



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government
Wayne K. Curry Administration Building
1300 McCormick Drive
3rd Floor
Largo, MD 20774
Phone: 301-952-3220
boardofappeals@co.pg.md.us

Virtual Hearing **APPROVED** **MINUTES** December 14, 2020

Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:15 p.m. the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present
Anastasia Johnson, Member - Present
Wm. Carl Isler, Member – Present.
Renee Alston, Member - Absent
Teia Hill - Present

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Barbara Stone, Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-57-22 Douglas Rivas / Spanish Language Interpreter Requested / Luna

Request for variances of 172 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 30% net lot coverage, 1.1 feet side yard depth and 2 feet rear lot line setback for accessory buildings (shed) to validate existing conditions (net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth and accessory building (shed) and obtain a building permit for the unauthorized construction of a shed and breezeway at 3510 Lancer Drive, Hyattsville. **The record was held open for the Petitioner to discuss this request with the City of Hyattsville.**

V-71-22 Omar Flooring Contractors, LLC

Request for variances of 9 feet lot width, 22.63 lot frontage and 5 feet rear yard depth to validate existing conditions (lot frontage, lot width and rear yard depth) and obtain a building permit to construct a second story addition at 4907 Holly Spring Street, Suitland. **The record was held open for technical assistance as the Petitioner wishes to reestablish the existing house and add another addition. Revised site and elevation plans must be submitted.**

V-77-22 Joselito Amparo and Ana R. Amparo Lugo

Request for variance of 16% net lot coverage to obtain a building permit to construct a driveway extension at 11711 Chilcoate Lane, Beltsville. **The record was held open to allow the Petitioner to contact the**

Department of Permit, Inspections and Enforcement to inquire if they can assist in a plan to alleviate the water issues. Petitioner wishes to enlarge the driveway and provide a paved recreation area.

V-78-22 Ranford Wallace

Request for variances of 3,418 square feet net lot area, 8 feet lot width (front building line), 1-foot front yard depth and 10 feet rear yard to validate existing conditions (net lot area, lot width (front building line) and front yard depth) and obtain a building permit to construct a, 11x11 foot wooden deck and a 6-foot wooden fence at 3505 Tolly Place, Springdale. **The record was held open to allow the Petitioner to obtain an HOA approval letter.**

OTHER ZONING APPEALS

V-79-22 LPJ Cultural Center

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, Enforcement Division, to issue CSD Case Number 22-00046717 dated October 24, 2022, citing Petitioner with violating Zoning Code Section 27-253(c) "Use of the property not in conformance with the use and occupancy permit and/or accompanying site plan." Petitioner was informed that he must proceed with corrective actions "reverting the property back to the approved use and site plan for the approved Use and Occupancy Certificate #19319-2021, including adjoining properties and right of way area." The remedial actions must be done on CGO (Commercial, General and Office) Zoned property located at Map 51, Grid 33, Parcel D, McGuire-PT pf the RC Tract Subdivision, being 6545 Annapolis MD, Hyattsville, Prince George's County, Maryland. **Withdrawn by Petitioner.**

V-60-22 Fairwood Community Association

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 request of Counsel, Derek J. Baumgardner, Law Offices of Whiteford, Taylor and Preston, L.L.P. as an application for a zoning appeal on behalf of Fairwood Community Association, Inc. ("Fairwood"), pursuant to the Prince George's County Code, Subtitle 2, Division 4, Section 2-122, regarding the zoning designation indicated on the preliminary plan of subdivision, Application No. 4-21047, filed by the Applicant, Chance Manor LLC ("Chance Academy"). Fairwood objects to the zoning use designation of Chance Academy as a "private school" and requests a hearing before the Board of Zoning Appeals on Residential Estate (RE) Zoned property located Map 54, Grid A1, Parcel 43, being 4600 Fairview Vista Drive, Bowie, Prince George's County, Maryland. **Withdrawn by request of Petitioner.**

DISCUSSION/DECISION

V-67-22 Rosario Salgado

Request for variances of 578 square feet net lot area, 15 feet front building line width, 4 feet front yard depth, and 3.2 feet side yard width to validate existing conditions (net lot area, lot width, front yard, and side yard width) and obtain a building permit for the unauthorized construction of a deck at 5820 31st Place, Hyattsville. **The Board resolved, by majority vote, Ms. Renee Alston, absent, that variances of 578 square feet net lot area, 15 feet front building line width, 4 feet front yard depth, and 3.2 feet side yard width be approved. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (c).**

V-38-22 Carlos Moreno Montieland and Sandra Buruca

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 3.3% net lot coverage to validate existing conditions (net lot area and front building line) and obtain a building permit for the unauthorized construction of a driveway extension and rear covered patio at 1208 Balboa Avenue, Capitol Heights. **The record was held open for Site Road approval.**

V-74-22 Maria and Adam Betalvi

Request for variances of 15 feet front building line width and 2 feet front street line width and 10% net lot coverage and 2 feet front yard depth to validate existing conditions (lot width, lot frontage (width) at front street line and front yard depth) and obtain a building permit for the construction of a one-story addition with basement at 4708 Banner Street, Hyattsville. **Rescheduled to January 25, 2022.**

MINUTES FOR APPROVAL FROM November 30, 2022. **The Board resolved, by majority vote, Ms. Renee Alston absent, that the minutes be APPROVED.** THE MEETING ADJOURNED AT 10:21 P.M.

Prepared and submitted by:



Barbara J. Stone
Administrator