



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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## Virtual Hearing **APPROVED**

### MINUTES

March 24, 2021

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  
Donna Brown, Clerk of the Council  
Barbara J. Stone, Administrator  
Olga Antelo-Vasquez, Administrative Aide

### **NEW VARIANCES**

#### V-27-20 Rams Group, LLC Spanish Language Interpreter/Sotogomez

Request for variances of 1,427 square feet net lot area, 11 feet front building line width, 13 feet front yard depth, 2 feet side yard width and 9.4% net lot coverage 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 record remains open to allow the City of Mt. Rainier the opportunity to submit comments.**

#### V-68-20 Bounds Appraisal Services

Request for variances of 9 feet front yard depth, 0.5-foot side yard in width 9.2% net lot coverage to validate existing conditions (front yard depth, side yard width and net lot coverage) and obtain a building permit for a second-floor addition at 3405 Newton Street, Mount Rainier. **Re-advertise and reschedule.**

#### V-78-20 Route 1 Renovations, LLC

Request for variances of 4 feet front yard depth, 3 feet side street yard depth and 3 feet rear yard depth/width to validate and existing condition (front yard depth, side street yard depth and rear yard depth/width) and obtain a building permit for the construction of two-story addition at 4013 Madison Street, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comments.**

#### V-5-21 Patricia Nila Ogola

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height to obtain a building permit for the construction of a 6-foot wooden fence on a corner lot at 1401 Jefferson Road, Fort Washington. **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 site plan, Exhibit 2, and approved elevation plans 3 (a) thru (e).**

#### V-6-21 Norman McCrea

Request for variances of 15 feet front building line width, 2 feet front yard depth and .5-foot side yard width to validate existing conditions (front building line width, front yard depth and side yard width) and obtain a building permit to widen the existing driveway at 5628 67<sup>th</sup> Avenue, Riverdale. **Re-advertise and reschedule.**

### **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 a 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 ay 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. Written request from Dennis Whitley to continue this appeal for 90 days. (February 19, 2019) **Per comments from DPIE and Office of Law, this case in now closed. The Board resolved, unanimously, V-104-20 be DISMISSED.**

### **ADMINISTRATIVE APPEALS**

#### AA-1745 Amazon.com

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 a Denial of the application to operate and occupy a dwelling on I-1 (Light Industrial) zoned, property located on Parcel B, Tax Map Grid 036D2, Georgeland Corp Property-Resub Subdivision, being 7100 Holladay Tyler Road, Glenn Dale, Prince George's County, Maryland. **The record was held open to continue at another date. Date to be determined.**

#### AA-1748 Amazon.com

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 a denial of the application #33386-2020-0, Stormwater Management Concept Approval, on I-1 (Light Industrial) zoned, property located on Parcel B, Tax Map Grid 036D2, Georgeland Corp Property-Resub Subdivision, being 7100 Holladay Tyler Road, Glenn Dale, Prince George's County, Maryland. **The record was held open to continue at another date. Date to be determined.**

### **DISCUSSION/DECISIONS**

#### V-10-20 Melvin Parker

Request for a variance of 1% net lot coverage to validate existing conditions (Lot width at front building line and front yard depth) and obtain a building permit for the unauthorized construction of a deck at 7305 Georgian Drive, Upper Marlboro. **The Board resolved, unanimously, that a variance of 1% 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 plan 3.**

V-67-20 Houston E. Ashlock

Request for variance of 7.8% net lot coverage to validate an existing condition (lot coverage) and obtain a building permit to convert the gazebo into a sunscreen room at 4922 Smithwick Lane, Bowie. **The record was held open for 60 days referring the Petitioner to DPIE regarding water mitigation for revised site plan. To be rescheduled.**

V-76-20 Clinton Development Group, LLC

Request for a waiver of the wall location requirement and height requirements over 4 feet in height in the front yard (abutting Joseph Drive) to obtain a building permit to construct a retaining wall with railing that exceeds 4 feet in height in the front yard at 2200 Joseph Drive, Clinton. **The Board resolved, unanimously, that a waiver of the wall location requirement and height requirements over 4 feet in height in the front yard (abutting Joseph Drive) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3.**

V-36-20 Alberto Sanchez

Request for a variance of 9.1% net lot coverage and a waiver of the retaining wall and fence location and height requirement over 4 feet in height in the side yard to validate an existing condition (lot coverage) and obtain a building permit for the unauthorized construction of a 3.5 foot tall retaining wall with a 4.5 foot tall chain link fence at 7004 Taylor Terrace, Hyattsville. **The Board resolved, unanimously, that a variance of 9.1% net lot coverage and a waiver of the retaining wall and fence location and height requirement over 4 feet in height in the side yard be DENIED.**

V-50-20 Maxine and Jassett Taylor

Request for a waiver of the parking area location requirement to obtain a building permit for the proposed driveway at 2421 Sheridan Street, Hyattsville. **The Board resolved, unanimously, that a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 17.**

V-77-20 Rachel James

Request for a variance of 8 feet side yard width to obtain a building permit for the construction of a deck and gazebo at 5708 Black Hawk Drive, Oxon Hill. **The Board resolved, unanimously, that variance of 8 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved revised elevation plans 14 (a) and (b).**

V-79-20 Marvin and Pennie Partee

Request for variances of 58 feet front street line setback, 2 feet side lot line setback and a waiver of the rear yard location requirement for an accessory building(garage) to obtain a building permit for the unauthorized construction of a garage and shed at 401 Cabin Branch Road, Capitol Heights. **The Board resolved, unanimously, that variances of 58 feet front street line setback, 2 feet side lot line setback and a waiver of the rear yard location requirement for an accessory building(garage) be DENIED.**

AA-1742, AA-1743, AA-1743 Hillis-Carnes

**The Board resolved, unanimously, that the County be upheld.**

AA-1735, AA-1736, AA-1737 DR Horton

**The Board resolved, unanimously, that the County be upheld.**

AA-1742, AA-1743, AA-1744 Hardscapes

**The Board resolved, unanimously, that the County be upheld.**

MINUTES APPROVED FOR March 3, 2021. The **Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 7:33 p.m.

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "Barbara J. Stone".

Barbara J. Stone  
Administrator