



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

County Administration Building

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Virtual Hearing **APROVED** **MINUTES**

January 26, 2022

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:01 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:

Ellis Watson, Staff Attorney
Donna Brown, Clerk
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide
Ernesto Luna, Spanish Language Interpreter

NEW VARIANCES

V-137-21 Flor Martinez Spanish Language Interpreter Provided / LUNA

Request for variances of 4 feet front yard depth, 11.9% net lot coverage and waiver of the parking area location requirement and obtain a building permit for the construction of a driveway in front of the house at 7711 Muncy Road, Hyattsville. **The Board voted 2-0--Mrs. Bobbie Mack, Chair absent—to approve variances of 4 feet front yard depth, 11.9% net lot coverage and waiver of the parking area location requirement. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 (A).**

V-61-21 Max Alberto Joel Rivera

Request for variances of 5 feet side street yard depth, 5.65 feet rear yard depth/width, 2 feet rear lot line setback (shed) and a waiver of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (33rd Avenue) and obtain a building permit for the construction of a 6-foot wooden privacy fence at 3300 Lancer Drive, Hyattsville. **The Board voted 2-0--Mrs. Bobbie Mack, Chair absent—to hold record open to allow the City of Hyattsville the opportunity to provide comments. Petitioner must provide revised site plan.**

V-130-21 Hutchinson Merton

Request variances of 5 feet front yard depth, 13.1% net lot coverage, 2 feet rear lot line setback, (accessory buildings for two-sheds) and a waiver of the parking area location requirements at 7724 Penbrook Place, Hyattsville. **The Board voted 2-0—Mrs. Bobbie Mack, Chair absent—to approve variances of 5 feet front yard depth, 13.1% net lot coverage, 2 feet rear lot line setback, (accessory buildings for two-sheds) and a waiver of the parking area location requirements. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-135-21 Helen P. and Charles Jones III

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Linwood Avenue) and a waiver of the parking area location requirement and obtain a building permit for the construction of a 6-foot fence at 5512 Oakbrook Place, Lanham. **The Board voted 2-0—Mrs. Bobbie Mack, Chair absent—to approve a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Linwood Avenue) and a waiver of the parking area location requirement. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3.**

V-140-21 Amira Chabali

Request for variances of 1,000 square feet net lot area and 3 feet each side yard width and obtain a building permit for the construction of a single-family dwelling at 1303 Capitol Heights Blvd., Capitol Heights. **The Board voted 2-0—Mrs. Bobbie Mack, Chair absent—to approve variances of 1,000 square feet net lot area and 3 feet each side yard width. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibits 3(a) thru (d).**

DISCUSSION/DECISION

V-112-21 James and Elizabeth Concha

Request for a variance of 7.9 feet front yard depth to validate an existing condition (front yard depth) and obtain a building permit for the construction of a porch 5909 Taylor Road, Riverdale Park. **The Board voted 2-0—Mrs. Bobbie Mack, Chair absent—to approve a variance of 7.9 feet front yard depth. 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)**

V-118-21 Parris Homes, LLC /Duckling Properties, LLC

Request for a variance of 15 feet front building line width to obtain a building permit for the construction of a two-story house with basement, deck with steps, covered porch with steps, a two-car garage, driveway and concrete walk at 8813 Sterling Street, Landover. **The Board voted 2-0—Mrs. Bobbie Mack, Chair absent—to hold record to allow the petitioner an opportunity to discuss plans with neighbor. Variances will be needed for each lot if intention is to build on all four lots.**

V-124-21 Stacy Hughes and Elaine Pickens

Request for a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (abutting Woodyard Road) and construct a 6-foot vinyl fence at 8001 Hunter Drive, Clinton. **The Board voted 2-0—Mrs. Bobbie Mack, Chair absent—to hold record open to allow the HOA to provide comments. The dimensions of the Long Fence Drawings must be noted by the HOA.**

V-131-21 Dakia McNeill

Request for a waiver of height requirements for a wall over 6 feet in height in the side yard and construct a 16-foot-tall privacy wall by 10-foot long adjacent to the left side of the dwelling at 12072 Hallandale Terrace. **The Board voted 2-0--Mrs. Bobbie Mack, Chair absent—to hold record open to allow the HOA the opportunity to provide its approval for the 16-foot wall and 6-foot fence**

V-132-21 Charles and Denise Shelton

Request for variances of 34,290 square feet net lot area and 1.6% net lot coverage to validate an existing condition (net lot area) and obtain a permit building for the construction of a pool house at 12803 Contee Manor Road, Bowie. **The Board voted 2-0--Mrs. Bobbie Mack, Chair absent—to hold record open to allow the HOA to provide a signed copy of the submitted letter.**

RECONSIDERATION

V-30-21 Javier Rubio

Request for variances of 1-foot front building line width, 7.89 feet front yard depth and a waiver of the fence location requirement and height requirements for a fence over 4 feet in height in the front yard (abutting Kent Village Drive) to validate existing conditions (front building line, front yard depth, waiver of fence) and obtain a building permit for the unauthorized constructions of a porch, a one-story-rear addition, and driveway extension at 7001 East Forest Road, Landover. **The variances were DENIED on October 20, 2021, due to the Petitioner not submitting the requested documents (revised site plan demonstrating the correct dimensions of the driveway and did not submit the requested photographs of the rear of the house.**

Request for Reconsideration submitted by Board Administrator, as revised site plan and photographs were submitted, but staff erroneously did not bring them to the Board attention.

Record open to allow the BOARD to reconsider additional information.

The Board voted 2-0—Mrs. Bobbie Mack, Chair absent—to hold the case open since Ms. Johnson was not present for the initial hearing.

MINUTES FOR APPROVAL FROM JANUARY 12, 2022. The Board resolved by majority vote, Mrs. Bobbie Mack, Chair absent, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 9:30 p.m.

Prepared and submitted by: