



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

14741 Governor Oden Bowie Drive

2nd Floor, Rm 2173

Upper Marlboro, MD 20772

Phone: 301-952-3220

Fax: 301-952-5178

boardofappeals@co.pg.md.us

APPROVED

MINUTES

May 23, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:26 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-200-17 Maritza Sanchez/Carols Benitez/ Alex Franco

Spanish Language Interpreter Services were provided / Ernesto Luna

Request for variances of 5 feet side yard width for the dwelling and 40.8% net lot coverage to validate existing conditions and obtain a building permit for a detached garage, driveway extension into the rear yard and 6-foot wooden privacy fence at 9323 4th Street, Lanham. **Rescheduled to August 29, 2018.**

V-32-18 Juan Reina

Spanish Language Interpreter Services were provided / Ernesto Luna

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, a driveway in the front yard and a shed at 2006 Van Buren Street, Hyattsville. **The record was held open for Petitioner to submit elevation plans and make several revisions to the site plan.**

V-10-18 3 Rich, LLC

Request for a variance of 6.5% net lot coverage and a waiver of the parking area location requirement to construct a driveway extension in the front yard at 6009 35th Avenue, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comment.**

V-27-18 Frederick Mbayu

Request for variances of 10 feet 10 inches front yard depth and 3 feet rear yard depth/width for the dwelling, 8.1% net lot coverage and 2 feet rear lot line setback for an accessory building to validate existing conditions (existing development, deck, shed) and construct a covered front porch at 8803 62nd Avenue, Berwyn Heights. **The record was held open to allow the Town of Berwyn Heights the opportunity to comment.**

V-28-18 Headly Bogle

Request for variances of 30.5% net lot coverage, 8 feet rear lot line setback for one accessory building (shed), 7 feet side street line and 8 feet rear lot line setbacks for a second accessory building (carport), 13 feet side street line setback and a waiver of the rear yard location requirement for a third accessory building (garage), and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Laurel Avenue) to validate existing conditions (existing development and accessory buildings) and construct a 6-foot wooden privacy fence in the side yard of a corner lot at 6211 Osborne Road, Landover. **The record was held open for Petitioner to revise the site plan to the current conditions.**

V-30-18 Martin Signore

Request for a variance of 2% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached single-family dwelling at 8310 12th Avenue, Silver Spring. **The Board resolved, unanimously, that a variance of 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 17.**

DISCUSSION / DECISION

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-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 Board resolved, unanimously, that 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) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17 and approved elevation plans, Exhibits 3 and 4.**

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. **Taken under Advisement.**

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-12-18 Dimas and Karen Rodriguez

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 Board resolved, unanimously, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (a) thru (b).**

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. **The Board resolved, unanimously, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3.**

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 Board resolved, unanimously, that a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3.**

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. **The Board resolved, unanimously, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20.**

Minutes for Approval from May 9, 2018 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 08:36 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Administrator