



## Zoning and Administrative

**Prince George's County Government**  
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## MINUTES

March 14, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:08 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chairperson  
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-116-17 Jose and Paz Ramos Spanish Language Interpreter Services requested**

Request for variances of 7 feet front yard depth and an additional 3.6% net lot coverage to construct a covered front porch at 4210 71st Avenue, Landover Hills. **The Petitioner requested on record to withdraw the case.**

##### **V-203-17 Homero Martinez and Inmely Espinal Spanish Language Interpreter Services requested**

Request for a variance of 1.3% net lot coverage and a waiver of the parking area location requirement to validate and obtain a building permit for a retaining wall up to 4 feet in height around back patio and driveway extension in the front yard at 8329 Bella Vista Terrace, Fort Washington. **The Board resolved, unanimously, that a variance of 1.3% 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 site plan, Exhibit 2.**

##### **V-125-17 Edgar and Yendy Vasquez**

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 8630 Leslie Avenue, Glenarden. **The record was held open to allow the Petitioner to work with the Town of Glenarden.**

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 24.7% net lot coverage to validate existing conditions and obtain a building permit for a new shed and new driveway extensions in the front and rear yards at 5005 Baltimore Lane, Lanham. **The record was held open for Petitioner to reduce the net lot coverage.**

V-202-17 Claudia Alvarez-Fuentes

Request for variances of 4 feet front yard depth for the dwelling, 5.9% net lot coverage, 1 foot rear lot line setback 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 to validate existing conditions and obtain a building permit for a 6-foot wooden privacy fence in the front yard at 5307 Emerson Street, Hyattsville. **The record was held open for Petitioner to reduce the fence height in the front yard to 4 feet and include a 6-foot gate to enclose the rear yard.**

V-205-17 Robin McNab

Request for variance of 8 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to construct a solar array in the side yard at 8440 Duvall Road, Upper Marlboro. **The record was held open for revised plan to move the solar panel back from the street 8 feet.**

V-207-17 Michelle Humphrey

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Chester Grove Terrace) to construct a 6-foot vinyl privacy fence in the side yard of a corner lot of a quadruple-attached dwelling at 3050 Chester Grove Road, Upper Marlboro. **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 Chester Grove Terrace) be APPROVED.** Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.

V-210-17 Abyssina Baptist Church

Request for variances of 480 square feet net lot area and 1 foot side yard width to validate existing conditions and construct a one-story addition for at 4709 Addison Road, Capitol Heights. **The Board resolved, unanimously, that variances of 480 square feet net lot area and 1 foot side yard width be APPROVED.** Approval of the variances is contingent upon development in compliance with the revised approved site plan, Exhibit 17 and approved elevation plan, Exhibit 3.

V-213-17 Aakash Moni and Ashish Laxman

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Route 1) to construct a 6-foot wooden privacy fence in the front yard of a corner lot at 6934 Pineway, University Park. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Route 1) be APPROVED.** Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b).

#### V-214-17 J. C. Remodeling and Builders, LLC

Request for a variance of 15 feet front building line width to validate an existing condition and construct a two-story dwelling, driveway and 6-foot wooden fence around the back yard on a lot having a width of 50 feet along the front building line at 503 62nd Avenue, Fairmount Heights.

**The record was held open to allow the City of Seat Pleasant the opportunity to provide comments.**

#### **OTHER ZONING APPEALS**

##### AA-1695 Theodore and Rosalie Reuwer

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, Enforcement Division, to issue Violation Notice No. CSD 17-00083526, dated July 31, 2017, citing Petitioners with violating International Property Maintenance Code (2000) Sections 303.2, 305.1, 305.2 and 305.2.1 (Exterior wood and/or metal surfaces exposed to the weather has/have flaking and peeling paint; exterior property area has an accumulation of trash, litter and debris) and County Code Housing Code Sections 13-118(f)(d)(a) (Premises has the unlawful storage of wrecked, dismantled, inoperable and/or unlicensed vehicle(s); exterior property area has an accumulation of tall grass and weeds; exterior property area is being used for open storage or items to include but not limited to rubbish, garbage, building materials) and requiring Petitioners to remove all flaking and peeling paint/rust and apply a protective coating of a weather resistant preservative to all exposed wood and/or metal surfaces; remove all trash, litter and debris and maintain in a sanitary condition; remove and maintain premises free of any wrecked, dismantled, inoperable and/or licensed motor vehicle(s); all premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve inches and all noxious weeds shall be prohibited; remove items and maintain premises in a clean and sanitary condition, on R-55 (One-Family Detached Residential) zoned property located at Part of Lots 34 & 35, Block 105, Forest Heights Subdivision, being 5707 Black Hawk Drive, Oxon Hill, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists. **Appeal verbally withdrawn by Petitioner. The Board resolved, unanimously, that the appeal be DISMISSED.**

#### **DISCUSSION/DECISION**

##### 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 was held open for Petitioner to revise the elevation plan demonstrating the approval conditions per Mt. Rainier.**

##### 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. **The Board resolved, by majority vote, Ms. Bobbie Mack abstaining, that a variance of 24.8% net lot coverage be DENIED.**

V-190-17 Jade Jaggers

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 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 46th Avenue) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b).**

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 Board resolved, unanimously, that variances of 7 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.**

V-194-17 Ricardo and Doro Pacheco

Request for variances of 6.8 feet front yard depth for the dwelling, 4.3% net lot coverage and 7 feet rear lot line setback for an accessory building to validate existing conditions and obtain a building permit for a covered front porch at 3610 Longfellow Street, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to provide comments.**

V-199-17 James Jones, Jr.

Request for waiver of the rear yard location requirement for an accessory building to construct a detached garage in the side yard and driveway extension at 16605 Peach Street, Bowie. **The record was held open to allow the Petitioner additional time to meet with the community.**

**MINUTES FOR APPROVAL FROM FEBRUARY 28, 2018 – The Board resolved, by majority vote, Ms. Bobbie Mack abstaining, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:52 P.M.

Prepared and submitted by:

(Original Signed)  
Barbara J. Stone  
Administrator