



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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MINUTES

July 12, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:30 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Anastasia Johnson, Member
Emerson S. Davis, Sr., Attorney
Barbara J. Stone, Acting Administrator
Mike Royer, Communications Specialist

Also Present:
Xia Iglesias, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-66-17 Emmanuel Iglesias

Request for a variance of 12 feet front yard depth to validate an existing condition and construct a second-floor addition at 3005 Kirtland Avenue, District Heights. **Spanish Language Interpreter Services were provided. The Board resolved, unanimously, that a variance of 12 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 plans, Exhibits 3 (a) thru (c).**

V-59-17 Judy Johnson and Myrtis Leverette

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Nova Avenue) to construct a 6-foot vinyl fence at 5100 Fable Street, Capitol Heights. **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 Nova Avenue) 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-60-17 Gwendolyn and Warren Owens, Jr.

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Woodlot Lane) to construct a driveway extension and a 6-foot white vinyl fence at 10111 Georgian Lane, Upper Marlboro. **The record was held open to provide the Home Owners Association the opportunity to submit comments.**

V-64-17 Joan and Eugene Stump

Request for a variance of 5 feet rear lot line setback 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 42nd Place) to validate an existing condition and construct a 6-foot wooden privacy fence in the side street yard at 4215 Nicholson Street, Hyattsville. **The Board resolved, unanimously, that a variance of 5 feet rear lot line setback 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 42nd Place) 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-69-17 Eastern Construction Remodel, LLC

Request for a variance of 15 feet front building line width to validate a new two-story single-family dwelling, with basement, and driveway at 5719 Crestwood Place, Riverdale. **The Board resolved, unanimously, that a variance of 15 feet front building line width be APPROVED.** Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3 (a) thru (d).

V-70-17 Willett and Shirley Burch

Request for a variance of 2 feet rear lot line setback and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard at 4722 Pard Road, Capitol Heights. **The Board resolved, unanimously, that a variance of 2 feet rear lot line setback 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 16.

ADMINISTRATIVE APPEAL

AA-1689 Zheng Shu JES Int. LLC

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, Inspections Division, to issue Violation Notice No. 56698-2016-01, dated March 18, 2017, citing Petitioner with violating 2015 IRC Sections R-105.1 and R-109.1, requiring Petitioner to obtain the required permit(s) for work done, work includes but not limited to interior renovations (including adding a bathroom), AC, driveway and deck) and obtain all required inspection(s) for work performed once the permit(s) has/have been issued, on R-55 (One-Family Detached Residential) zoned property located at Lot 700, Chillum Manor Subdivision, being 1208 Burketon Road, Hyattsville, Prince George's County, Maryland. **The record was continued by request of the Petitioners Counsel.**

DISCUSSION/DECISION

VARIANCES

V-24-17 Del Carmen & Armando Sanchez, Jr.

Request for a variances of 17 feet side/total side yard width, 20 feet rear yard depth/width and a waiver of the fence location requirement for a fence over 6 feet in height to validate existing conditions and obtain a building permit for a deck, gazebo, in-ground pool, shed and construct a 7-foot wooden privacy fence at 15403 Bounds Avenue, Laurel. **The Board resolved, unanimously, that a variances of 17 feet side/total side yard width, 20 feet rear yard depth/width and a waiver of the fence location requirement for a fence over 6 feet in height be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 22, and the approved elevation plans, Exhibits 3 (a) thru (d) and 4 (a) thru (b).**

V-49-17 Jose Calles

Request for a variance of 2.8% net lot coverage and a waiver of the parking area location requirement to replace and widen the existing driveway in the front yard at 5412 Upshur Street, Bladensburg. **Spanish Language Interpreter Services were provided. The Board resolved, by majority vote, Al Scott abstaining, that a variance of 2.8% 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 21.**

V-53-17 Juan D. Espana Garcia

Request for variances of 5 feet front yard depth and .5-foot side yard setback to validate existing conditions and to obtain a building permit for a new covered front porch at 7402 Upshur Street, Hyattsville. **The Board resolved, by majority vote, Al Scott abstaining, that variances of 5 feet front yard depth and .5-foot side yard setback be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 19, and the approved elevation plans, Exhibits 3 (a) thru (c).**

V-56-17 Oscar Diaz

Request for variances of 3 feet side yard width for the dwelling, 15% net lot coverage and 1 foot side lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new one story addition at 6513 Sligo Parkway, Hyattsville. **Spanish Language Interpreter Services were provided. The Board resolved, by majority vote, Al Scott abstaining, that variances of 3 feet side yard width for the dwelling, 15% net lot coverage and 1 foot side lot line setback for an accessory building 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-57-17 Peter Hunt

Request for variances of 4 feet side yard width for the dwelling, 4.2% net lot coverage and 2 feet side lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new shed at 8609 Dangerfield Road, Clinton. **The Board resolved, by majority vote, Al Scott abstaining, that variances of 4 feet side yard width for the dwelling, 15% net lot coverage and 1 foot side lot line setback for an accessory building be DENIED.**

AA-1688 Hanover Apartments

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, (DPIE), Enforcement Division, to issue a Denial of the application to operate and occupy a rental dwelling on R-18 (Multifamily Medium Density Residential) zoned property known as The Hanover Apartments, located at Parcel A, Schrom Village Apartments, being 7232 Hanover Parkway, Greenbelt, Prince George's County, Maryland. **The record was held open in order for the Boards attorney to review the Counsels response statements.**

MINUTES FOR APPROVAL FROM June 21, 2017 – The Board resolved, by majority vote, Mr. Albert Scott abstaining, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 8:43 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Administrator