site plan.**

V-62-16 Leroy & Adrienne Howard

Request for variances of 3 feet front yard depth, 2 feet side yard width and 7.1% net lot coverage to validate existing conditions and construct a one-story addition at 6606 Foster Street, District Heights. **The record remained open to allow the City of District Heights the opportunity to comment on the request.**

V-71-16 Faith Ford

Request for a variance of 3 feet front yard depth to validate and complete construction of a covered front porch at 108 Tunic Avenue, Capitol Heights. **The record remained open for comments from the Town of Capitol Heights, The Maryland-National Capital Park and Planning Commission and the Capitol Heights Advisory Committee.**

V-75-16 Jose Sorto & Maria Medrano

Request for variances of 3 feet front yard depth, 8 feet side yard width and 1.2% net lot coverage to validate existing conditions and obtain a building permit to complete construction of a shed at 5808 31st Avenue, Hyattsville. **The matter remained under advisement.**

**MINUTES FOR APPROVAL FROM SEPTEMBER 7, 2016 -- The Board resolved, by majority vote, Mr. Scott absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:47 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**