



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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Virtual Hearing **APPROVED** **MINUTES** May 12, 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
Barbara J. Stone, Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-18-21 Laban Seyoum Spanish Language Interpreter Provided /Luna

Request for variances of 5 feet front building line width, .9-foot side yard width and 3% net lot coverage to validate existing conditions (front building line width, side yard width and lot coverage) and obtain a building permit for the construction of two-second level addition, rear deck addition, shed, patio and driveway at 9234 Riggs Road, Adelphi. **Taken under advisement.**

V-7-21 G. Squared Dynamics, LLC

Request for variances of 5.9 feet front yard depth, 2 feet side yard width, 19 feet side street yard depth, 1.3 feet rear yard depth/width, and .2% net lot coverage to obtain a building permit for the construction of two-story single family detached dwelling at 1217 Farmingdale Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 5.9 feet front yard depth, 2 feet side yard width, 19 feet side street yard depth, 1.3 feet rear yard depth/width, and .2% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 15 and approved elevation plan, Exhibit 3.**

V-12-21 Kyle Ottman

Request for a variance of 3.2 feet front yard depth and 6.5 feet side street yard depth to validate existing conditions (front yard depth and side street yard depth) and obtain a building permit for the construction of one-story addition at 4410 75th Avenue, Hyattsville. **The Board resolved, by majority vote, Anastasia Johnson absent, that variance of 3.2 feet front yard depth and 6.5 feet side street yard depth 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 (a) thru (e).**

V-16-21 G. Squared Dynamics, LLC

Request for variances of 900 square feet net lot area, 25 feet front building line width and 5 feet front street line width, 1-foot each side yard width, 8.9% net lot coverage and a waiver of the parking area location requirement to obtain a building permit for the construction of a two-story single family dwelling, driveway and open deck at 1106 Nova Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 900 square feet net lot area, 25 feet front building line width and 5 feet front street line width, 1-foot each side yard width, 8.9% net lot coverage 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 17 and approved elevation plan, Exhibit 3.**

V-19-21 Jessy T. Joseph

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Ridgevale Avenue) to obtain a building permit for the construction of a 6-foot metal fence at 8611 Ridgevale Avenue, Fort Washington. **The record was held open to allow the Petitioner to submit a revised site plan demonstrating the two different styles of fences proposed on the property.**

ADMINISTRATIVE APPEALS

AA-1749 Jessica Parsley

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 Building Violation Notice No. 20-00057178, dated February 8, 2021, citing Petitioners with violating: 1) County Code Section 27-441(a)(7) all types of trailers not listed in the Table of Uses are not permitted in the R-E (Residential Estate) zone. Corrective Action: Petitioners should remove trailers located on their property. Important: Boat trailers must be properly registered. 2) International Property Maintenance Code (2000) Section 303.13, Section 303.13.2 Windows must be operable and fit tightly within its/their frame(s) and/or admit wind and rain. Corrective Action: Replace defected windows to a defect-free condition. 3) Housing Code Section 13-118(a) Exterior property area should not be used as open storage. Corrective Action: Clean and remove rubbish, garbage, building material and maintain the place in sanitary conditions. Petitioners must remove all the cited items above and comply with the requirements established by the Code County Sections, on R-E (Residential Estate) zoned property known as Parcel 074, Grid 3, TaxMap:046, being 13901 Old Stage Road, Bowie, Prince George's County, Maryland. **The record was held open to allow a 30-day extension to resolve the outstanding violation of the trailers.**

DISCUSSION/DECISION

V- 8-21 MJ&S Enterprises

Request for variances of 12 feet rear yard depth/width and 1.4 net lot coverage to validate existing conditions (rear yard depth/width and net lot coverage) and obtain a building permit for a sunroom addition on existing deck at 015 Minna Avenue, Capitol Heights. **The record was held open to allow the Petitioner to obtain a revision to the Tree Conservation Plan.**

V-9-21 MJ&S Enterprises

Request for variances of 12 feet rear yard depth/width and 4.5% net lot coverage to validate existing conditions (rear yard/width and net lot coverage) and obtain a building permit for the construction of a sunroom addition at 1009 Minna Avenue, Capitol Heights. **The record was held open to allow the Petitioner to obtain a revision to the Tree Conservation Plan.**

V-11-21 Karl Muhammad

Request for variances of 4 feet side street yard depth and 7 feet rear yard depth/width to validate an existing condition (rear yard depth/width) and obtain a building permit for the construction of a room addition at 4903 Henderson Road, Temple Hills. **The record was held open for Petitioner to submit revised elevation plans.**

V-14-21 Wharton Storage Co. LLC

Request for variances of 13 feet side yard setbacks for the I-4 Zone, a variance of 10-foot side yard setbacks within the C-M Zone, and waivers of the fence location and height requirement for a 10-foot chain link fence to obtain a building permit for the construction of a 10-foot-high chain-link fence on I-4 zoned (Industrial) and C-M (Commercial Miscellaneous) at 8219 Woodyard Road, Clinton. **The Board resolved, by majority vote, Anastasia Johnson absent, that variances of 13 feet side yard setbacks for the I-4 Zone, a variance of 10-foot side yard setbacks within the C-M Zone, and waivers of the fence location and height requirement for a 10-foot chain link fence be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 15 and approved revised elevation plan, Exhibit 16.**

V-17-21 Adriana Medel and Vicente Guzman

Request for variances of 28.7% net lot coverage and 4 feet front yard depth to obtain a building permit for the proposed detached garage at 7903 Dawnwood Court, Lanham. **Taken under advisement.**

AA-1745 Amazon

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. **Taken under advisement.**

AA-1748 Amazon

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. **Taken under advisement.**

MINUTES FOR APPROVAL FROM April 14, 2021 and April 28, 2021. The **Board resolved, by majority vote, Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:01 p.m.

Prepared and submitted by:



Barbara J. Stone
Administrator