



# BOARD of APPEALS

Zoning and Administrative

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## Virtual Hearing **APPROVED** MINUTES May 26, 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:

Ellis Watson, Staff Attorney  
Barbara J. Stone, Administrator  
Celeste Barlow, Administrative Aide  
Olga Antelo-Vasquez, Administrative Aide

### NEW VARIANCES

#### V-25-21 Tracy and Allison Ragland

Request for variances of 1.8 feet side yard width and 13.4 feet rear yard depth/width to obtain a building permit for the construction of a deck at 3914 Ellis Street, Capitol Heights. **The Board resolved, unanimously, that variances of 1.8 feet side yard width and 13.4 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 15 and approved elevation plans, Exhibits 3 (a) thru (d).**

#### V-38-20 Dehmeh Smith and Alexandra Iorio

Request for variances of 5 feet front yard depth, 11% net lot coverage and a waiver of the wall location and height requirements for a wall over 4 feet in height in the front (abutting Oliver Street) to validate existing conditions( front yard depth and net lot coverage) and obtain a building permit for unauthorized construction of a five-feet wall in front of the house at 3903 Oliver Street, Hyattsville. **The Board resolved, unanimously, that variances of 5 feet front yard depth, 11% net lot coverage and a waiver of the wall location and height requirements for a wall over 4 feet in height in the front (abutting Oliver Street) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan.**

#### V-13-21 Gerard Glaser, Jr. Trust

Request for Variance of 3 feet side yard width, 2 feet side lot line setback for an accessory building (shed) and a waiver of the parking area location requirement to validate an existing condition (side yard width and accessory building (shed)) and obtain a building permit for the construction of a driveway in front of the house at 6114 Montrose Road, Cheverly. **The record remained open to allow the Town of Cheverly the opportunity to submit comments.**

V-22-21 Meagan Gerlings

Request for a variance of 7% net lot coverage and a waiver of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard (abutting Powder Mill Road) to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a 6-foot white vinyl privacy fence at 4311 Powder Mill Road, Beltsville. **The Board resolved, unanimously, that a variance of 7% net lot coverage and a waiver of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard (abutting Powder Mill 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 (a) thru (b).**

V-35-21 Susan Dorn and Roman Lesiw

Request for a variance of 1.5% net lot coverage to validate an existing condition (lot coverage) and obtain a building permit to enclose an existing breezeway in front of the house at 7008 40<sup>th</sup> Avenue, University Park. **The record remained open to allow University Park the opportunity to submit comments.**

V-38-21 Raju and Shraddha Pawer

Request for variances of 6,750 square feet net lot area, 25 feet front building line width, 1-foot side yard width, 6 feet rear yard depth/width and 12.2% net lot coverage to validate existing conditions (net lot area, front building line width, side yard width, rear yard depth/width and lot coverage) and obtain a building permit for the construction of a deck with steps 13010 Bay Hill Drive, Beltsville. **The Board resolved, unanimously, that variances of 6,750 square feet net lot area, 25 feet front building line width, 1-foot side yard width, 6 feet rear yard depth/width and 12.2% 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 (a) thru (c).**

**DISCUSSION/DECISION**

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-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 Board resolved, by majority vote, Anastasia Johnson absent, that a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Ridgevale Avenue) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 14 and approved elevation plans, Exhibits 3 (a) thru (c).**

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 Board resolved, unanimously, that variances of 4 feet side street yard depth and 7 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 16 and approved revised elevation plan, Exhibit 15 B.**

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. **The Board resolved, unanimously, that variances of 28.7% net lot coverage and 4 feet front yard depth be DENIED.**

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 May 12, 2021. The **Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 7:52 p.m.

Prepared and submitted by:



Barbara J. Stone  
Administrator