



# BOARD of APPEALS

Zoning and Administrative

**Prince George's County Government**  
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## **MINUTES** April 11, 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, 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**

#### **NEW CASES**

#### **VARIANCES**

##### V-221-17 Raul and Celia Melendez

Request for variances of 4.7% net lot coverage, 2 feet side and 2 feet rear lot line setbacks for an accessory building (shed) to validate existing conditions and obtain a building permit for a new concrete driveway extension and new gazebo at 7010 Wren Lane, Lanham. Spanish Language Interpreter Services were provided. **The Board resolved, unanimously, that a variance of 4.7% net lot coverage, 2 feet side and 2 feet rear lot line setbacks for an accessory building (shed) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 22 and approved elevation plan, Exhibit 3.**

V-225-17 Felipe Reyes Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Seabrook Road) and the side yard (abutting Tuckerman Street) to validate and obtain a building permit for a new 6-foot wooden privacy fence in the front and side street yards of a corner lot at 9501 Tuckerman Street, Lanham. Spanish Language Interpreter Services were provided. **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 Seabrook Road) and the side yard (abutting Tuckerman Street) be DISMISSED.**

V-222-17 Carl Young

Request for variances of 51 feet front street line setback, 2 feet side lot line setback and a waiver of the rear yard location requirement for one accessory building (carport), and 2 feet side lot line setback for a second accessory building (shed) to validate existing conditions and obtain a building permit for a detached carport in the front yard and new driveway area at 13412 Harrison Avenue, Fort Washington.

**The record remained open for technical assistance.**

V-223-17 Housing Initiative Partnership

Request for a variance of 5.7 feet front yard depth, waiver of the parking area location and waivers of the fence and retaining wall location and height requirements to construct a covered front porch, driveway with retaining wall and fence in the front yard of a triple-attached dwelling at 8012 Sheriff Road, Landover. **The Board resolved, unanimously, that a variance of 5.7 feet front yard depth, waiver of the parking area location and waivers of the fence and retaining wall location and height requirements 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-224-17 Joel Ramos

Request for variances of 5 feet front yard depth and 1.1% net lot coverage to validate existing conditions and construct a covered front porch at 5603 30th Avenue, Hyattsville. **Taken under advisement.**

V-226-17 Maritza Torres, Maritza Bolanos and Norma Amaya

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting 45th Place) and the side yard (abutting Usange Street) to validate and obtain a building permit for a new 6-foot wooden privacy fence and construct a driveway extension at 4524 Usange Street, Beltsville. **The record remained open to allow the Petitioner to submit a revised site plan.**

V-1-18 James and Sandra Warren

Request for a variance of 17 feet side yard width to validate an existing condition and obtain a use and occupancy permit for an existing guest house at 5918 Old Croom Station Road, Upper Marlboro. The record remained open. **The record remained open for technical assistance.**

V-3-18 Homeira Arfa

Request for a variance of 5.6% net lot coverage to validate existing conditions and obtain a building permit for a new attached garage and driveway at 11012 Piscataway Road, Clinton. **The Board resolved, unanimously, that a variance of 5.6% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.**

V-4-18 Jane and Mark Vogt

Request for a variance of 55,689 square feet (1.2784 acres) net lot area to validate an existing condition to obtain a Zoning Verification Letter to allow relocation of a tasting room at 15200 Baden Naylor Road, Brandywine. **The Board resolved, unanimously, that a variance of 55,689 square feet (1.2784 acres) net lot area be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

## OTHER ZONING APPEALS

### V-208-17 CIT International, LLC

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 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, littler, 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 withdrawn by Petitioner. The Board resolved, unanimously, that the appeal be DISMISSED.**

## DISCUSSION/DECISION

### 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 remained open for Glenarden City Council to provide a letter of justification of Denial.**

### 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 Board resolved, unanimously, that variances of 2 feet front yard depth and 1 foot side yard width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved revised elevation plans, Exhibits 3 (a) thru (b).**

### 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. **Taken under Advisement.**

### V-194-17 Richardo and Dora 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 Board resolved, unanimously, that 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 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-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 Community to provide a decision.**

V-209-17 Maria Leon Montalva

Request for a variance of an additional 3% net lot coverage for a new shed 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 new 6-foot wooden privacy fence for a semi-detached dwelling at 7757 Muncy Road, Hyattsville. Spanish Language Interpreter Services were provided. **The Board resolved, unanimously, that a variance of an additional 3% net lot coverage for a new shed and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 21 and approved elevation plans, Exhibits 3 (a) thru (e).**

V-212-17 Francia Daza and Harold Ortega

Request for variances of 6 feet side yard width for the dwelling, 7.1% net lot coverage, 2 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions, obtain a building permit for a new deck and construct an attached garage, driveway extension and covered deck at 11909 Orvis Way, Laurel. Spanish Language Interpreter Services were provided. **The record was held open for revised site and elevation plans.**

V-217-17 Santos Ramirez

Request for variances of 1,000 square feet net lot area, 12 feet front yard depth for the dwelling, 8.4% net lot coverage, .5-foot rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and construct 2nd and 3rd floor additions and a driveway in the front yard and shed at 3606 41st Avenue, Brentwood. **The record remained open to allow the Town of Colmar Manor the opportunity to comment.**

V-218-17 Paul London

Request for variances of 15 feet front yard depth and 6.5 feet side yard width to validate existing conditions, obtain a building permit for a new second-floor addition and construct a deck at 3702 36th Street, Mount Rainier. **The Board resolved, unanimously, that variances of 15 feet front yard depth and 6.5 feet side yard width 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).**

**Minutes for Approval from March 28, 2018 – The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:35 P.M.

Prepared and submitted by:

(Original Signed)  
Barbara J. Stone  
Administrator