

## **APPROVED**

### **MINUTES**

September 4, 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, Member  
Emerson Davis, Attorney  
Barbara Stone, Administrator  
Langley Wiggins, Technical Services

V-71-19 Santos Argueta Spanish Language Interpreter provided (Luna)

Request for a variance of 4% net lot coverage and waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (abutting Cherry Lane South) to validate existing condition (dwelling) and obtain a building permit for a new 5 feet 11 inch brick wall in front yard, a new 6-foot vinyl fence and a new asphalt driveway at 9001 South Cherry Lane, Upper Marlboro. **Taken under advisement.**

V-81-19 Belgica Ovando Spanish Language Interpreter provided. (Luna)

Request for variances of 8.3% net lot coverage, 1.5 feet side lot line setback and 1-foot rear lot line setback for accessory buildings to validate an existing condition (development) and obtain a building permit for a new carport, new garage and new deck at 2115 Saranac Street, Hyattsville. **The Board resolved, unanimously, that variances of 8.3% net lot coverage, 1.5 feet side lot line setback and 1-foot rear lot line setback 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 (i).**

V-41-19 Alexander and Katherine Waterhouse

Request for variances of 22.5 feet front yard depth (garage), 12 feet front street line setback (shed), 7 feet rear lot line setback (shed), and a waiver of the rear yard location requirement (abutting Osage Street) for an accessory building to validate existing conditions and obtain a building permit to construct a two-story addition, one-story addition, a covered porch, replace and extend the driveway and a shed at 5705 Berwyn Road, College Park. **The Board resolved, unanimously, that variances of 22.5 feet front yard depth (garage), 12 feet front street line setback (shed), 7 feet rear lot line setback (shed), and a waiver of the rear yard location requirement (abutting Osage Street) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18 and approved elevation plan, Exhibit 3.**

V-74-19 Bruce and Donna Harris

Request for variances of 1.6 % feet net lot coverage, a 1-foot side lot line setback for an accessory building, and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway at 6413 McCahill Drive, Laurel. **The record was held open to allow the Petitioner to revise the site plan to demonstrate the proposed drainage and proposed shrubbery along driveway.**

V-75-19 Evelyn Wheeler

Request for a variance of 6.4% net lot coverage and a waiver of the parking area location requirement to construct a driveway at 5119 Glassmanor Drive, Forest Heights. **The Board resolved, unanimously, that a variance of 6.4% net lot coverage 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-76-19 Martin Cortez

Request for variances of 460 square feet net lot area, 4 feet front building line width, 2.7% net lot coverage, 2.5 feet front yard depth, 3 feet side yard width and .5 feet rear lot line setback for an accessory building to validate existing conditions (property and dwelling) construct a second-floor at 6507 Sligo Parkway, Hyattsville. **The Board resolved, unanimously, that variances of 460 square feet net lot area, 4 feet front building line width, 2.7% net lot coverage, 2.5 feet front yard depth, 3 feet side yard width and .5 feet rear lot line setback 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-79-19 James Jones

Request for a variance of 5 feet front yard setback for retaining walls over 4 feet, height and location requirements and a waiver of the parking area location requirement to validate an existing condition (dwelling) and obtain a building permit for retaining walls over 4 feet in height at 2912 Gosport Court, Fort Washington. **The Board resolved, unanimously, that a variance of 5 feet front yard setback for retaining walls over 4 feet, height and location requirements 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, and approved elevation plan, Exhibit 3.**

V-93-19 Karla Carter

Request for a waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Pinewood Drive) to construct a 6-foot wooden privacy fence at 5801 Alan Drive, Clinton. **The Board resolved, unanimously, that a waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Pinewood Drive) 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 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. **30-day continuance granted.**

AA-1718 Seeram Enterprises, LLC

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. 8523-19-0, dated March 1, 2019, citing Petitioner with violating County Code Section 32-126(a) Grading Permit required; 2015 IBC Section 105.1 as amended by P.G. Code Section 4-111(a); P.G. Code Section 11-260 Above ground tank storage of flammable liquids; P.G. Code Section 4-352 (i)(24), P.G., and Code Section 4-1116 (a) Violations, and requiring Petitioner to obtain a grading permit for clearing trees in a flood plain area and creating a parking lot. Obtain building permit for work done or remove the same, work includes but not limited to an accessory structure (sea container) and 6' fence. Obtain a permit for the gas tanks and oil drums that must be placed in a leak proof container and protected from being hit or damaged. A request was also made for an extension of the grace period should the Board determine that a violation exists. **30-day continuance granted.**

**DISCUSSION/DECISIONS**

V-38-19 Haddis Neway

Request for variances of 200 square feet net lot area, 25 feet front building line width and 5 feet front street line width, 13 feet front yard depth, 4 feet side yard width and 4.3% net lot coverage to validate existing conditions (property and dwelling) and obtain a permit to construct a two-story addition and replace the second story at 4605 Burlington Road, Hyattsville. **The Board resolved, unanimously, that variances of 200 square feet net lot area, 25 feet front building line width and 5 feet front street line width, 13 feet front yard depth, 4 feet side yard width and 4.3% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 23, and approved elevation plans, Exhibits 3 (a) thru (d).**

V-39-19 Mackie Homes, LLC

Request for variances of 693 square feet net lot area, 20 feet front building line width, 5 feet front yard depth, 2.7% net lot coverage to validate existing conditions (property and dwelling) and obtain a building permit to construct a two-story dwelling with basement, a covered front porch, a driveway at 5227 42nd Place, Hyattsville. **The Board resolved, unanimously, that variances of 693 square feet net lot area, 20 feet front building line width, 5 feet front yard depth, 2.7% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 28, and approved elevation plans, Exhibits 3 (a) thru (c).**

V-70-19 Jose Romero, Etal

Request for a variance of 5 feet front yard depth and a waiver of the parking area location requirement to construct a covered porch and extend the driveway at 3423 Rutgers Street Hyattsville. **The Board resolved, unanimously, that a variance of 5 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 revised site plan, Exhibit 22, and approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM August 7, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:36 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