



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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APPROVED

MINUTES

May 9, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:33 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-23-18 Jose and Deysi Ordonez

Request for a waiver of the parking area location requirement to construct a driveway extension in the front yard at 9108 5th Street, Lanham. **Spanish Language Interpreter Services provided. The Board resolved, unanimously, that a waiver of the parking area location requirement be DENIED.**

V-25-18 Jorge Melgar Request for variances of 2 feet side yard width for the dwelling, 1 foot side lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (dwelling and shed) and obtain a building permit for a new driveway extension in the front yard at 10013 Allentown Road, Fort Washington. **Spanish Language Interpreter Services provided. The record was held open for the Petitioner to submit a revised plan demonstrating the correct configuration of the driveway and possibly reducing the square footage of the driveway.**

V-12-18 Dimas and Karen Rodreuez

Request for variances of 3 feet front yard depth, 5 feet side yard width and 13 feet rear yard depth/width for the dwelling and a variance of 7 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (house, deck & shed), obtain a permit for a new one story addition and construct a deck at 3701 Kennedy Place, Hyattsville. **The record was held open to provide the City of Hyattsville the opportunity to provide comments.**

V-14-18 Sydney Foster and Corey Bettenhausen

Request for variances of 11.7 feet front yard width for the dwelling, 12.5% net lot coverage and 1.5 feet side lot line and 1.5 rear lot line setbacks for an accessory building to validate existing conditions (house, garage and existing development) and construct a screen porch with landing and stairs at 4512 Riverdale Road, Riverdale Park. **The Board resolved, unanimously, that variances of 11.7 feet front yard width for the dwelling, 12.5% net lot coverage and 1.5 feet side lot line and 1.5 rear lot line setbacks 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 (a) thru (c).**

V-15-18 Glenis and Tomasina Valdez

Request for a waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Highland Avenue) requirement to construct a 6-foot wooden privacy fence in the front yard (Highland Avenue) of a through lot at 6708 Asset Drive, Landover. **The Board resolved, unanimously, that a waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Highland Avenue) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plan, Exhibit 4.**

V-16-18 Judy Fisher

Request for variances of 7.5 feet rear yard depth/width for the dwelling, 20.3% net lot coverage and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (dwelling, garage and existing development) and construct a one-story addition with covered front porch at 4305 Byers Street, Capitol Heights. **The Board resolved, unanimously, that variances of 7.5 feet rear yard depth/width for the dwelling, 20.3% net lot coverage and a waiver of the rear yard location requirement 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-17-18 Shontika and Donald Byrd, Jr.

Request for a waiver of the parking area location requirement to construct a concrete driveway in the front yard and handicapped ramp with platform at 8104 Phelps Place, District Heights. **The Board resolved, unanimously, that 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 3 and approved elevation plan, Exhibit 4.**

V-20-18 Josefina and Secundino Padron

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 4801 LaSalle Road, Hyattsville. **The record was held open for the Petitioner's to submit a revised site plan moving the driveway 5 feet toward the left property line.**

ADMINISTRATIVE APPEALS

AA-1697 Citizen-Protestants

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, Permits Division, to approve Permit No. 37946-2017-0 on December 14, 2017, authorizing L1 & L2 Gaming Expansion Package – Demolition Only without providing required notice

to the public of the application for the permit, making the file available for review between the date the permit was issued and the deadline for appeal, and stating that the permit issuance is in violation of the applicable laws on M-X-T (Mixed Use – Transportation Oriented) zoned property located at Plat 2, Part of Parcel 4, National Harbor-Beltway Parcel Subdivision, being 101 MGM National Avenue, National Harbor, Prince George's County, Maryland. **Petitioner has requested to withdraw the appeal. The Board resolved, unanimously, that the appeal be DISMISSED.**

AA-1698 Citizen Protestants

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, Permits Division, to approve Permit No. 37946-2017-0 on December 7, 2017, authorizing L1 - L2 Gaming Room Interior Renovation, Interior Expansion and associated interior architectural work without providing required notice to the public of the application for the permit, making the file available for review between the date the permit was issued and the deadline for appeal, and stating that the permit issuance is in violation of the applicable laws on M-X-T (Mixed Use – Transportation Oriented) zoned property located at Plat 2, Part of Parcel 4, National Harbor-Beltway Parcel Subdivision, being 101 MGM National Avenue, National Harbor, Prince George's County, Maryland. **Petitioner has requested to withdraw the appeal. The Board resolved, unanimously, that the appeal be DISMISSED.**

DISCUSSION / DECISION

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 Board resolved, unanimously, that a variance of 7.7% 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 17 and approved elevation plan, Exhibit 3.**

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 for submittal of revised site plan, in conjunction with comments from the Town of Colmar Manor.**

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. **The Board resolved, unanimously, that variances of 5 feet front yard depth and 1.1% net lot coverage 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-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 for the Town of Riverdale Park to provide a letter of correction, as two different address were provided within the letter.**

V-7-18 Santos Revocable 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 Board resolved, unanimously, that a variance of 5.89 feet front street line width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 19.**

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.**

V-19-18 Mirna Iraheta

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.**

Minutes for Approval from April 25, 2018 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 09:47 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Administrator