

SEPTEMBER 28, 2016  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:25 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie S. Mack, Chairperson  
Albert C. Scott, Vice Chairman  
Anastasia T. Johnson, Member  
Emerson S. Davis, Sr., Attorney  
Barbara Stone, Administrative Aide  
Tina Loenichen, Administrative Aide  
Aminah Bushrod, Communications Specialist

Also Present:

Amanda Appelbaum, Associate County Attorney  
Ernesto Luna, Spanish Language Interpreter

**ADMINISTRATIVE APPEALS**

AA-1681 Jim Black

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Enforcement Division to issue a Notice of Clean, dated May 26, 2016, citing Petitioner with violating County Code Sections 13-264, 13-265, 13-267, 13-268, 13-269, 13, 270 and 13-271 (Accumulation of litter and rubbish, high grass and weeds (height greater than 12 inches)) and requiring Petitioner to remove all trash and debris; cut grass and weeds, and remove clippings from the property, on R-E (Residential-Estate) zoned property located at Part of Parcel 112, Map 126, Grid B2, being 8116 Beechwood Lane, Clinton. **Hearing to be rescheduled to a future date (within 90 days).**

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. **The County dismissed the Notice to Clean. The Board resolved, unanimously, that the appeal be DISMISSED.**

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

**APPROVED**

**CASES FOR HEARING****NEW CASES****VARIANCES**V-98-16 Marina & Rene Herrera

Request for variances of 3 feet front yard depth, .5 foot side yard width and 7% net lot coverage to validate existing conditions and obtain a building permit for a new driveway extension at 7101 24th Avenue, Hyattsville. **Spanish language interpreter services were provided. New hearing to be advertised after Petitioners submit a revised site plan. Petitioners were instructed to obtain comments from the homeowners association.**

V-101-16 Joselito Amparo & Ana Lugo

Request for variances of 5.5 feet front yard depth and 1.1% net lot coverage to validate an existing condition and construct a covered deck at 11711 Chilcoate Lane, Beltsville. **Spanish language interpreter services were provided. The Board resolved, unanimously, that variances of 5.5 feet front yard depth and 1.1% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-104-16 Jason & Valerie Crockett

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard of a corner lot to construct a 6-foot vinyl privacy fence at 8911 Palmer Street, Fort Washington. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard of a corner lot be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-89-16 Nathan Santry

Request for a variance of 3 feet front yard depth and a waiver of the parking area location requirement to construct a wrap-around covered porch and driveway in the front yard at 4702 40th Avenue, Hyattsville. **The Board resolved, unanimously, that a variance of 3 feet front yard depth 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, and the approved elevation plans, Exhibits 3(a) thru (d).**

V-96-16 Somsakdi & Duanpen Thoedkiert

Request for a variance of 6.1 feet front yard depth to validate and obtain a building permit for a new covered front porch at 3910 70th Avenue, Landover Hills. **The Board resolved, unanimously, that a variance of 6.1 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

At 8:00 p.m. the Board recessed and reconvened at 8:15 p.m.

V-99-16 Gaudencio Gonzalez

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a new driveway in the front yard at 4417 72nd Avenue, Lanham. **The Board resolved,**

**APPROVED**

**unanimously, 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-100-16 Gaynelle Brent

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Woodyard Road) of a corner lot to construct a 6-foot vinyl privacy fence at 9547 Sherwood Drive, Upper Marlboro. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Woodyard Road) of a corner lot be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

V-102-16 Althea Spriggs

Request for a variance of 5.4% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a new shed and cement slab (including driveway area in the front yard) at 808 Minna Avenue, Capitol Heights. **The record was held open for Petitioner to submit a revised site plan showing the recorded building restriction line.**

V-103-16 Edgar & Ana Valladares

Request for variances of 8 feet side yard width and 9.8% net lot coverage to validate existing conditions and obtain a building permit for a new carport attached to a semi-detached single-family dwelling at 5601 59th Avenue, Riverdale. **The Board resolved, unanimously, that variances of 8 feet side yard width and 9.8% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibit 3(a) thru (c).**

**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 shall remain open until 10/26/16 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 Board resolved, unanimously, that variances of 3 feet front yard depth, 2 feet side yard width and 7.1% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) thru (c).**

**APPROVED**

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 Board resolved, unanimously, that a variance of 3 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

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 Board resolved, unanimously, that variances of 3 feet front yard depth, 8 feet side yard width and 1.2% net lot coverage be DENIED.**

V-82-16 Noorullah & Noorzeya Qaemi

Request for a variance of 6.5 feet side yard width to construct a one-story addition and attached carport at 12518 Guinevere Road, Glenn Dale. **The Board resolved, by majority vote, Mr. Scott abstaining, that a variance of 6.5 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 22, and the approved revised elevation plans, Exhibits 23(a) thru (c).**

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. **The Board resolved, by majority vote, Mr. Scott abstaining, that a variance of 17.6% net lot coverage be DENIED.**

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 remains open to allow the City of District Heights the opportunity to submit comments.**

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 Board resolved, by majority vote, Mr. Scott abstaining, that a variance of 2.9% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 19.**

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 Board resolved, by majority vote, Mr. Scott abstaining, that variances of 11 feet rear yard depth/width and .3% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

**APPROVED**

**MINUTES FOR APPROVAL FROM SEPTEMBER 14, 2016 – The Board resolved, by majority vote, Mr. Scott abstaining, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:20 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

(Original Signed)  
Tina Loenichen  
Administrative Aide

**APPROVED**