

## **APPROVED**

### **MINUTES**

January 23, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:17 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  
Aminah Bushrod, Communications  
Ernesto Luna, Spanish Language Interpreter

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

##### **NEW CASES**

##### **VARIANCES**

V-130-18 Pedro Juarez Moguel **Spanish Language Interpreter Services were provided.**

Request for a variance of 5 feet front yard depth to construct a covered front porch on a semi-detached dwelling at 2311 Virginia Avenue, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 5 feet front yard depth 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-135-18 Juan Gomez-Seixas **Spanish Language Interpreter Services were provided.**

Request for variances of 5 feet front yard depth for the dwelling and 30.7% net lot coverage, a variance of 19 feet front street line setback and a waiver of the rear yard location requirement for an accessory building, and variances of 25 feet side and 23 feet rear lot line setbacks for one chicken coop and 20 feet side and 24.5 feet rear lot line setbacks for a second chicken coop to validate existing conditions (dwelling, shed, chicken coops and development) and obtain a building permit for concrete driveway extensions on the side and rear of the dwelling at 8111 Riggs Road, Adelphi. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 5 feet front yard depth for the dwelling and 29.4% net lot coverage, a variance of 19 feet front 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 revised site plan, Exhibit 23.**

V-149-18 Eric Smith

Request for variances of 1 foot side yard width and 13 feet rear yard depth for the dwelling, 13 feet side street line setback, 9 feet rear lot line setback and a waiver of the rear yard location requirement for an



# BOARD *of* APPEALS

Zoning and Administrative

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accessory building to validate existing conditions (dwelling, detached garage) and construct a second story rear addition extension at 2000 Hayden Road, Hyattsville. **The Board resolved,**

Prince George's County Government

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**unanimously, that variances of 1 foot side yard width and 13 feet rear yard depth for the dwelling, 13 feet side street line setback, 9 feet rear lot line setback and a waiver of the rear yard location 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-152-18 Siegel Marlyn Irrevocable Trust

Request for variances of 7.6% net lot coverage and 1 foot side yard setback for an accessory building to validate an existing condition (detached garage) and construct a screened porch on the rear of the dwelling at 4307 Tuckerman Street, Hyattsville. **The Board resolved, unanimously, that variances of 7.6% net lot coverage and 1 foot side yard setback be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plan, Exhibit 4.**

**ADMINISTRATIVE APPEAL**

AA-1701 Carolyn Cromer and Robert Cromer, Sr.

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. **The County has requested the appeal be continued for 90 days as they are working with the Petitioner to resolve the violations. The appeal will be re-heard on April 17, 2019 (The rescheduled date was not noted on the record).**

**DISCUSSION/DECISION**

V-94-18 Deris Rivera & Maria Castellon

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 11 feet front yard depth and 6.1% net lot coverage to validate existing conditions (lot size, lot width, development), convert an enclosed porch into living space and obtain a building permit for a new deck at 3412 41st Avenue, Colmar Manor. **The record was held open to allow the Town of Colmar Manor the opportunity to provide comments.**

V-123-18 Ivon Urizar & Predencia Perez

Request for a variance of 5 feet rear lot line setback for one accessory building, a variance of 6 feet front street line setback and a waiver of the rear yard location requirement for a second accessory building, variances of .7 inches for one retaining wall (Oakhill Court) and 1.7 feet for a second retaining wall (Edgefield Drive) and a waiver of the parking area location requirement to validate existing conditions (sheds, driveway, retaining walls) and obtain a building permit for a new driveway in the side yard of a corner lot, retaining walls and shed at 10417 Edgefield Drive, Hyattsville. **The Board resolved, unanimously, that a variance of 5 feet rear lot line setback for one accessory building, a variance of 6 feet front street line setback and a waiver of the rear yard location requirement for a second accessory building, variances of .7 inches for one retaining wall (Oakhill Court) and 1.7**

**feet for a second retaining wall (Edgefield Drive) and a waiver of the parking area location requirement be DENIED.**

V-137-18 Victoria Baltazar

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 12 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (property, dwelling) and construct a driveway in the front yard at 3905 Lawrence Street, Brentwood. **The Board resolved, unanimously, that variances of 1,000 square feet net lot area, 10 feet front building line width, 12 feet 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-146-18 Janet Folem

Request for variances of 7 feet side street yard depth, 14 feet rear yard depth/width and 2.7% net lot coverage to validate existing conditions (dwelling, development) and obtain a building permit for a gravel driveway extension and to complete construction of a covered front porch at 6301 Hardwood Drive, Lanham. **The Board resolved, unanimously, that variances of 7 feet side street yard depth, 14 feet rear yard depth/width and 2.7% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20 and approved revised elevation plan, Exhibit 21.**

V-40-17 Karin Battle and Emane Bethel

Request for a variance of 4.4% net lot coverage to construct a driveway and parking pad at 7014 96th Place, Lanham. **The Board resolved, unanimously, that a variance of 4.4% net lot coverage be DISMISSED for non-pursuance.**

**MINUTES FOR APPROVAL FROM JANUARY 9, 2019. The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 7:30 p.m.

Prepared and submitted by:



Barbara J. Stone  
Administrator