

**Virtual Hearing**  
**MINUTES**  
**APPROVED**  
October 28, 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

**NEW VARIANCES**

V-157-19 Bernarda Fria Sanchez Spanish Language Interpreter Provided / Sotogomez  
Request for variances of 5.8% net lot coverage and 1-foot side lot line setback for an accessory building to validate an existing condition (lot coverage) and obtain a building permit for unauthorized constructions of a shed, driveway extension and carport under construction at 2023 Powhatan Road, Hyattsville. **The record was held open for the Petitioner to revise the site plan correct the linear dimensions of the driveway, the proposed carport and shed.**

V-165-19 Indolfo Jimenez Spanish Language Interpreter Provided Sotogomez  
Request for variances of 3.47 feet front street line width, 4 feet side yard width, 4 feet rear yard depth/width, 22 feet front street line setback, a waiver of the rear yard location requirement for an accessory building, and a waiver of the location requirement for a fence in the triangle area of the corner portion of a corner lot to validate existing conditions (front building line width, side yard, rear yard and accessory building) and obtain a building permit for the construction of a 6-foot vinyl fence at 6800 Glenwood Court, Glenn Dale. **The record was held open for the Petitioner to possibly move the fence away from the street.**

V-18-20 Maria Aviles de Acre Spanish Language Interpreter Provided / Sotogomez  
Request for variances of 4 feet side yard width and 2 feet side lot line setback to validate existing conditions (side yard width and accessory building/shed) and obtain a building permit for the unauthorized construction of one-story addition at 5004 38<sup>th</sup> Avenue, Hyattsville. **The Board resolved, unanimously, that variances of 4 feet side yard width and 2 feet side lot line setback be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plans, Exhibits 3 (A) thru (E).**

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. **The record was held open to allow Seat Pleasant the opportunity to submit comments.**

V-19-20 6500 8<sup>th</sup> Avenue, LLC

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 7 feet front yard depth, 1 feet side yard width and 2.5% net lot coverage to validate existing conditions (lot size, front building line, front yard depth, side yard width and lot coverage) and obtain a building permit for the unauthorized construction of a one story addition at 1007 Clovis Avenue, Capitol Heights. **The Petitioner did not pick up signs to post the property. Rescheduled to November 18, 2021.**

V-20-20 MBNA, LLC

Request for a variance of 5 feet front building line width to validate an existing condition (front building line width) and obtain a building permit for the construction of a two-story dwelling, with basement, two-car garage and deck at 1311 Chillum Road, Hyattsville. **The Board resolved, unanimously, that a variance of 5 feet front building line width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plans, Exhibit 3.**

V-22-20 Manuel Colindres

Request for variance of 5.45 feet front yard depth to construct a covered front porch at 2423 Hannon Street, Hyattsville. **The Board resolved, unanimously, that a variance of 5 feet front building line width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plans, Exhibits 3 (A) and (B).**

V-23-20 Build Me Construction, LLC

Request for variances of 2,686 square feet net lot area, 21 feet front yard depth, 2.1 % net lot coverage and a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (abutting 69<sup>th</sup> Street) to obtain a building permit for the construction of a 6-foot vinyl fence at 5915 Addison Road, Capitol Heights. **The record was held open to allow the Petitioner to revise the application to correct the property owner and provide a deed receipt.**

V-24-20 Leonard Upson

Request for variances of 14.9 % net lot coverage, 2 feet side lot line setback and 2 feet rear lot line setback for an accessory building (garage) to validate existing conditions (accessory building /garage) and obtain a building permit for the unauthorized construction of the driveway extension at 905 Oliver Street, Hyattsville. **The Petitioner did not pick up signs to post the property. Rescheduled to January 27, 2021.**

V-27-20 Rams Group, LLC

Request for variances of 1,549 square feet net lot area, 5 feet front building line width, 10 feet front yard depth, 2 feet right side yard width and 7 feet left side yard width to validate existing conditions (Net Lot Area, Front Building Line, Front and Side Yards) and obtain a building permit for the proposed construction of 2<sup>nd</sup> floor addition at 3710 34<sup>th</sup> Street, Mount Rainier. **The Counsel Representative has requested a continuance. A new Hearing date is to be determined.**

## **ADMINISTRATIVE APPEALS**

### AA-1727 Geoffrey Grandison

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 CSC Case No. 18-00092602, dated September 4, 2019, citing Petitioner with the following violation codes: a) County Housing Code Section 13-118(b)(e) which prescribes that any driveway should not have hole(s), crack(s), or be deteriorated and/or has sunken surfaces. Requiring the petitioner to repair the damages of the driveway immediately which include its restoration and maintenance in good conditions. (b) International Property Maintenance Code (2000) Section 302.2 which prescribes that the exterior property area must remain without holes, and/or eroded/unprotected soil. Inquiring the petitioner fills all holes and grade eroded areas and protects areas poor of soil with green areas and/or permanent vegetative growth. All cited damages below must be repaired on R-R (Rural Residential) zoned property located at Map 31 Grid E2, Block C, Tantallon on the Potomac Subdivision, being 12408 Arrow Park Drive, Fort Washington, Prince George's County, Maryland. **The record was held open to allow the Property Standards Inspector to re-inspect the property. A new hearing date is to be determined.**

## **OTHER ZONING APPEALS**

### V-13-15 Ebony Inn

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 Enforcement Division Inspector, Department of Permitting, Inspections and Enforcement, to issue Zoning Violation Notice Z-1026-5-15, dated January 21, 2015, citing Petitioner with violation of Zoning Ordinance Sections 27-253(a)(1) (use of a building, structure or land without a valid use and occupancy permit) and 27-461(b) (adult entertainment is not allowed in the C-M (Commercial Miscellaneous) or C-S-C (Commercial Shopping Center) zones, absent the granting of a Special Exception to an existing establishment with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment"), and requiring Petitioner to cease the violation and all adult entertainment activities in the building, structure, and on the land per Section 27-264(b), which is M-U-I (Mixed-Use Infill) zoned property located at Parcel 13, Tax Map 65, Grid F1, being 5367 Sheriff Road, Fairmount Heights, Prince George's County, Maryland. **The record was held open to allow the stake holders time to meet to determine a conclusive list of items to be addressed and the appropriate time to complete the items. A new hearing date is to be determined.**

MINUTES FOR APPROVAL FROM October 7, 2020. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:49 p.m.

Prepared and submitted by:



Barbara J. Stone  
Administrator