

## **APPROVED**

### **MINUTES**

March 6, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:17 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair  
Al Scott, Vice Chair  
Anastasia Johnson, Member  
Emerson Davis, Attorney  
Barbara J. Stone, Administrator  
Langley Wiggins, Communications

#### **CASES FOR HEARING - 6:00 P.M.**

##### **NEW CASES**

##### **VARIANCES**

###### **V-5-19 Christopher Smith**

Request for variances of 13 feet front yard depth and 2.5 feet side yard to validate existing conditions (dwelling) and construct a second-floor addition, concrete driveway and attached garage at 4204 Rainier Avenue, Mount Rainier. **The record was held open to allow the Town of Mount Rainier the opportunity to provide comments.**

###### **V-6-19 CJJA Properties, LLC**

Request for variances of 24 feet front yard setback, 19 feet rear yard setback, 29 feet side yard setback and a waiver of the fence location requirement to install a 10-foot high electric security fence at 5110 Buchanan Street, Hyattsville. **The record was held open to allow the Town of Edmonston the opportunity to provide comments.**

###### **V-7-19 James and Helena Fineran**

Request for variances of 24 feet front yard setback, 19 feet rear yard setback, 29 feet side yard setback and a waiver of the fence location requirement to install a 10-foot high electric security fence at 5116 Buchanan Street, Hyattsville. **The record was held open to allow the Town of Edmonston the opportunity to provide comments.**

V-9-19 Balchand Pitamber

Request for variances of 12.2 % net lot coverage and 3 feet side yard setback to construct an attached two-car garage at 3204 Dunnington Road, Beltsville. **The record was held open for Petitioner to obtain Site Road Apron Permit and to submit revised site plan to demonstrate the existing double driveway**

**ADMINISTRATIVE APPEALS**

AA-1711 Gates BF Investor, LLC (Gates of Cipriano)

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 Prince George's County Fire/EMS Department, Office of the Fire Marshall, to issue a Correction Order dated September 26, 2018, citing Petitioner with violating County Code Sections 11-272 (b) (...premises... shall be provided with approved fire hydrants connected to a water system capable of supplying the water flow required by the Fire Chief or authorized representative. In no case shall the water flow be less than one thousand (1,000) gallons per minute at a residual pressure of twenty (20) psi.) and 11-275 (All private fire hydrants shall be tested, maintained, and serviced annually by the property owner. A report of this maintenance shall be made available to the Office of the Fire Marshal upon request.) and requiring Petitioner to start the repair work on the Water System (Private Hydrants) and to have them brought up to meet the standards set in the above-mentioned Code Section within 30 days on R-18 (Multifamily Medium Density Residential) Zoned property located at 8501 Greenbelt Road, Greenbelt, 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. **The County Fire Marshal has closed Correction Order dated September 26, 2018. The Board resolved, unanimously, that the appeal be DISMISSED.**

**DECISION/DISCUSSION**

V-142-18 Joel Hernandez & Jose Pereira

Request for variances of 2 feet side yard width for the dwelling, 5.2% net lot coverage, 3 feet alley setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (dwelling, development, shed) and obtain a building permit for a new driveway extension in the front yard at 2810 West Avenue, District Heights. **The Petitioners have requested to reschedule the appeal for March 20, 2019, to allow time to revise the site plan.**

V-1-19 Latoya Abbott

Request for a variance of 7.4 feet rear yard depth/width to construct a deck at 6101 Summersweet Drive, Clinton. **The Board resolved, unanimously, that a variance of 7.4 feet rear yard depth/width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibit 3 (a) thru (c).**

V-2-19 Genesis Property Development, LLC.

Request for a variance of 3 feet front yard depth/width to construct a covered front porch at 5709 40<sup>th</sup> Place, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to provide comments.**

MINUTES FOR APPROVAL FROM FEBRUARY 27, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 07:59 p.m.

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive style with a large initial 'B' and 'S'.

Barbara J. Stone  
Administrator