



Zoning and Administrative

Prince George's County Government
County Administration Building
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**Virtual Hearing
APPROVED
MINUTES
July 14, 2021**

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:05 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair - Absent
Al Scott, Vice Chair - Present
Anastasia Johnson- Present

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-44-21 Marleny Reyes

Request for variances of 10 feet front building line width and 1.7 feet side yard width and waiver of the parking area location requirement to validate existing conditions (front building line width, side yard width and net lot coverage) and obtain a building permit for the construction of a driveway in front of the house at 1801 East-West Highway, Hyattsville. **The record was held open for a final vote by all three members.**

V-27-21 Juan Segovia Chicas

Request for a variance of 2 feet side yard width and a waiver of the parking area location requirement to validate an existing condition (side yard width) and obtain a building permit for the construction of a driveway in front of the house at 5803 Seminole Street, Berwyn Heights. **The record was held open for Petitioner to provide an apron permit and to allow Berwyn Heights the opportunity to provide comments.**

V-29-21 Juan Lopez

Request for variances of 1-foot side lot line setback for an accessory building (shed) and 16.5% net lot coverage to validate existing conditions-(net lot coverage and accessory building (shed)) and obtain a building permit for the unauthorized construction of a driveway at 7616 Burnside Road, Landover.

Taken under advisement

V-21-21 Amilcar Mendez

Request for variances of 325 square feet net lot area, 2 feet side yard width and 2 feet rear lot line setback for an accessory building (shed) to validate existing conditions, (net lot area and accessory building (shed)) and obtain a building permit for the extension to the existing carport at 13220 Ingleside Drive, Beltsville. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that variances of 325 square feet net lot area, 2 feet side yard width and 2 feet rear lot line setback for an accessory building (shed) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 14 (a) thru (b).**

V-34-21 Gary and Melanye Carroll

Request for a variance of 7 feet side yard width to obtain a building permit for the construction of a two-car garage at 12610 Henderson Chapel Lane, Bowie. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that a variance of 7 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 elevation plans, Exhibits 3 (a) thru (b).**

V-40-21 David and Teresa Ferman

Request for variances of 4 feet side yard width, 17% of the net lot coverage and a waiver of the rear yard location requirement for an accessory building (garage) to validate existing conditions (side yard width, net lot coverage and accessory building) and obtain a building permit for the construction of one-story addition at 4707 Lexington Avenue, Beltsville. **The record was held open for Petitioner to obtain all required permits and inspections.**

V-56-21 Cristobal Ayala Martinez

Request for variances of 16.2 feet front yard depth, 7.2 feet left side yard width, 6.1 right side yard width and 7% net lot coverage to validate existing conditions (front yard depth, side yard width and lot net coverage) to obtain a building permit for the construction of a covered deck at 737 Carson Avenue, Oxon Hill. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that variances of 16.2 feet front yard depth, 7.2 feet left side yard width, 6.1 right side yard width and 7% net lot coverage to validate existing conditions (front yard depth, side yard width and lot net 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-59-21 Elva Hernandez and Manuel Reyes

Request for variances of 1-foot side street yard depth, a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Brinkley Road) and a waiver of the parking area location requirement to validate existing conditions (side street yard depth and a waiver of parking area location requirement) and obtain a building permit for the construction of a 6-foot wooden fence at 6313 Brinkley Court, Temple Hills. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that variances of 1-foot side street yard depth, a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Brinkley Road) 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 plans, Exhibits 2 (a) thru (b) and approved elevation plan, Exhibit 3.**

V-60-21 Moriah and George Doe

Request for variances of 990 square feet net lot area, 7.05 feet front building line width and 6.1 feet front yard depth to validate existing conditions (net lot area, front building line width and front yard depth) and obtain a building permit for the proposed driveway at 716 Somerset Place, Hyattsville. **Taken under advisement.**

DISCUSSION/DECISIONS

V-171-19 Yanira del Carmin 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 Board resolved, by majority vote, Ms. Bobbie Mack absent, that 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 19.**

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 re-advertisement and new hearing, as the revised site plan demonstrates accurate driveway dimensions which triggered the need for Lot Coverage variance.**

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 Board resolved, by majority vote, Ms. Bobbie Mack absent, that 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 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).**

MINUTES FOR APPROVAL FROM June 23, 2021. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:22 p.m.

Prepared and submitted by:



Barbara J. Stone
Administrator