



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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Virtual Hearing **APPROVED** MINUTES June 23, 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

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Barbara J. Stone, Administrator
Donna Brown, Clerk of the Council
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-48-21 Housing Initiative Partnership

Request for a variance of 5 feet front yard depth to obtain a building permit for the construction of a covered front porch and a one-story addition at 7602 Oxman Road, Landover. **The Board resolved, unanimously, that a variance of 5 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.**

V-49-21 Housing Initiative Partnership

Request for a variance of 5 feet front yard depth to obtain a building permit for the construction of a covered front porch at 1920 Ray Leonard Road, Landover. **The Board resolved, unanimously, that a variance of 5 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.**

V-50-21 Housing Initiative Partnership

Request for variances of 5 feet front yard depth and 2.3% net lot coverage to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a covered front porch at 7609 Oxman Road, Landover. **The Board resolved, unanimously, that variances of 5 feet front yard depth and 2.3% 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, Exhibit 3.**

V-43-21 Hailu Aichei and Egigayehu Woldeyes

Request for a variance of 7.6 feet rear yard depth/width to obtain a building permit for the construction of a deck at 4112 Ulster Road, Beltsville. **The Board resolved, unanimously, that** a variance of 7.6 feet rear yard depth/width **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-51-21 Hayder Qaadri and Syed Humaira

Request for a variance of 6 % net lot coverage to validate an existing condition (lot coverage) and obtain a building permit to convert an existing open deck to an enclosed screen porch at 9509 Greenspring Court, Lanham. **The Board resolved, unanimously, that a variance of 6 % 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 (d).**

V-54-21 Tyler Sanville and Sean Sharp

Request for variances of 4.25 feet front yard depth, 1-foot side yard width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 60th Avenue) to validate existing conditions (front yard depth and side yard width) and obtain a building permit for the construction of a 6-foot wood privacy fence at 6000 Ravenswood Road, Riverdale Park. **The Board resolved, unanimously, that variances of 4.25 feet front yard depth, 1-foot side yard width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 60th Avenue) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (a) thru (b).**

DISCUSSION/DECISION

V-171-19 Yanira del Carmen Lopez

Request for a waiver of the parking area location requirement to obtain a building permit for the construction of proposed driveway partially in front of the house at 2406 Fire House Road, Hyattsville. **The record was held open for Petitioner to submit revised site plan demonstrating the dimensions of the driveway.**

V-33-21 Juan Sanchez and Karole de Sanchez

Request for variances of 2 feet front street line width and 8 feet side yard width to validate existing conditions (front street line width, side yard width and net lot coverage) and obtain a building permit for the unauthorized construction of a carport with roof overhang at 6808 Standish Drive, Hyattsville. **The Board resolved, unanimously, that variances of 2 feet front street line width and 8 feet side yard width be DENIED.**

V-15-21 Arnulfo A Menbreno

Request for variances of 71 feet front building line width and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (front building line width and accessory building, shed) and obtain a building permit for the construction of a carport at 21405 Aquasco Road, Aquasco. **The record was held open for Petitioner to submit revised site plan to demonstrate the dimensions of the driveway where it connects with proposed carport.**

V-36-21 Henry Milam and Mary Isaac

Request for variances of 12 feet front yard depth and a waiver of the location requirement for a 6-foot fence in the triangle area of the corner portion of a corner lot to validate an existing condition (front yard depth) and obtain a building permit for the construction of a 6-foot vinyl fence on a corner lot at 5017 Sir Lucas Lane, Clinton. **The record was held open for Petitioner to submit a signed Home Owners Association Letter.**

V-37-21 Ravinder and Arvind Anand

Request for variances of 1.5 feet front yard depth and 10.5 feet rear yard depth/width to validate existing conditions (front yard depth and rear yard depth/width) and obtain a building permit for the construction of a partially covered deck with landing and steps at 10009 Gold Coast Court, Upper Marlboro. **The Board resolved, by majority vote, Ms. Anastasia Johnson, absent, that variances of 1.5 feet front yard depth and 10.5 feet rear yard depth/width 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-47-21 Thomas Liddle

Request for variances of 14.6 feet front yard depth and 2 feet rear lot line setback to validate existing conditions (front yard depth and accessory building (shed)) at 3715 37th Street, Mount Rainier.

The record was held open to allow the Town of Mt. Rainier the opportunity to provide comments.

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. **Rescheduled for new hearing on August 25, 2021.**

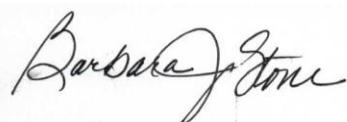
AA-1748 Amazon.com

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. **Taken under advisement and rescheduled for August 25, 2021.**

MINUTES FOR APPROVAL FROM June 9, 2021. The **Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 7:52 p.m.

Prepared and submitted by:



Barbara J. Stone
Administrator