

MARCH 22, 2017
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:20 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie S. Mack, Chairperson
Anastasia T. Johnson, Member
Emerson S. Davis, Sr., Attorney
Barbara J. Stone, Acting Administrator
Aminah Bushrod, Communications Specialist

Also Present:
Ernesto Luna, Spanish Language Service Interpreter

DISCUSSION/DECISION

VARIANCES

V-10-17 Daysi Sorto

Request for variances of 4 feet front yard depth for the dwelling, 22% net lot coverage and a variance of 1 foot rear lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new concrete driveway at 3813 Oglethorpe Street, Hyattsville. **Spanish Language Interpreter Services were provided. On March 8, 2017, the record was held open to allow the City of Hyattsville the opportunity to submit comments. On March 22, 2017, the record will continue to be held open to allow the City of Hyattsville the opportunity to submit comments.**

V-13-17 Stanislaw Kwasnik

Request for variances of 2,805 square feet net lot area, 8 feet front building line width, 12 feet front yard depth, .5 foot left side yard width, .5 foot right side yard width, 18 feet rear yard depth/width and 21.4% net lot coverage to validate existing conditions and construct a second floor addition at 3201 Otis Street, Mount Rainier. **On March 8, the record was held open to allow the Town of Mount Rainier the opportunity to submit comments. On March 22, 2017, the record will continue to be held open to allow the Town of Mount Rainier the opportunity to submit comments.**

CASES FOR HEARING

NEW CASES

VARIANCES

V-16-17 Noe Valdez and Oscar Valdez

Request for a variance of 11.5% net lot coverage and a waiver of the parking area location requirement to construct a covered back porch and driveway in the front yard at 5216 Kenmont Road, Oxon Hill. **Spanish Language Interpreter Services were provided. The record was held open for Petitioner to submit a revised plan.**

V-17-17 Efrain Sanchez and Paz Moreno

Request for variances of 13.5 feet front yard depth for the dwelling, 5.2% net lot coverage, 1.5 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and construct a driveway at 5612 Patterson Road, Riverdale. **Spanish Language Interpreter Services were provided. The Board resolved by majority vote, Mr. Scott absent; that a variance of 13.5 feet front yard depth for the dwelling, 5.2% net lot coverage, 1.5 feet rear lot line**

APPROVED

setback for an accessory building and a waiver of the parking area location requirement be DENIED.

V-15-17 Roger Velasquez

Request for variances of 16.2 feet front yard depth and 16 feet side street yard depth to validate an existing condition and construct a 1.5 story addition, on crawl space with an attic, and a driveway at 1813 Dewitt Avenue, Capitol Heights. **The record was held open for Petitioner to submit a revised plan to show 1 1/2 story house and addition and reduce the size of the addition.**

V-20-17 Justin Brock

Request for a variance of 10.5 feet front yard depth to validate and renovate an existing covered front porch at 4915 42nd Place, Hyattsville. **The Board resolved by majority vote, Mr. Scott absent; that a variance of 10.5 feet front yard depth be APPROVED.**

ADMINISTRATIVE APPEALS

AA-1685 Jordan and Denise Fan

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 No. 17-00010015, dated February 1, 2017, citing Petitioners with violating County Code Sections 13-118(d)and (a) (Exterior of property area has an accumulation of tall grass and weeds and is being used for open storage of items to include but not limited to rubbish, garbage, building materials)and International Property Maintenance Code (2000) Sections 303.1, 303.15, 303.7 and 303.2 (Garage door in a state of disrepair; roof shingles on building are loose, buckled, missing and/or otherwise deteriorated; gutter(s) and/or downspout(s) is/are in disrepair and/or have obstructions, and exterior weather exposed wood surfaces has/have flaking and peeling paint) and requiring Petitioners to maintain all premises and exterior property to be free from weeds or plant growth in excess of twelve inches, to remove items and maintain premises in a clean and sanitary condition, to repair/replace garage door to a sound condition and maintain in good repair, to repair/replace defective or missing shingles to prevent dampness or deterioration to the interior portion of the structure, to repair/replace damaged or missing section(s) of and/or remove all obstructions from gutter(s)/downspout(s) and maintain so they properly perform their intended function and remove flaking and peeling paint and apply a protective coating of a weather resistant preservative to all exposed wood surfaces, on R-80 (One-Family Detached Residential) zoned property located at Lot 13 Block 57, Kettering Subdivision, being 13226 Whiteholm Drive, Upper Marlboro, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists. **On March 22, 2017, Petitioner requested the record be rescheduled for a full complement of Board Members. The Hearing will be reschedule to April 12, 2017.**

THE MEETING ADJOURNED AT 8:23 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Acting Administrator

APPROVED