



**BOARD
of APPEALS**

Zoning and Administrative

Prince George's County Government
County Administration Building
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Upper Marlboro, MD 20772
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MINUTES

December 13, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:20 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, Administrator
Aminah Bushrod, Communications Specialist

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-148-17 Oladipupo and Oyinwola Layeni

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a new driveway extension, and circular driveway, in the front yard at 13120 Croom Road, Upper Marlboro. **The case will be rescheduled for an additional hearing to include the 5-foot fence located in the front yard as an additional variance and to validate the garage built without a permit. The site must be re-advertised.**

V-157-17 Patricia Steiner

Request for variances of 5.5 feet side yard width and 8.5 feet rear yard depth to refurbish an existing covered side porch, with front and side steps, construct a one-story addition, enclose an existing screen porch into living space and construct side and rear decks at 8301 Cool Spring Lane, Adelphi. **The Board resolved, unanimously, that variances of 5.5 feet side yard width and 8.5 feet rear yard depth be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and the approved elevation plans, Exhibit 3 (a) thru (b).**

V-158-17 Bernadette Rappold

Request for variances of 2 feet front yard depth and 1 foot side yard width to validate existing conditions and construct a second-floor addition at 3803 31st Street, Mount Rainier. **The record remains open to allow the Town of Mount Rainier the opportunity to provide comments.**

V-159-17 Violeta Martinez

Request for variances of 1 foot side yard width and 18.6% net lot coverage to validate existing conditions and construct a two-story addition at 5404 Decatur Street, Hyattsville. **Taken under advisement.**

V-160-17 Aurora Hoople

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Bluffwood Lane) to construct a 6-foot wooden privacy fence in the side yard of a corner lot at 800 Bluffwood Court, Fort Washington. **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 Bluffwood Lane) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17 and the approved elevation plan, Exhibit 3.**

V-163-17 Stacy and Bruce Stachitas, Jr.

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a driveway extension in the front yard at 16502 Forest Mill Court, Laurel. **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-165-17 Carlton Walker

Request for a variance of 2.9% net lot coverage to construct a two-story addition 4512 Greenwood Road, Beltsville. **The Board resolved, unanimously, that a variance of 2.9% 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, Exhibit 3.**

V-166-17 Annette Gray

Request for variances of 4 feet front yard depth, 1% net lot coverage and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 60th Avenue) to validate existing conditions and construct a 6-foot wooden privacy fence in the side yard of a corner lot at 5906 Carters Lane, Riverdale. **The Board resolved, unanimously, that variances of 4 feet front yard depth, 1% net lot coverage and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 60th 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 plan, Exhibit 3.**

ADMINISTRATIVE APPEAL

AA-1694 Springdale Community Church

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 Violation Notice No. 16218-17-0, dated March 6, 2017, citing Petitioner with violating County Code Section 32-150 (Existing Conditions for Grading, Drainage and Erosion and Sediment Control) and requiring Petitioner to stop work immediately and obtain required permit for the approximately 49,000 square feet of unauthorized woodland including cutting and clearing and damaging woodlands, on R-R (Rural Residential) zoned property located at Parcel 188, Map 52, Grid E4, being 9601 Ardwick Ardmore Road, Upper Marlboro, Prince George's County, Maryland. **The record remains open to allow the Office of Law and the Petitioners' Counsel to provide memorandum briefs to the Board Members**

DISCUSSION/DECISION

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 Board resolved, unanimously, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 25.**

V-133-17 Adam Trejo and Lorilee Jiron

Request for variances of 1 foot side street yard depth for the dwelling, 7.9% net lot coverage and 1 foot rear lot line setback for an accessory building to validate existing conditions and replace existing driveway area at 5610 Taylor Road, Riverdale. **The Board resolved, unanimously, that variances of 1 foot side street yard depth for the dwelling, 7.9% net lot coverage and 1 foot rear lot line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20.**

V-139-17 Cory Chase and Monica Lester

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Highgate Drive) and side yard (abutting Middlefield Road) to construct a 6-foot wooden privacy fence in the front and side street yards, with brick columns, at 6600 Middlefield Road, Fort Washington. **The Board resolved, by majority vote, Ms. Bobbie Mack abstaining, that waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Highgate Drive) and side yard (abutting Middlefield Road) be DENIED.**

V-147-17 Juan Reina

Request for variances of 17.5% net lot coverage, 2 feet side lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions, obtain a permit for new driveway extensions in the front and rear yard, a new detached covered patio, a new covered basement entrance, a new addition to the garage and to construct a second-floor addition at 7004 23rd Avenue, Hyattsville. **Petitioner has requested additional time to submit a revised site plan. This appeal has been rescheduled to January 10, 2017.**

V-152-17 Hong Nguyen and Kim Tran

Request for variances of 8 feet side yard width and 7% net lot coverage to validate existing conditions and construct a one-story addition at 4802 Sheridan Street, Riverdale. **The record was held open to allow the Town of Riverdale Park the opportunity to comment.**

V-154-17 James and Myrtle Charles

Request for variances of 12.5 feet front yard depth, 2 feet side yard width and 5.7% net lot coverage to validate existing conditions and construct a driveway at 4037 34th Street, Mount Rainier. **The record was held open to allow the Town of Mt. Rainier the opportunity to comment.**

**MINUTES FOR APPROVAL FROM November 29, 2017 – The Board resolved, unanimously,
that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 09:13 P.M.

Prepared and submitted by:

(Original Signed)

Barbara J. Stone

Administrator