

BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND
Sitting as the Board of Zoning Appeals

Petitioners: Noe Valdez and Oscar Valdez

Appeal No.: V-16-17

Subject Property: Lot 52, Block M, Glassmanor Subdivision, being 5216 Kenmont Road, Oxon Hill,
Prince George's County, Maryland

Spanish Language Interpreter: Ernesto Luna

Heard: March 22, 2017; Decided: April 12, 2017

Board Members Present and Voting: Bobbie S. Mack, Chairperson
Albert C. Scott, Vice Chairman
Anastasia T. Johnson, Member

RESOLUTION

This appeal is brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), requesting variances from the strict application of the provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance").

In this appeal, a proceeding pursuant to Section 27-229 of the Zoning Ordinance, Petitioners request that the Board approve variances from Section 27-442(c)(Table II), which prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking and Section 27-120.01(c), which prescribes that no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling. Petitioners propose to construct a covered back porch and driveway in the front yard. A variance of 11.5% net lot coverage and a waiver of the parking area location requirement are requested.

A hearing before the Board on the subject variance request was held on March 22, 2017 and the record held open for Petitioner to submit a revised site plan. Exhibit 19. After review of the revised site plan by the Board on April 12, 2017, it was determined that the proposed driveway was removed and a variance for the rear covered porch is unnecessary.

BE IT THEREFORE RESOLVED, by majority vote, Mr. Al Scott abstaining, that the appeal be and hereby is DISMISSED.

BOARD OF ZONING APPEALS

By: (Original Signed)
Bobbie S. Mack, Chairperson

cc: Petitioner
Adjoining Property Owners
Park & Planning Commission