



Zoning and Administrative

**Prince George's County Government**  
County Administration Building  
14741 Governor Oden Bowie Drive  
2<sup>nd</sup> Floor, Rm 2173  
Upper Marlboro, MD 20772  
Phone: 301-952-3220  
Fax: 301-952-5178  
[boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us)

## **MINUTES**

October 25, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:29 p.m. the Chairperson convened the meeting and the following members were present:

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

Also Present:  
Leslie Bilchick, Spanish Language Interpreter

### **CASES FOR HEARING - 6:00 P.M.**

#### **NEW CASES**

#### **VARIANCES**

##### V-122-17 Maria and Samuel Ascencio

Request for variances of 3 feet front yard depth, 5 feet side street yard depth and 2 feet side yard width for the dwelling and 4 feet rear lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new shed at 6400 63rd Place, Riverdale.

**Spanish Language Interpreter Services were provided. The Board resolved unanimously, that variances of 3 feet front yard depth, 5 feet side street yard depth and 2 feet side yard width for the dwelling and 4 feet rear 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 plans, Exhibits 3 (a) thru (b).**

##### V-149-17 Aidee Jimenez

Request for variances of 4.5 feet front yard depth and 1.2% net lot coverage to validate an existing condition and construct a covered front porch at 8522 Mulberry Street, Laurel. **Spanish Language Interpreter Services were provided. The Board resolved unanimously, that variances of 4.5 feet front yard depth and 1.2% 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 plans, Exhibits 3 and 4 (a) thru (b).**

V-119-17 Sunny and Amalachukwu Chineweze

Request for variances of 1 foot side street yard depth, 8 feet rear yard depth/width for the dwelling, a waiver of the rear yard location requirement for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Good Luck Road) and side yard (abutting Cathedral Avenue) to validate existing conditions and obtain a building permit for a new 6-foot wooden privacy fence in the front and side yards at 6700 Cathedral Avenue, Lanham. **The Board resolved unanimously, that variances of 1 foot side street yard depth, 8 feet rear yard depth/width for the dwelling, a waiver of the rear yard location requirement for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Good Luck Road) and side yard (abutting Cathedral Avenue) 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-126-17 Donna Jackson

Request for variances of 9 feet front yard depth for the dwelling and 1 foot rear lot line setback for an accessory building, and a waiver of the parking area location requirement to validate existing conditions and construct a driveway in the front yard at 4816 Trenton Road, Hyattsville. **The Board resolved unanimously, that variances of 9 feet front yard depth for the dwelling and 1 foot rear lot line setback for an accessory building, and a waiver of the parking area location requirement 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-127-17 Owoade Ifekam

Request for variances of 3 feet side street yard depth and 10 feet rear yard depth/width to validate an existing condition and construct a one-story addition, a two-story addition and a second-floor addition at 9012 1st Street, Lanham. **The record was held open to allow the Petitioner to provide a revised site and elevation plans demonstrating the width of the proposed house and addition has been reduced.**

V-129-17 Xiwen Shi, et al

Request for variances of 2,172 square feet net lot area, 15 feet front building line width, 10 feet front yard depth, 10 feet rear yard depth/width, 31.8% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a new driveway in the front yard at 5303 50th Avenue, Riverdale. **The record remains open to provide Riverdale Park the opportunity to comment.**

V-131-17 Housing Initiative Partnership

Request for variances of 5 feet front yard depth and .5-foot side yard width to validate an existing condition and construct a covered front porch to a semi-detached dwelling at 2017 Ray Leonard Road, Landover. **The Board resolved unanimously, that variances of 5 feet front yard depth and .5-foot side yard width 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-132-17 Housing Initiative Partnership

Request for a variance of 8.3 feet front yard depth to construct a covered front porch on a triple-attached dwelling at 7628 Allendale Circle, Landover. **The Board resolved unanimously, that variances of 8.3 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 19, and the approved elevation plan, Exhibit 3.**

**ADMINISTRATIVE APPEAL**

AA-1693 Robert and Rose Fletcher

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 Building Violation Notice No. 23303-3027-1, dated June 15, 2017, citing Petitioners with violating County Code Section 4-111(a) (permits shall not be required for paving less than five hundred (500) square feet or for a retaining wall not greater than two (2) feet in height unless supporting a structure) and requiring Petitioners to obtain the required permit(s) for work done or remove the same, as well as stabilize rear yard with sod or topsoil and seed. Work includes but not limited to concrete patio over 500 square feet and a retaining wall over 2 feet, on R-55 (One-Family Detached Residential) zoned property located at Lot 2, Block C, Cheverly Subdivision, being 5602 Hawthorne Street, Landover, Prince George's County, Maryland. **The County dismissed the Violation Notice No. 23303-3027-1. The Board resolved, unanimously, that the appeal be DISMISSED.**

**DISCUSSION/DECISION – VARIANCES**

V-50-17 Steve Osagbu

Request for variances of 5 feet side yard width and 13% net lot coverage to construct an attached open carport in the side yard at 6916 Annapolis Road, Landover Hills. **It has been determined that the variance was filed in error. The Board resolved, unanimously, that the appeal be DISMISSED. The Board voted to grant Petitioner's a full (100%) refund of the filing fees in the appeal. A refund of the Petitioner's filing fee will be forthcoming from the Office of Finance.**

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 allow the Board Members the opportunity to review the written testimony.**

V-118-17 Purvis Rollins

Request for variances of 11.7 feet rear yard width for the addition, a variance of 23.35 feet front street line setback and a waiver of the rear yard location requirement for one accessory building, a variance of 1 foot side lot line setback for a second accessory building and a waiver of the rear yard location requirement for a third accessory building to validate existing conditions and construct two two-story additions and an upper level deck at 3600 Wayneswood Road, Fort Washington. **The Board resolved unanimously, that variances of 11.7 feet rear yard width for the addition, a variance of 23.35 feet front street line setback and a waiver of the rear**

**yard location requirement for one accessory building, a variance of 1 foot side lot line setback for a second accessory building and a waiver of the rear yard location requirement for a third accessory building 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 (b).**

**V-120-17 Cleveland and Dianne Tyler**

Request for a variance of 4.2% net lot coverage to construct a one-story addition to a semidetached dwelling at 1003 Carrington Avenue, Capitol Heights. **This case was rescheduled to November 15, 2017**

**V-124-17 Julio Quintanilla and Elody Quintanilla Vicente**

Request for a variance of 1.1% net lot coverage to construct a driveway at 7705 Bock Road, Fort Washington. **The Board resolved unanimously, that a variance of 1.1% net lot coverage DENIED.**

**MINUTES FOR APPROVAL FROM October 11, 2017 – The Board resolved, by majority vote, Ms. Anastasia Johnson abstained, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 09:21 P.M.

Prepared and submitted by:

(Original Signed)  
Barbara J. Stone  
Administrator