



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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MINUTES

August 9, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:37 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
Aminah Bushrod, Communications Specialist

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-79-17 Bernard and Beverly Salemie

Request for a variance of 2.2% net lot coverage and a variance of 26.5 feet front street line setback and a waiver of the rear yard location requirement for accessory buildings to validate existing conditions and obtain a building permit for one, and construct a second, covered storage structure at 8913 Hilton Hill Drive, Lanham. **The Board resolved, unanimously, that a variance of 2.2% net lot coverage and a variance of 26.5 feet front street line setback and a waiver of the rear yard location requirement for accessory buildings 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 (h).**

V-80-17 Danilo Cardona and Maria Aleman

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Second Street) and the side yard (abutting Cipriano Road) to construct a 6-foot wooden privacy fence at 6305 Cipriano Road, Lanham. **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 (abutting Second Street) and the side yard (abutting Cipriano Road) 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-81-17 Andrew Cadogan

Request for variances of 6 feet front yard depth, 8.5 feet side street yard depth and 20.7% net lot coverage to validate existing conditions and construct two one-story additions and a covered front porch at 4800 Trenton Road, Hyattsville. **The record remained open for Petitioner to submit revised site plan clarifying proposed work.**

V-84-17 Cheryl and Melvin Blake Jr.

Request for a waiver of the rear yard location requirement for an accessory building to construct a detached garage in the side yard at 16000 Venice Road, Aquasco. **The Board resolved, unanimously, that 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 3.**

V-85-17 Harry and Bernetha Mack

Request for variances of 15 feet front street line setback, 4 feet side street line setback and a waiver of the rear yard location requirement for an accessory building to validate and obtain a building permit for a detached carport in the side street yard at 6630 Kipling Parkway, District Heights. **The record remained open to allow District Height the opportunity to provide comments.**

V-86-17 Joseph and Anita Clark

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 2412 Valley Way, Cheverly. **The Board resolved, 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-87-17 Marlon and Joycelyn Alexander

Request for a variance of 29.3% net lot coverage to validate an existing condition and obtain a permit for a one-story addition at 3107 Newkirk Avenue, District Heights. **The record remained open for technical assistance for possible easements to Lots 3 thru 10, Block D.**

V-88-17 Lake Marlton Limited Partnership

Request for a variance of 1.7 feet side yard width to validate an existing condition and complete construction of a two-story single-family dwelling and driveway at 12109 Wallace Lane, Upper Marlboro. **The Board resolved, unanimously, that a variance of 1.7 feet side yard 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 4 (a) thru (c).**

V-89-17 Graciela Segovia

Request for a variance of 9.3% net lot coverage and a waiver of the parking area location requirement to validate and obtain a building permit for a driveway in the front yard of a semi-detached dwelling at 7641 Muncy Road, Hyattsville. **The record remained open to allow the Petitioner the opportunity to reduce the driveway area, per the request of the Board.**

V-98-17 Linda Blake

Request for a variance of 3 feet front yard depth to construct a one-story addition at 5637 Helmont Drive, Oxon Hill. **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.**

DISCUSSION/DECISION

VARIANCES

V-72-17 Raul and Doris Paraguaya

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 Board resolved, unanimously, that a variance of 5 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 revised site plan, Exhibit 17.**

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 Board resolved, unanimously, that a variance 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18, and the approved elevation plan, Exhibit 3.**

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 Board resolved, unanimously, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 16, and the approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM July 26, 2017 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 9:25 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Administrator