



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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## APPROVED

### MINUTES

July 11, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:35 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chairperson  
Al Scott, Vice Chair  
Anastasia Johnson, Member  
Maurene McNeil, Attorney  
Barbara J. Stone, Administrator  
Aminah Bushrod, Communications Specialist

Also Present:  
Leslie Bilchick, Spanish Language Interpreter

### CASES FOR HEARING

#### NEW CASES

#### VARIANCES

##### V-53-18 Gervin Martinez and Maria Rivera

##### **Spanish Language Interpreter Services provided by Leslie Bilchick**

Request for variances of 1 foot side yard width for the dwelling, 1-foot rear lot line setback for an accessory building and 1.6% net lot coverage, and a waiver of the parking area location requirement to validate existing conditions (dwelling, shed) and construct a driveway extension in the front yard at 5805 Seminole Street, Berwyn Heights. **The record remained open to allow the Petitioner time to submit revised site plan demonstrating the correct dimensions of the driveway, adding green space between the house and the driveway and to allow the Town of Berwyn Heights the opportunity to comment.**

##### V-43-18 David Moreno

Request for a variance of 4 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway in the front yard at 6905 23rd Avenue, Hyattsville. **The record was held open to allow the Petitioner time to submit revised site plan reducing the driveway to 10' x 22'.**

V-54-18 Faye Telford

Request for variances of 4 feet front yard depth and .2 foot side street yard depth for the dwelling and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Scott Key Drive) to validate existing conditions (dwelling) and construct a 6-foot stockade fence in the side yard of a corner lot at 6101 Cabot Street, District Heights. **The Board resolved, unanimously, that variances of 4 feet front yard depth and .2 foot side street yard depth for the dwelling and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Scott Key Drive) 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-55-18 Jack and Linda Bannister

Request for a variance of 5 feet front building line width to validate an existing condition (property) and construct a two-story single-family dwelling and driveway at 9529 Badger Avenue, Clinton. **The Board resolved, unanimously, that a variance of 5 feet front building line width 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-57-18 Ruben Arevalo and Olga Galdamez

Request for a variance of 1 foot side lot line setback for an accessory building and a waiver of the parking area location requirement to validate an existing condition (shed) and construct a driveway extension in the front yard at 11627 35th Avenue, Beltsville. **Petitioner to revise the site plan to possibly move the proposed driveway from in front of the house to 5 feet on each of the existing driveway or move the entire proposed portion to the right of the existing driveway.**

V-58-18 Calvin and Susie Lee

Request for variances of 4.2% net lot coverage and 8 feet rear lot line setback for an accessory building to validate existing conditions (development, shed) and construct a one-story addition at 5203 Martin Drive, Oxon Hill. **The Board resolved, unanimously, that a variance of 4.2% net lot coverage and 8 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-59-18 Abner Galdamez

Request for a variance of 2.8% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (development, driveway) and obtain a building permit for a new driveway in the front yard and a new retaining wall at 6401 Park Hall Drive, Laurel. **Taken under Advisement.**

## **ADMINISTRATIVE APPEALS**

AA-1700 Dimitri Krassensky and Judith Walter

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, Inspections Division to issue Violation Notice No., dated January 25, 2018 and received on February 22, 2018, citing Petitioners with violation of 2015 IRC Section R-105.1 as amended by P.G. Code Section 4-111(a) and requiring Petitioners to obtain the required permit(s) for work done . . . or remove the same. Work includes but not limited to an accessory structure over 150 square feet (sea container), on R-55 (One-Family Detached Residential) zoned property located at Lot 10 and Part of Lot 11, Block 42, Riverdale Park Subdivision, being 4804 Riverdale Road, Riverdale, Prince George's County, Maryland. **The Board resolved, unanimously, that the determination of the Department of Permitting, Inspections and Enforcement to cite Petitioner with Violation Notice 3709-2018 be reversed.**

## **DISCUSSION/DECISION**

### V-36-18 Derk and Arecel Mattocks

Request for a variance of 1.2% net lot coverage to construct a one-story addition at 10203 Sea Pines Drive, Mitchellville. **The record was held open to allow the Home Owners Association the opportunity to review and provide comments.**

### V-47-18 Efrain Mejia and Heydy Dominguez

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a new driveway in the front yard at 1922 Gaither Street, Temple Hills. **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 2 and approved elevation plan, Exhibit 3.**

### V-51-18 Cornelius Wiley

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Chicamuxen Court) to construct a 6-foot white vinyl fence in the side yard of a corner lot at 14201 Owings Avenue, Brandywine. **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 Chicamuxen Court) 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.**

**Minutes for Approval from June 27, 2018 – The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:38 P.M.

Prepared and submitted by:

(Original Signed)  
Barbara J. Stone  
Administrator