

Virtual Hearing
APPROVED
MINUTES
September 23, 2020

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:00 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson, Member

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Barbara Stone, Board Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

CASES FOR HEARING - 6:00 P.M.
NEW CASES / VARIANCES

V-154-19 Rene Rodriguez **Spanish Language Interpreter Services Requested / Luna**
Request for variances of 173 square feet net lot area, 6 feet front building line width, 16% net lot coverage, 1.5-foot side lot line setback, 1-foot rear lot line setback for an accessory building and a waiver of the fence height requirements for a fence over 4 feet in height in the rear yard to obtain a building permit for unauthorized construction of a carport, 8ft fence and extended driveway at 1707 Keokee Street, Hyattsville. **Due to technical difficulties-rescheduled to November 4, 2020.**

V-155-19 Victor Tapia Balmes **Spanish Language Interpreter Services Provided / Luna**
Request for variances of 3 feet front yard depth and 2 feet side yard width to obtain a building permit for the unauthorized construction of a carport at 3110 Amador Drive, Landover. **The Board resolved, unanimously, that variances of 3 feet front yard depth and 2 feet side yard width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plans, Exhibits 3 (a) and (f).**

V-10-20 Melvin Parker
Request for variances of 18 feet front building line width and 4 feet front yard depth to validate existing conditions (Lot width at front building line and front yard depth) to obtain a building permit for the unauthorized construction of a deck at 7305 Georgian Drive, Upper Marlboro. **The record was held open to allow the Petitioner to submit HOA approval letter and submit legible elevations.**

V-11-20 Juan Carlos Pinto Herbas

Request for a variance of 20 feet rear yard depth/width and a waiver of the rear yard location requirement for accessory buildings (two-sheds) to validate existing conditions (rear yard depth) to obtain a building permit for unauthorized construction of two sheds at 5514 Walker Mill Road, Capitol Heights. **The Board resolved, unanimously, that a variance of 20 feet rear yard depth/width and a waiver of the rear yard location requirement for accessory buildings (two-sheds) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plans, Exhibits 7 (a) thru (b) and 8 (a) thru (b).**

V-14-20 Erika Poteat

Request for variances of 3 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition (front yard depth) to obtain a building permit for construction of a proposed driveway at 3210 Dallas Drive, Temple Hills. **The Board resolved, unanimously, that a variance of 3 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-16-20 Valarie Evans

Request for variances of 7 feet front yard depth, 1.5 feet side yard width and 6.1% net lot coverage to validate an existing condition (side yard width) to obtain a building permit for the construction of a proposed sunroom at 2301 Foster Place, Temple Hills. **The Board resolved, unanimously, that variances of 7 feet front yard depth, 1.5 feet side yard width and 6.1% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plans, Exhibit 3 (a) thru (c).**

V-17-20 Raymond and Cynthia Tolson

Request for a waiver of the parking area location requirement (abutting Conwood Court) to obtain a building permit for the construction of a proposed 6-foot wooden fence at 4111 Tutor Road, Upper Marlboro. **The record was held open to allow the Petitioner to submit HOA approval.**

ADMINISTRATIVE APPEALS

AA-1738 Christopher Bryant

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, Enforcement Division for the denial of rental license in order to operate and occupy a short-term rental in accordance with Section 13-116 of the County Code. Citing Petitioner with violating Code Sections 7A-103 and 7A-104, that authorizes Prince George's County to deny a permit of Rental License. The license denial occurs by the absence of a neighbor notification letter and the Homestead Tax Credit Application on R-A (Residential-Agricultural) zoned property located at Lot 8, Map 70, Grid F1, being 16810 Federal Hill Court, Bowie, Prince George's County, Maryland. **WITHDRAWN**

DISCUSSION/DECISION

V-150-19 Mynor David Rodriguez **Spanish Language Interpreter Services provided**

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 Spring Acres Road) to obtain a building permit for the proposed construction of a 6-foot wooden fence at 7510 Milligan Lane, Clinton. **The record was held open to allow the Petitioner to submit revised site plan demonstrating the fence to be moved back toward the rear property on the street side and demonstrate the fence to connect to the dwelling on the left side of the property.**

V-151-19 Jairo Mayorga and Ilcia Borja **Spanish Language Interpreter Services provided**

Request for a variance of 1-foot front yard depth, 8.9% lot coverage and 2 feet rear lot line setback for an accessory building (carport) to validate existing conditions (front yard depth, lot coverage and accessory building) and obtain a building permit for the unauthorized construction of a porch at 7921 Fiske Avenue, Glenarden. **The record was held open to allow the City of Glenarden the opportunity to submit comments.**

V-166-19 Lillian Alloupiis

Request for variances of 545 square feet net lot area, 10 feet front building line width, 14 feet side street yard depth, 3 feet side yard width and 6% net lot coverage to obtain a building permit for a proposed construction of a two-story house with basement and driveway at 5900 Ravenswood Road, Riverdale. **Taken under advisement.**

V-13-20 Elsa C. Carranza **Spanish Language Interpreter Services provided / Sotogomez.**

Request for variances of 5 feet front yard depth and 5.7% net lot coverage to validate existing conditions (front yard depth and lot coverage) and obtain a building permit for unauthorized construction of a shed at 5611 59th Avenue, Riverdale. **The Board resolved, unanimously, that variances of 5 feet front yard depth and 5.7% net lot coverage be DENIED.**

V-5-20 Lamar and Olivia Cameron

Request for variances of 10 feet front building line width, 5 feet front yard depth and 2 feet side yard width to validate existing conditions (lot frontage, front yard depth and side yard width) and obtain a building permit to construct a proposed second floor and covered porch w/steps at 4503 39th Street, Brentwood. **The record was held open to allow the Petitioner to revise the site plan to demonstrate the steps on the site plan and the Town of Brentwood the opportunity to submit comments.**

V-8-20 Moses Yogaraj

Request for variances of 13.5 feet rear yard depth/width and 7% net lot coverage to obtain a building permit for unauthorized construction of a deck at 5937 Addison Road, Capitol Heights. **Rescheduled as new variance on October 28, 2020.**

V-9-20 Kaeco Design and Build

Request for variances of 22 feet front yard depth and a waiver of the rear yard location requirement for an accessory building (shed) to validate existing conditions (front yard depth and accessory building) and obtain a building permit for the construction of proposed one-story addition on the rear, a second floor on main structure including addition at 16305 W Manning Road, Accokeek. **The Board resolved, unanimously, that a variances of 22 feet front yard depth and a waiver of the rear yard location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plans, Exhibit 3.**

MINUTES FOR APPROVAL FROM September 9, 2020. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:49 p.m.

Prepared and submitted by:



Barbara J. Stone
Administrator