

MINUTES

July 26, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:19 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson, Member
Emerson S. Davis, Sr., Attorney
Barbara J. Stone, Acting Administrator
Langley Wiggins, Communications Specialist
Aminah Bushrod, Communications Specialist

Also Present:
Ernesto Luna, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-78-17 Jaime Landaverde

Request for a variance of 1 foot side lot line setback for an accessory building and waivers of the parking area location requirement and fence location and height requirements for a fence over 4 feet in height in the front yard to validate an existing condition and construct a driveway and 6-foot chain link fence in the front yard at 7612 Muncy Road, Cheverly. **Spanish Language Interpreter Services were provided. The record was held open for the Petitioner to submit revised site plan.**

V-50-17 Steve Osagbue

Request for variances of 5' side yard setback and 13% net lot coverage to construct an attached open carport in the side yard at 6916 Annapolis Road, Landover Hills. **Rescheduled to September 27, 2017.**

V-67-17 James and Susan Trent

Request for a variance of 44 feet front street line setback (Enterprise Road) for one accessory building, a waiver of the rear yard location requirement for a second 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 and construct a 6-foot vinyl fence at 4523 Woodgate Way, Bowie. **The Board resolved, unanimously, that a variance of 44 feet front street line**

setback (Enterprise Road) for one accessory building, a waiver of the rear yard location requirement for a second accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18, and the approved elevation plans, Exhibit 3.

V-71-17 Barbara and Raymond Zanin

Request for a variance of 3 feet side yard width to validate an existing condition and construct a deck under an existing roof at 8601 Magnolia Drive, Lanham. **The Board resolved, unanimously, that a variance of 3 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 17, and the approved elevation plans, Exhibits 3 (a) thru (d).**

V-72-17 Raul and Doris Paraguya

Request for a variance of 5 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition and construct a driveway extension in front of the dwelling at 6322 Kilmer Street, Cheverly. **The record was held open for the Petitioner to submit revised site plan.**

V-73-17 Diana and Gene Powell, Sr.

Request for a variance of .7% net lot coverage and a waiver of the rear yard location requirement for an accessory building to construct a driveway extension and detached garage in the front yard at 21511 Meadow Wood Lane, Brandywine. **The Board resolved, unanimously, that a variance of .7% net lot coverage and a waiver of the rear yard location requirement for an accessory building 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 19.**

V-74-17 Charlene Kimbrough

Request for a variance of 2 feet front yard depth and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Den Lee Drive) to validate an existing condition and construct a 5-foot chain link fence at 10711 Bickford Avenue, Clinton. **The Board resolved, unanimously, that a variance of 2 feet front yard depth and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Den Lee Drive) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

The Board recessed at 7:50 P.M. and reconvened at 8:00 P.M.

V-75-17 Jasmine Irigoyen and Luis Vasquez

Request for variances of 3.5 feet side yard width for the garage and 2 feet side lot line setback for an accessory building to validate an existing condition and construct an attached garage and breezeway at 116 River Forest Lane, Fort Washington. **The Board resolved, unanimously, that a variance of 3.5 feet side yard width for the garage and 2 feet side lot line setback for an accessory building be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibits 4.**

V-76-17 William Henry Nowlin, Jr.

Request for variances of 2.7% net lot coverage and 33 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to construct a detached garage in the front yard at 4001 Ellis Street, Capitol Heights. **The record was held open for the Petitioner to submit revised site plan.**

V-77-17 EDY 3700 Ironwood Place, LLC.

Request for variances of 25 feet front yard setback and 30 feet side yard setback and a waiver of the fence location requirement to construct a 7-foot chain link fence with 1-foot of barbed wire at 3700-3710 Ironwood Place, Landover. **The record was held open to provide Petitioner's Counsel, as well as opposing Counsel, an opportunity to provide written statements to the Board.**

DISCUSSION/DECISION

VARIANCES

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 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 Woodlot Lane) 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.**

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 Board resolved, unanimously, the decision of the Department of Permitting, Inspections and Enforcement, Enforcement Division, be AFFIRMED.**

MINUTES FOR APPROVAL FROM July 12, 2017 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 11:00 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Administrator