



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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## **APPROVED**

## **MINUTES**

April 25, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:23 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:  
Leslie Bilchick, Spanish Language Interpreter

### **CASES FOR HEARING**

#### **NEW CASES**

#### **VARIANCES**

V-13-18 Jose Andrades and Antonia Guzman **Spanish Language Interpreter Services were provided.** Request for a variance of 4.2% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard at 5203 60th Avenue, Hyattsville. **The Board resolved, unanimously, that a variance of 4.2% 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 19.**

V-19-18 Mirna Iraheta **Spanish Language Interpreter Services were provided.**

Request for variances of 10.6 % net lot coverage, 1 foot side lot line setback and 2 feet rear lot line setback for an accessory building, and a waiver of the parking area location requirement to validate existing conditions (dwelling, sheds and driveway) and obtain a building permit for a new driveway extension in the front yard at 2212 Lewisdale Drive, Hyattsville. **Taken under advisement.**

V-6-18 Robert Keegan and Janice Nierstedt-Keegan **American Sign Language Interpreter Services were provided.** Request for variances of 29.1 feet front yard depth, 26.4 feet side street yard depth and 30 feet for the floodplain easement setback to validate existing conditions (setbacks for dwelling) and construct a one-story addition, garage expansion, an open wrap-around porch and two decks at 16704 Swanson Road, Upper Marlboro. **The Board resolved, unanimously, that variances of 29.1 feet front yard depth, 26.4 feet side street yard depth and 30 feet for the floodplain easement setback 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-195-17 AmAni Stebbins

Request for variances of 7.34 feet front street line setback, a waiver of the rear yard location requirement for one accessory building, 41 feet front street line setback, 2 feet rear lot line setback and a waiver of the rear yard location requirement for a second accessory building to validate an existing condition (shed) and construct a shed at 9924 Lanham Severn Road, Lanham. **The Board resolved, unanimously, that variances of 7.34 feet front street line setback, a waiver of the rear yard location requirement for one accessory building, 41 feet front street line setback, 2 feet rear lot line setback and a waiver of the rear yard location requirement 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 approved elevation plan, Exhibit 3.**

V-198-17 Gregory Jackson

Request for a variance of 7.7% net lot coverage and a waiver of the parking area location requirement to validate an existing condition (driveway) and construct a detached garage and driveway at 9608 Beverly Avenue, Clinton. **The record was held open for the Petitioner to submit a revised site plan to demonstrate vehicular access to the second garage door or revise the site plan to demonstrate a one car garage.**

V-219-17 Savannah Investors, Inc.

Request for a variance of 916.4 square feet net lot area to validate an existing condition and construct a two-story single-family dwelling and driveway at 12607 Brandywine Road, Brandywine. **The Board resolved, unanimously, that a variance of 916.4 square feet net lot area 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-5-18 Lorilee Jiron and Adam Trejo, Jr.

Request for a variance of 2% 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 Longfellow Street) to construct a covered front porch and a 6-foot privacy fence in the front yard of a corner lot at 5610 Taylor Road, Riverdale. **The record was held open to allow the Petitioner to revise the site plan to move the fence to the rear of house on the right side along Longfellow Street.**

V-7-18 Santos Revocable Management Trust

Request for a variance of 5.89 feet front street line width to validate an existing condition (lot width) and construct a one-story dwelling, with basement and attached garage, and driveway at 7406 Sasscer Lane, Upper Marlboro. **The record was held open for technical assistance.**

V-9-18 Lester Reid

Request for a variance of 8 feet 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 side yard (abutting Council Drive) to validate existing conditions (detached garage and fence) and obtain a building permit for a new 6-foot privacy fence in the side street yard of a corner lot and to construct a 6-foot privacy fence in the rear and side yards at 6414 Foster Street, District Heights. **The record was held open for Petitioner to**

**provide a valid permit for renovations made to the garage and to allow District Heights the opportunity to comment.**

**V-11-18 Northgate Investments, LLC**

Request for a waiver of the parking area location requirement to construct a driveway in front of the front yard at 2212 Cheverly Avenue, Cheverly. **The record was held open to allow the City of Cheverly the opportunity to comment.**

**ADMINISTRATIVE APPEALS**

**AA-1699 Gregory Parks**

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 17-00102815, dated January 10, 2018, citing Petitioner with violating County Code Sections 13-264, 13-265 and 13-267 (Accumulation of littler and rubbish, high grass and weeds (height greater than 12 inches), and/or wrecked, dismantled, unlicensed, abandoned motor vehicles and requiring Petitioner to remove all trash and debris, cut grass and weeds and remove clippings, remove all wrecked, dismantled, unlicensed, abandoned motor vehicles from the R-R (Rural Residential) zoned property located at Lot 23, Block A, West Laurel Acres Subdivision, being 15405 Clayburn Drive, Laurel, Prince George's County, Maryland. **Appeal verbally withdrawn by Petitioner. The Board resolved, unanimously, that the appeal be DISMISSED.**

**DISCUSSION/DECISION**

**V-162-17 Maher Sibar**

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Zoning Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice No. CSD 17-00101654, dated September 14, 2017, citing Petitioner with violating County Code Sections 13-118(f) & (a) (Premises has unlawful storage of wrecked, dismantled, inoperable and/or unlicensed motor vehicle(s) and exterior property being used for open storage of items to include but not limited to rubbish, garbage, building materials); International Property Maintenance Code (2000) Sections 305.1, 305.2 and 305.2.1 (Exterior property area has an accumulation of trash, littler and debris; and Zoning Code Sections 27-441(b)(3) and 27-441(b)(7) (Keeping or raising livestock or any animal that is not customarily a household pet is not permitted) and requiring Petitioner to remove and maintain premises free of any wrecked, dismantled, inoperable and/or unlicensed motor vehicle(s); remove items, all trash, litter and debris and maintain premises in a clean and sanitary condition; and to remove all livestock, poultry or animal that are not considered household pets from the R-R (Rural Residential) zoned property located at Parcel 99, Tax Map 87, Grid C4, being 1715 Iverson Street, Oxon Hill, Prince George's County, Maryland. **The Board resolved, unanimously, due to non-pursuance, that the appeal 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 Board resolved, unanimously, that 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) be DENIED.**

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 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 45th Place) and the side yard (abutting Usange Street) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 27 and approved elevation plans, Exhibits 3 (a) thru (b).**

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 Board resolved, unanimously, that a variance of 17 feet side yard 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 (c).**

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 Board resolved, unanimously, that a waiver of the parking area location requirement be DENIED.**

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 Board resolved, unanimously, that variances of 1.2 feet right side yard width, 6 feet left side yard width and 24.7% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 25 and approved elevation plans, Exhibits 3 (a) thru (d).**

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 Board resolved, unanimously, that a waiver of the rear yard location requirement for an accessory building 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-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 Provided. **The Board resolved, unanimously, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 27 and approved revised elevation plan, Exhibit 28 (a) thru (c).**

**REOPEN**

V-218-18 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. (Reopen to include correct letter from the City of Mount Rainier into the record). **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.**

**Minutes for Approval from April 11, 2018 – The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 11:40 P.M.

Prepared and submitted by:

(Original Signed)  
Barbara J. Stone  
Administrator