

## **APPROVED**

### **MINUTES**

April 17, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:18 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-23-19 Jose Gutierrez **Spanish Language Interpreter Services were provided.**

Request for variances of 3.5 feet front yard depth, 4 feet side yard width, .7% net lot coverage and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway in the front yard at 7912 25<sup>th</sup> Avenue, Hyattsville. **The Record was held open to allow the Petitioner to obtain an apron permit, revise the site plan to move the driveway to the left and clarify the "partial" removal of the porch.**

V-18-19 Deborah and Alexander Williams

Request for a variance of 11.3 feet side yard width to construct a garage and concrete driveway extension at 14708 Kent Drive, Upper Marlboro. **The Board resolved, unanimously, that a variance of 11.3 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (d).**

V-25-19 Samuel Laury and Myron Bush

Request for variances of 17 feet front yard depth for the dwelling, 19 feet front street line setback and 58 feet front street line setback, (both abutting Bleae Circle) for an accessory building and 7.7% net lot coverage to validate existing conditions (dwelling, accessory building and development) and screen a portion of an existing deck at 4504 Queensbury Road, Riverdale Park. **The Record was held open to allow the Town of Riverdale Park the opportunity to provide comments.**

V-26-19 David Mateo and Jorge Mateo

Request for variances of 200 square feet net lot area, 10 feet front building line width, 8.5 feet front yard depth, 1-foot side yard width and 21% net lot coverage to validate existing conditions (property, dwelling) and construct an extended driveway at 4315 Lawrence Street, Brentwood. **The Record was held open to allow the Town of Colmar Manor the opportunity to provide comments.**

V-27-19 Carmody Hills Drive, LLC

Request for variances of 3.5 feet front yard depth and 8% net lot coverage to validate existing conditions (dwelling, development) and construct a 1-story addition at 414 Carmody Hills Drive, Seat Pleasant. **The Board resolved, unanimously, that variances of 3.5 feet front yard depth and 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 (C).**

V-28-19 Jacquelyn Shaw

Request for a variance of 2 feet rear yard depth/width to validate an existing condition (dwelling) and obtain a building permit for a new addition at 112 Castleton Drive, Upper Marlboro. **The Board resolved, unanimously, that a variance of 2 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, Exhibits 3 (a) thru (c).**

## **ADMINISTRATIVE APPEALS**

AA-1701 Carolyn Cromer

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. 12636-2018-0, dated March 15, 2018, citing Petitioners 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 Petitioners to obtain the required permit(s) for work done at the subject property or remove the same. Work includes but not limited to adding an addition on the side with electric, mechanical, WSSC approval and a rear deck, on R-80 (One-Family Detached Residential) zoned property located at Lot 9, Block H, Seabrook Estates Subdivision, being 9801 Locust Avenue, Lanham, Prince George's County, Maryland. **Rescheduled to June 26, 2019**

## **DISCUSSION/DECISIONS**

V-37-15 Ricardo and Herminio Portales

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 6216 Quebec Street, College Park. **The Board resolved, unanimously, that a waiver of the parking area location requirement be DISMISSED for non-pursuance.**

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-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. **Seat Pleasant has requested the record be held open until such time the Petitioner revises the site plan to comply with 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 Petitioner requested in writing to withdraw the case.**

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 Petitioner requested in writing to withdraw the case.**

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.**

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 Board has requested to reopen the case for an addition hearing. To be scheduled June 26, 2019**

MINUTES FOR APPROVAL FROM April 3, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 08:08 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