

## **APPROVED**

### **MINUTES**

November 06, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:31 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  
Aminah Reid, Technical Services

#### **NEW CASES / VARIANCES**

##### **V-105-19 Barahona Santos Spanish Language Interpreter Provided**

Request for variances of 13.2% net lot coverage, 1 feet side lot line setback and 1.5 feet rear lot line setback, for an accessory building to validate existing conditions (dwelling and development) and obtain a building permit for unauthorized shed, breezeway, enclosed deck, and a proposed 6-foot vinyl fence at 1403 Torrey Place, Hyattsville. **The Board resolved, unanimously, that variances of 13.2% net lot coverage, 1 feet side lot line setback and 1.5 feet rear lot line setback, for an accessory building 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.**

##### **V-106-19 Eusabio Larios Spanish Language Interpreter Provided**

Request for variances of 1,000 square feet net lot area, 15 feet front building line width, 8 feet front yard depth and 5 feet side yard width to validate existing conditions (property and dwelling) and obtain a building permit for a proposed driveway at 1208 Drum Avenue, Capitol Heights. **The record was held open to allow the Petitioner to revise the site plan reducing the width and obtain Site Roads Apron Permit. Re-advertisement may be necessary if additional variances or waivers are required.**

##### **V-77-19 Mardochee Ogu**

Request for variances of 14 feet front building line width and 12.2% net lot coverage to validate existing conditions (property, dwelling and development) to construct a new storage shed at 4203 55<sup>th</sup> Avenue, Bladensburg. **Rescheduled to January 22, 2020**

##### **V-101-19 Donald Ashby**

Request for variances of 4 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 3318 Gumwood Drive, Hyattsville. **The Board resolved, unanimously, that variances of 4 feet front building line width, 4.5 feet front yard depth and a waiver of the parking area location requirement 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.**

V-102-19 Stephanie and Jane Dehais

Request for variances of 9 feet front building line width, 4 feet front yard depth, 7 feet rear yard depth/width and 9.4% net lot coverage to validate existing conditions (property, dwelling and development) and obtain a building permit to rebuild an existing screen porch at 3903 Longfellow Street, Hyattsville. **The Board resolved, unanimously, that variances of 9 feet front building line width, 4 feet front yard depth, 7 feet rear yard depth/width and 9.4% net lot coverage 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.**

V-108-19 Ralston and Shana Downer

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Craig Lane) to construct a proposed a 6-foot fence at 9514 Lormar Lane, Clinton. **The Board resolved, unanimously, that a waiver of the fence location and height requirements be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 17 and approved elevation plans, Exhibits 3.**

**OTHER ZONING APPEALS**

V-104-19 Philip and Pamela Cooper

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 Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice CSD Case No. 19-00071681, dated August 06, 2019, citing Petitioner with violation of County Code Sections 27-253(a)(1), 4-118(c), Use of a building, structure or land without a use and occupancy permit for an Auto repair/wholesale. Code Section 27-441(a)(7), 27-441(b)(1) repair and/or dismantling, storage of related parts and display of vehicles for sale as well as the operation of business with employees in R-A (Residential-Agricultural) zone are not permitted. Code Section 27-441(b)(3), Section 27-441(b)(7) Keep or raise livestock or any animal that is not customarily a household pet is not allowed, and requiring Petitioner to remove parts, tools, equipment, vehicles for sale and stop hiring people for business, and cease to raise livestock not considered household pets on R-A (Residential-Agricultural) zoned property located at Lot 36, Mount Oak Estates Plat Two Subdivision, being 2808 Church Road, Bowie, Prince George's County, Maryland. **Rescheduled to February 19, 2020**

**ADMINISTRATIVE APPEALS**

AA-1716 NSR Petro Services, 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, (DPIE) Enforcement Division, to issue CSD Case number B72053, dated July 5, 2018, citing Code Section 13.269 (violation must be paid in 30 days to avoid tax lien on property). Code Section 14-601-14-605 (interests and penalties are accumulated). DPIE requests to obtain payment of \$4,645.30 for services done on C-S-C (Commercial Shopping Center) Zoned property located on Parcel 193, Tax Map 081, Grid: F4, being 7521 Marlboro Pike, District Heights, Prince George's County, Maryland. **The Board resolved, unanimously, that the Motion to Dismiss be GRANTED.**

**DISCUSSION/DECISIONS**

V-67-19 Madelin and Kurt Fox

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Benton Road) to validate existing conditions (dwelling and development) and construct a 6-foot wooden fence at 2411 Valley Way, Cheverly. **The Board resolved, unanimously, that a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Benton Road) 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.**

V-68-19 Deborah and Anton Downs

Request for variances of a 1-foot front yard depth and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway extension in the front yard at 7305 Kipling Parkway, District Heights. **The Board resolved, unanimously, that variances of a 1-foot front yard depth and a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-96-19 Thomas and Martha Smith

Request for a waiver of the fence location and high requirement (abutting 3<sup>rd</sup> Street) to construct a proposed a 6-foot vinyl privacy fence in the front yard of a corner lot at 9011 Chestnut Avenue, Bowie. **The Board resolved, unanimously, that a waiver of the fence location and high requirement (abutting 3<sup>rd</sup> Street) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

MINUTES FOR APPROVAL FROM OCTOBER 23, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 09:21 p.m.

Prepared and submitted by:



Barbara J. Stone  
Administrator