

APPROVED

MINUTES

July 3, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:26 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 Stone, Administrator
Aminah Bushrod, Communications

CASES FOR HEARING

NEW CASES

VARIANCES

V-35-19 Epifanio Garcia and Celestina Martinez **Spanish Language Interpreter Service provided.** Request for variances of 7 feet front building line, 1.5 feet front yard depth and .8% net lot coverage to validate existing conditions (property, dwelling) and obtain a permit to extend the driveway at 7822 Fiske Avenue, Lanham. **The record was held open to allow the City of Glenarden the opportunity to comment.**

V-55-19 Fulgencio Salguero **Spanish Language Interpreter Service provided.** Request for variances of 15 feet rear yard depth/width, 16 feet front street line and a waiver of the rear yard location requirement for an accessory building to validate an existing condition (dwelling) and construct a partial second floor at 3500 Jefferson Street, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comment.**

V-48-19 Nelson Ferman **Spanish Language Interpreter Service provided.** Request for a variance of 2.6 feet side yard width and waiver of a wall over 4 feet in height to construct a 6-foot wood fence, ramp with stairs, and retaining wall with metallic ward rail at 3520 Jeff Road, Glenarden. **The record was held open to allow the City of Glenarden the opportunity to comment.**

V-49-19 Aldo Mesa

Request for variances of 6.5 feet front yard depth, 1.9 %* net lot coverage and waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Chesapeake Street and East Spring Place) to cover the front porch and install a 6-foot chain link fence with gate at 2114 E. Spring Place, Hyattsville. **The Board resolved, unanimously, that variances of 6.5 feet front yard depth, 1.9 % net lot coverage and waivers of the fence height and location**

requirements be **APPROVED**. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 19 and approved elevation plans, Exhibits 3 and 4. *Correction from Hearing Notice

V-52-19 Stephen Vaughn

Request for variances of 2.8 feet rear yard depth/width and 1.4% net lot coverage to validate an existing condition (dwelling) and construct a 12'x 20' deck with stairs and top rail cap at 8503 Bovelder Drive, Laurel. **The Board resolved, unanimously, that variances of 2.8 feet rear yard depth/width and 1.4% 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-54-19 Parris Home LLC / Duckling Properties LLC

Request for a variance of 15 feet front building line width to validate an existing condition (property) and obtain a building permit to construct a proposed two-story single-family dwelling 8813 Sterling Street, Landover. **Taken Under Advisement**

V-56-19 Debra Aker (Chedester)

Request for variances of 6.1% net lot coverage and a 1-foot side yard for an accessory building to validate existing conditions (property, dwelling and development) and obtain a building permit to construct an 18'x 12' addition at 16700 Glenn Court, Accokeek. **The Board resolved, unanimously, that variances of 6.1% net lot coverage and a 1-foot side yard 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.**

ADMINISTRATIVE APPEAL

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 resolved, unanimously, that the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, be AFFIRMED.**

DECISION/DISCUSSION

V-33-19 Charlotte Hu

Request for variances of 1-foot front building line width, 1-foot front street line width and a waiver of the parking area location requirement to validate existing conditions (property, dwelling) and obtain a permit to extend the driveway at 7104 Claymore Avenue, Hyattsville. **The record was held open to allow the City of Hyattsville an opportunity to provide comments.**

V-36-19 Werneck Bruce S. Living Trust

Request for variances of 5 feet front yard depth and 9.9% net lot coverage to validate an existing condition (dwelling), obtain a building permit to extend the driveway and construct a detached garage at 4606 Queensbury Road, Riverdale. **The Board resolved, unanimously, that variances of 5 feet front yard depth and 9.9% 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 (d).**

V-46-19 Housing Initiative Partnership, Inc.

Request for variances of 3.5 feet front yard depth, .1-foot side yard width and 7.5 feet front street line setback for an accessory building (garage) to validate existing conditions (dwelling) and construct a dormer, a 6-foot vinyl fence, a wood stair with canopy, a concrete driveway and replace a screen porch, and renovate the existing garage at 6514 Kipling Parkway, District Heights. **The record was held open to allow the City of District Height the opportunity to comment.**

V-50-19 Esteban Cornejo

Request for variances of 3 feet rear yard depth/width, waiver for an accessory building location, waiver of the parking area location requirement and waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting 53rd Place) to validate existing conditions (dwelling) and erect a 6-foot vinyl fence at 5321 Buchanan Street, Bladensburg. **The Board resolved, unanimously, that variances of 3 feet rear yard width, waiver for an accessory building location, waiver of the parking area location requirement and waivers of the fence height and location requirements be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

MINUTES FOR APPROVAL FROM JUNE 26, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:32 p.m.

Prepared and submitted by:



Barbara J. Stone
Administrator