

MINUTES
January 10, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:30 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
Langley Wiggins, Communications Specialist

Also Present:
Leslie Bilchick, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-181-17 Juan Valbuena

Request for variances of 7.5 feet front yard depth for the dwelling, 1 foot rear lot line setback for an accessory building 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 6913 Quincy Street, Hyattsville. Spanish Language Interpreter Services requested. **Spanish Language Interpreter Services provided. The Board resolved, unanimously, that variances of 7.5 feet front yard depth for the dwelling, 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.**

V-164-17 William and Janice McRae

Request for variances of 2 feet front yard depth and 5 feet side street yard depth for the dwelling, and variances of 7 feet rear lot line setback for one accessory building and 3 feet side street setback and 8 feet rear lot line setback for a second accessory building to validate existing conditions and construct a detached carport at 3015 Lakehurst Avenue, Forestville. **The Board resolved, unanimously, that variances of 2 feet front yard depth and 5 feet side street yard depth for the dwelling, and variances of 7 feet rear lot line setback for one accessory building and 3 feet side street setback and 8 feet rear lot line setback for a second 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, Exhibit 3 (a) thru (c).**

V-167-17 Niraj and Sangeeta Kumar

Request for a variance of 7 feet 9 inches rear yard depth/width to construct a deck at 13115 Crossview Court, Beltsville. **The Board resolved, unanimously, that a variance of 7 feet 9 inches rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-168-17 Joshua Ayers and Jacquelyn Gulick

Request for a waiver of the parking area location requirement to obtain a building permit for a new driveway in the front yard at 4604 Burlington Road, Hyattsville. **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-169-17 Deborah and Kenneth Roy, Sr.

Request for a variance of 15.3% net lot coverage to validate an existing condition and obtain a building permit for a new shed at 6131 Landover Road, Cheverly. **The Board resolved, unanimously, that a variance of 15.3% 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-170-17 Manuel Sollosa

Request for a waiver of the parking area location requirement to validate and obtain a building permit for new driveway area in the front yard at 7008 Central Avenue, Capitol Heights. **The record was held open to verify the legal description of the subject property.**

V-171-17 William and Kimberley Frye

Request for variances of 3.7% net lot coverage and 2.3% rear yard coverage to validate an existing condition and construct a shed at 15404 Clayburn Drive, Laurel. **The Board resolved, unanimously, that variances of 3.7% net lot coverage and 2.3% rear yard 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, Exhibit 3 (a) thru (d).**

V-172-17 Andra Curry

Request for variances of 15 feet front yard depth and 4.9% net lot coverage to validate existing conditions and obtain a building permit for a new concrete driveway, garage slab and concrete walk at 4305 Southern Avenue, Capitol Height. **The record was held open to provide the Board Members the opportunity to review the Justification Statement provided by Counsel.**

V-175-17 Cecil and Alverta Thompson / Lakesha Keel

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, .4-foot side yard width for the dwelling, 6.3% net lot coverage and a variance of 58.5 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and obtain a building permit for a new detached carport in the front yard at 705 Drum Avenue, Capitol Heights. **Taken under advisement.**

ADMINISTRATIVE APPEAL

AA-1689 JES International

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. 56698-2016-01, dated March 18, 2017, citing Petitioner with violating 2015 IRC Sections R-105.1 and R-109.1, requiring Petitioner to obtain the required permit(s) for work done, work includes but not limited to interior renovations (including adding a bathroom), AC, driveway and deck) and obtain all required inspection(s) for work performed once the permit(s) has/have been issued, on R-55 (One-Family Detached Residential) zoned property located at Lot 700, Chillum Manor Subdivision, being 1208 Burketon Road, Hyattsville, Prince George's County, Maryland. **The Board resolved, unanimously, that the appeal be DISMISSED.**

OTHER ZONING APPEALS

V-109-17 Albert Reed

This appeal was filed with the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland, from the determination of the Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue CSD Case No. 16-00049484, dated January 23, 2017, citing Petitioner with violation of Zoning Ordinance Section 27-441(a)(7) (storage of semi-trailers, including use of same as accessory buildings) and requiring Petitioner to remove all semi-trailers from the property, which is R-R (Rural Residential) zoned property located at Lot 1, Block A, Cheltenham Woods Subdivision, being 10907 Westwood Drive, Cheltenham, Prince George's County, Maryland. **Petitioner has requested to withdrawal the appeal. The Board resolved, unanimously, that the appeal be DISMISSED.**

DISCUSSION/ DECISION

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. **Taken under advisement.**

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 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 and the approved elevation plan, Exhibit 3.**

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 Board resolved, unanimously, that variances of 8 feet side yard width and 7% net lot coverage be DENIED.**

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 remains open to allow the Town of Mt. Rainier the opportunity to provide comments.**

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 remained open to allow Mt. 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. **The Board resolved, unanimously, that variances of 1 foot side yard width and 18.6% net lot coverage be DENIED.**

MINUTES FOR APPROVAL FROM DECEMBER 5, 2017 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 10:50 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Administrator