



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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APPROVED

MINUTES

August 29, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:15 p.m. the Chairperson convened the meeting and the following members were present:

Bobby Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson, Member
Emerson Davis, Attorney
Barbara J. Stone, Administrator
Aminah Bushrod, Communications Specialist

Also Present:
Julie Rotter, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-200-17 Maritza Sanchez/Carols Benitez/Alex Franco Spanish Language Interpreter Services were provided.

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. **The Board resolved, unanimously, that variances of 5 feet side yard width for the dwelling and 40.8% 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 plans, Exhibits 3 (a) thru (b).**

V-71-18 Jose Orellana and Maria Mejia Spanish Language Interpreter Services were provided.

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 5608 61st Place, Riverdale. **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 2.**

V-217-17 Santos Ramirez

Request for variances of 1,000 square feet net lot area, 12 feet front yard depth for the dwelling, 15.6% 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 a second-floor addition, two-story addition, driveway in the front yard, shed and renovate the covered front porch at 3606 41st Avenue, Brentwood. **The Board resolved, unanimously, that variances of 1,000 square feet net lot area, 12**

feet front yard depth for the dwelling, 15.6% net lot coverage, .5 foot 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 28 and approved revised elevation plans, Exhibits 27 (a) thru (b).

V-72-18 Jeanette Shannon

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Wesley Street) to validate and obtain a building permit for a new 6-foot wooden privacy fence in the side yard of a corner lot at 8655 Leslie Avenue, Glenarden. **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 Wesley Street) 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 (c).**

V-73-18 Ketty Constant

Request for a variance of 4 feet right side yard width and a waiver of the parking area location requirement to validate existing conditions (dwelling, driveway) and obtain a building permit for a new driveway extension in the front yard at 7407 Wilhelm Drive, Lanham. **The Board resolved, unanimously, that a variance of 4 feet right side yard width 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 2.**

V-74-18 Manuel Montelongo

Request for variances of 5 feet side yard width for the dwelling, 12% net lot coverage, 1 foot side lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (dwelling, shed) and construct a driveway in the front yard of a semi-detached dwelling at 7734 Muncy Road, Hyattsville. **The Board resolved, unanimously, that variances of 5 feet side yard width for the dwelling, 12% net lot coverage, 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 site plan, Exhibit 2.**

V-76-18 Nancy Holt

Request for variances of 3 feet side yard width for the dwelling and a variance of 13.7 feet side street line setback and a waiver of the rear yard location requirement for an accessory building to validate an existing condition (dwelling) and construct a detached garage at being 4214 Farmer Place, Fort Washington. **The Board resolved, unanimously, that variances of 3 feet side yard width for the dwelling and a variance of 13.7 feet side 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 2. and approved elevation plan, Exhibit 3.**

V-77-18 Collins Donker and Maria Moralis

Request for variances of 4 feet front yard depth and 12.4% net lot coverage to validate an existing condition (dwelling) and construct a driveway extension and detached garage at 2401 Amherst Road, Hyattsville. **The record was held open to allow the Petitioner to provide updated photographs of the rear yard.**

V-78-18 Robert and Christine Davis

Request for a variance of .07 foot front yard depth and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway extension in the front yard at 2204 Columbia Avenue. **The Board resolved, unanimously, that a variance of .07 foot front yard depth 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 2.**

V-82-18 Ana Portillo

Request for variances of 6 feet front yard depth, 8.5 feet side yard width and 18% net lot coverage to validate existing conditions (development, dwelling) and obtain a building permit for covered front porch, one-story rear addition, attached carport, shed and driveway to a semi-detached dwelling at 5605 59th Avenue, Riverdale. **The Board resolved, unanimously, that variances of 6 feet front yard depth, 8.5 feet side yard width and 18% 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 plans, Exhibits 3 (a) thru (c).**

V-105-18 Savannah Investors 5, Inc.

Request for variances of an additional 96 square feet net lot area and 29 feet street line width 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 variances of an additional 96 square feet net lot area and 29 feet street line width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 4.**

ADMINISTRATIVE APPEALS

AA-1702 Charles Quesenberry

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. 5368-2018, dated February 2, 2018, citing Petitioner with violating 2015 IRC Section R-105.1 as amended by P.G. Code Section 4-111(a) (Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.) and requiring Petitioner to obtain the required permit(s) for work done at the subject property or remove the same. Work includes but not limited to accessory structure, on O-S (Open Space) zoned property located at Parcel 85, Map 174, Grid F1, being 17201 Macgruders Ferry Road, Brandywine, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists. **To be rescheduled. Date to be determined.**

DISCUSSION/DECISION

V-53-18 Gervin Martinez and Maria Rivera

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 Board resolved, unanimously, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 21.**

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. **The Board resolved, unanimously, that variance of 2.8% 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 18.**

V-64-18 Everett and Leslie Turner

Request for variances of 1 foot side yard width for the dwelling, 15.2% net lot coverage, 2 feet rear lot line setback for one accessory building, 2 feet side and rear lot line setbacks for a second accessory building, a waiver of the rear yard location requirement for a third accessory building and a waiver of the parking area location requirement to validate existing conditions (development, dwelling, shed, garage) and obtain a building permit for a driveway extension and detached garage in the front yard at 10009 Allentown Road, Fort Washington. **The Board resolved, unanimously, that variances of 1 foot side yard width for the dwelling, 15.2% net lot coverage, 2 feet rear lot line setback for one accessory building, 2 feet side and rear lot line setbacks for a second accessory building, a waiver of the rear yard location requirement for a third 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 2 and approved elevation plan, Exhibit 3.**

V-66-18 Rosa Turcios

Request for a variance of 4.4% net lot coverage to construct a driveway extension at 110 Iroquois Way, Oxon Hill. **The Board resolved, unanimously, that a variance of 4.4% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

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

THE MEETING ADJOURNED AT 9:54 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Administrator