



# 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)

## MINUTES

September 18, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:49 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 Reid, Technical Services

### V-82-19 Suco Wash, LLC Spanish Language Interpreter provided. (Luna)

Request for variances of 200 square feet net lot area, 10 feet front building line width, 1.3 feet left side yard setback, 1.3 feet right side yard setback, 15.9% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (property & dwelling) and construct a two-story dwelling with basement, a two-car garage, a covered deck and a driveway at 4614 Burlington Road, Hyattsville. **The record was held open to allow Hyattsville the opportunity to comment.**

### V-83-19 Mario Rosales Spanish Language Interpreter provided. (Luna)

Request for variances of 8 feet front building line width, 10.5 feet side street yard depth/width and 2 feet side lot line setback to validate existing conditions (property and dwelling) and obtain a building permit for unauthorized constructions of a driveway with retaining wall at 10439 Edgefield Drive, Hyattsville. **Taken under advisement.**

### V-51-19 Michelle and Jose Smith

Request for a variance of 17 feet rear yard depth/width to validate an existing condition (dwelling) and construct an open deck with steps at 5100 Sly Fox Court, Upper Marlboro. **The Board resolved, unanimously, that a variance of 17 feet rear yard depth/width 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 (a) thru (b).**

### V-84-19 James Jackson

Request for variances of 4.5 feet front building line width, 4.5 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (property and dwelling) and obtain a building permit for unauthorized construction of a driveway at 2907 Jamestown Road, Hyattsville. **The record was held open to allow Hyattsville the opportunity to comment.**

#### V-85-19 Denise Hart

Request for variances of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width and 2 feet rear lot line setback for an accessory building to validate existing conditions (dwelling and development) and construct 6' x 12' addition at 4906 42<sup>nd</sup> Place, Hyattsville. **The Board resolved, unanimously, that variances of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width and 2 feet rear lot line setback 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.**

#### V-87-19 Joseph and Melissa Gresock

Request for variances of 1-foot side lot line setback, waiver of the rear yard location requirement for an accessory building, and waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Kaybro Street and Kent Road) to validate an existing condition (dwelling) and construct a 6-foot (up to an 8-foot, to accommodate the topography) cedar picket privacy fence at 6110 Kaybro Street, Laurel. **The Board resolved, unanimously, that variances of 1-foot side lot line setback, waiver of the rear yard location requirement for an accessory building, and waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Kaybro Street and Kent Road) 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-89-19 JCL Funding, LLC

Request for variances of 250 square feet net lot area, 15 feet front building line width, 1.5 feet front yard depth and 19 feet side street yard depth to validate existing conditions (property and dwelling) and construct a two-story addition with an open porch at 6209 Field Street, Seat Pleasant. **The Board resolved, unanimously, that variances of 250 square feet net lot area, 15 feet front building line width, 1.5 feet front yard depth and 19 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-91-19 Rhea and Ralph Quesenberry, Etal

Request for variances of 8 feet front yard depth, 2 feet rear lot line setback to validate an existing condition (dwelling) and construct a two-story dwelling with basement at 11405 Howard Court, Beltsville. **The Board resolved, unanimously, that variances of 8 feet front yard depth, 2 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 (a) thru (b).**

### **OTHER ZONING APPEALS**

#### V-86-19 Ashley Jenson

This appeal was filed with the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland, from the determination of the Property Standards Investigator, Department of Permitting, Inspections and Enforcement Division, to issue Violation Notice CSD Case No.: 19-00036883, dated June 06, 2019, citing Petitioner with violation Zoning Code Section 27-441 (b)(3), Section 27-441(b)(7) which prescribes that it is not permitted to keep or raise livestock or any animal that is not a customarily a household pet in R-80 (One-Family Detached Residential) zoned property. Petitioner has been inquired to remove the all livestock, poultry or animals that cannot stay living in infrastructures or dwelling not allowed by the zoning code. Petitioner may be penalized with a fine of \$100.00 or more if actions are not taking immediately. As a result, petitioner should resolve the issue to avoid further legal actions on R-80 zoned (One-Family Detached Residential) property located at Lot 13, Bock 21, Brandywine Country, 12901 Barnwell Place, Upper Marlboro, Prince George's County, Maryland. **Postponed by request of Petitioner.**

## DISCUSSION/DECISION

### V-74-19 Bruce and Donna Harris

Request for variances of 1.6 % 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 Board resolved, unanimously, that variances of 1.6 % net lot coverage, a 1-foot side 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 20 and approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM SEPTEMBER 4, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:51 p.m.

Prepared and submitted by:



Barbara J. Stone  
Administrator