



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

14741 Governor Oden Bowie Drive

Suite L-200

Upper Marlboro, MD 20772

Phone: 301-952-3220

Fax: 301-952-5178

[boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us)

## APPROVED

### MINUTES

April 3, 2019

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

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

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

#### NEW CASES

#### VARIANCES

##### V-143-18 Arnie and Karen Ray

Request for a variance of 8.3% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (driveway, development), obtain a building permit for existing driveway extension in the front/side/rear yards, construct a shed and install a 6-foot metal fence at 11701 Fort Washington Road, Fort Washington. **Taken under advisement.**

##### V-10-19 Lawrence and Barbara Legg, Jr.

Request for a variance of 5 feet front yard depth to enclose an existing covered porch at 5912 48<sup>th</sup> Avenue, Riverdale. **The Board resolved, unanimously, that a variance of 5 feet front yard depth 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-11-19 Mariella Arias

Request for variances of 2 feet side yard width and 9.9 feet side street yard depth to validate existing condition (dwelling) and obtain a building permit for a new deck at 6403 Addie Court, Clinton. **The Board resolved, unanimously, that variances of 2 feet side yard width and 9.9 feet side street yard depth 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-18-19 Deborah and Alexander Williams

Request for a variance of 5.7 feet side yard width to construct a garage and concrete driveway extension at 14708 Kent Drive, Upper Marlboro. **The record was held open to correct the requested variance request and re-advertise.**

#### V-20-19 Julie Salcetti

Request for variances of 10% net lot coverage, 1-foot rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (driveway and metal shed), obtain a building permit for existing driveway extension in the front yard and construct a second driveway in the side yard at 16503 Forest Mill Court, Laurel. **The Board resolved, unanimously, that variances of 10% net lot coverage, 1-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 17.**

#### V-21-19 David and Anita Williams

Request for a waiver of the rear yard location requirement for an accessory building to validate an existing condition (shed), reconstruct a two-story dwelling, construct a two-story addition, covered front porch, sunroom and wood deck at 12290 North Keys Road, Brandywine. **The Board resolved, unanimously, that 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 plans, Exhibits 3 (a) thru (d).**

### **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. **The record was held open for Inspector Juan Swann to submit the second page of the violation notice to determine if the Petitioners were advised of the length of time to file an appeal.**

### **DISCUSSION/DECISIONS**

#### V-96-18 Dudley and Pearly Allen

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 8341 12th Avenue, Silver Spring. **The Board resolved, unanimously, that a waiver of the parking area location requirement be DISMISSED for non-pursuance.**

#### V-119-18 Granite Express, LLC

Request for variances of 5 feet side street yard depth and 5 feet side yard width to validate an existing condition (dwelling), construct an extension to an existing deck and replace the stairs at 5615 Quincy Street, Hyattsville. **The Board resolved, unanimously, that variances of 5 feet side street yard depth and 5 feet side yard width be DISMISSED for non-pursuance.**

V-154-18 NVA Real Estate, LLC

Request for variances of 18 feet front yard depth and 11 feet rear yard depth/width to rebuild a single-family dwelling with basement, covered stoop with steps, deck and driveway at 6607 Greig Street, Capital Heights. **The record was held open as Seat Pleasant has requested the record be held open for their comments.**

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 Petitioner's attorney to meet with the Town of Edmonston.**

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 Petitioner's attorney to meet with the Town of Edmonston.**

V-14-19 Patricio Zamora

Request for variances of 6 feet side yard width and 20 feet front building width to validate an existing condition (development) and construct an attached garage at 16210 Gales Street, Laurel. **Taken under advisement.**

MINUTES FOR APPROVAL FROM MARCH 20, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:28 p.m.

Prepared and submitted by:



Barbara J. Stone  
Administrator