

## MINUTES

February 14, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:21 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

Also Present:  
Ernesto Luna, Spanish Language Interpreter

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

#### **NEW CASES**

#### **VARIANCES**

##### V-184-17 Kassandra Duarte

Request for a variance of 24.8% net lot coverage to validate an existing condition and obtain a building permit for new concrete driveway area and to complete construction of an enclosed deck and covered balcony, with siding, at 1806 Folk Drive, Fort Washington. **Spanish Language Interpreter Services requested. Petitioner did not appear. To be rescheduled.**

##### V-187-17 Juan Reina

Request for a variance of 4 feet front yard depth and a waiver of the parking area location requirement to construct a covered front porch and driveway in the front yard at 2006 Van Buren Street, Hyattsville. **Spanish Language Interpreter Services provided. The Board resolved, unanimously, that a variance of 4 feet front yard depth and a waiver of the parking area location requirement to construct a covered front porch and driveway in the front yard be DENIED.**

##### V-182-17 OPL Investment, LLC

Request for a variance of 8 feet rear yard depth/width to validate an existing condition and construct a second-floor addition at 13305 Van Brady Road, Upper Marlboro. **The Board resolved, unanimously, that a variance of 8 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the revised approved site plan, Exhibit 25 and approved elevation plan, Exhibit 3.**

V-183-17 Zaklya and Joseph Haden, Jr.

Request for variance of an additional .8% net lot coverage to construct a pool house at 13105 Hunter's Ridge Lane, Bowie. **The record was held open for Petitioner to reduce the square footage of the pool house.**

V-186-17 John and Cathy Murray

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard to construct a 6-foot vinyl fence in the front yard at 11002 Rhodenda Avenue, Upper Marlboro. **Petitioner removed the front yard portion of the fence, therefore a variance is no longer required.**

V-188-17 Raquel Reyes

Request for a variance of 19.7% net lot coverage and a waiver of the parking area location requirement to validate existing conditions, construct a second-story addition and a two-story addition and obtain a building permit for a new driveway in the front and side yards at 1907 Powhatan Road, Hyattsville. **The record was held open to allow the Petitioner to remove a portion of the driveway in front of the house.**

V-189-17 Ruben and Tajuana Turner

Request for a variance of 10 feet rear yard depth/width to construct a deck and steps at 6301 Spunky Heart Place, Clinton. **The Board resolved, unanimously, that a variance of 10 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b).**

V-190-17 Jade Jagers

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 46th Avenue) to construct a 6-foot wooden privacy fence in the side yard of a corner lot at 4514 Oliver Street, Riverdale. **The record was held open to allow the Town of Riverdale Park the opportunity to provide comments.**

V-191-17 Yohannes Negassi

Request for variances of 7 feet front yard depth and 1.2% net lot coverage to validate existing conditions and obtain a building permit for a concrete driveway at 6209 Beale Circle, Riverdale Park. **The record was held open to allow the Town of Riverdale Park the opportunity to provide comments.**

**ADMINISTRATIVE APPEAL**

V-208-17 CIT International, LLC

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 Violation Notice CSD Case No. 17-00110280, dated October 12, 2017, citing Petitioner with violation of County Code Sections 13-233 & 23-150(c)(d) (All improved and unimproved property shall be maintained in a clean, safe, secure,

and in sanitary condition and in conformance with this Division so as not to create a public nuisance or adversely affect the public health, safety or welfare.) and Zoning Ordinance Section 27-253(a)(1) and County Code Section 4-118(c) (Use of a building, structure or land without a use and occupancy permit for CIT International, CIT Truck Parking), and requiring Petitioner to remove all rubbish, litter, trash, debris, unlicensed, wrecked or dismantled vehicles, any signs, banners and attraction items not having permits from the property including to the edge of the concrete curb and gutter adjoining the roadway, and to maintain the property in a clean, safe, secure and sanitary condition; and to cease use of the premises, including adjoining properties and right of way area; to remove all vehicles, equipment, materials and items until a valid use and occupancy permit, including final approval of the permit is granted by the Department of Permitting, Inspections and Enforcement, on C-S-C (Commercial Shopping Center) zoned property located at Lot 7, Block A, Rose Valley Estates Subdivision, being 9504 Allentown Road, Fort Washington, Prince George's County, Maryland. **The appeal has been postponed until April 11, 2018 by request of the Appellant.**

### **DISCUSSION/DECISION**

#### V-178-17 Marvin Martinez and Elsa Bonilla

Request for variances of 1.2 feet right side yard width, 6 feet left side yard width and 22.3% net lot coverage to validate existing conditions and obtain a building permit for a new shed and new driveway area at 5005 Baltimore Lane, Lanham. **Petitioner has submitted revised plans which increases the percentage of lot coverage, therefore the appeal will be re-advertised and a new hearing will be held.**

#### V-179-17 Peter Hunt

Request for variances of 4 feet side yard width for the dwelling, 15.7% net lot coverage and 1 foot side lot line setback for an accessory building to validate existing conditions and construct two one-story additions, a detached garage and driveway extension at 8609 Dangerfield Road, Clinton. **The Board resolved, unanimously, that variances of 4 feet side yard width for the dwelling, 15.7% net lot coverage and 1 foot side lot line setback for an accessory building to validate existing conditions and construct two one-story additions, a detached garage and driveway extension be DENIED.**

**MINUTES FOR APPROVAL FROM JANUARY 24, 2018 – The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:40 P.M.

Prepared and submitted by:

(Original Signed)  
Barbara J. Stone  
Administrator