



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government  
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## MINUTES

September 13, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:23 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair  
Albert Scott, Vice Chair  
Emerson S. Davis, Sr., Attorney

Also, Present:  
Barbara J. Stone, Administrator  
Aminah Bushrod, Communications Specialist  
Ernesto Luna, Spanish Language Interpreter

### **CASES FOR HEARING NEW CASES VARIANCES**

#### V-96-17 Fidel Hernandez

Request for variances of 1.5 feet side lot line setback and 2 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard at 2203 Hannon Street, Hyattsville.

**Spanish Language Interpreter Services were provided. The record was held open for Petitioner to submit a revised site plan demonstrating the 5-foot flower bed between the house and driveway.**

#### V-97-17 Edgar and Ana Valladares

Request for variances of 8 feet side yard width and 9.5% net lot coverage to construct a one-story addition and obtain a building permit for an attached carport at 5601 59th Avenue, Riverdale. **Spanish Language Interpreter Services were provided. The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 8 feet side yard width and 9.5% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibits 3.**

#### V-99-17 Erin Fitch and Stacey Gaines

Request for a variance of 6 feet side street yard depth to construct a covered front porch at 6000 Madison Street, Riverdale. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 6 feet side street 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, Exhibits 3.**

V-100-17 Linda and Ernest Banks, Sr.

Request for variances of 10 feet from the floodplain easement and 5 feet rear yard depth/width for a deck, 1.5% net lot coverage, and waivers of the floodplain easement and rear yard location requirements for an accessory building to validate an existing condition and construct a deck at 4425 Saddle River Drive, Bowie. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 10 feet from the floodplain easement and 5 feet rear yard depth/width for a deck, 1.5% net lot coverage, and waivers of the floodplain easement and rear yard location requirements 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, Exhibits 3.**

V-101-17 Ninette and Steven Beheler

Request for variances of 8.5 feet rear yard depth/width and .3% net lot coverage to construct a sunroom, an open deck and a deck with a pergola at 11606 Clocktower Lane, Laurel. **The record was held open to allow the Woodbridge Crossing Home Owners Association the opportunity to provide comments.**

V-104-17 Joseph Keithley III

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Edmonston Road) to construct a 6-foot wooden fence at 6216 Indian Creek Street, Beltsville. **The record was held open to allow the Indian Creek Village Home Owners Association the opportunity to provide comments.**

V-105-17 Javier Mazariegos

Request for a variance of 6 feet front yard depth to validate and obtain a building permit to complete construction of a covered front stoop at 1300 Alberta Drive, District Heights. **The record was held open for Petitioner to provide an elevation of the finished front porch.**

V-106-17 Susan Hsu

Request for a variance of 14% net lot coverage to validate an existing condition and construct a second-floor addition at 6013 40th Avenue, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 14% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibits 3.**

## **OTHER ZONING APPEALS**

V-82-17 Jacob Asher, et al

Pursuant to Section 27-229(a) of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance"), this appeal was brought to 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"), from the determination of the Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Zoning Violation Notice CSD 17-00029787 dated March 28, 2017, citing Petitioners with violation of Zoning Ordinance Section 27-441(a)(7) (operation of an AIRBNB is not permitted) and requiring Petitioners to cease use of the property as an AIRBNB facility and immediately remove all such

occupants, on R-55 (One-Family Detached Residential) zoned property located at Lot 6, Navy Day Subdivision, being 3309 Navy Day Drive, Suitland, Prince George's County, Maryland. **The record was held open for the Board to obtain Technical Assistance.**

## **DISCUSSION/DECISION**

### **VARIANCES**

#### 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-91-17 Catalina Quinteros

Request for a variance of 4 feet front yard depth to validate an existing condition, construct an enclosed front porch and obtain a building permit for an enclosed storage area at 4204 Kennedy Street, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 4 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 (b).**

#### V-95-17 Anabel Avarenga

Request for waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard (abutting Freeport Street) and side yard (abutting Trinidad Street) to obtain a building permit for a new 5-foot retaining wall around the front and side yards abutting a street and to construct a 4-foot fence atop the wall at 5111 Trinidad Street, Riverdale. **The record was held open for a full complement of Board Members.**

**MINUTES FOR APPROVAL FROM August 23, 2017, – The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:23 P.M.

Prepared and submitted by:

(Original Signed)  
Barbara J. Stone  
Administrator