



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

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**Virtual Hearing  
APPROVED  
MINUTES  
March 23, 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  
Al Scott, Vice Chair (absent)  
Anastasia Johnson

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-133-21 Olga Rubio

Request for variances of 3 feet front yard depth, 1-foot side yard width, 8 feet front building line width and a waiver of the parking area location requirement and obtain a building permit for a driveway partially located in front of the house at 3107 Lancer Place, Hyattsville. **The record was held open to allow the petitioner to request for a Spanish Language Translator.**

### V-7-22 Jack and Linda Bannister

Request for variances of 1,500 square feet net lot area, 15 feet front building line width, 1-foot each side yard width and 1.8% net lot coverage are requested. and obtain a building permit for the construction of a two-story dwelling with basement, garage, and driveway at 1517 Pacific Avenue, Capitol Heights. **The record was held open to allow the petitioner to provide notes on the site plan and a height measurement on the elevation Plans.**

### V-10-22 James Stevens

Request for variances of 9 feet side yard width, 1-foot rear yard depth/width, 2 feet side lot line setback and 1.5 feet rear lot line setback for accessory buildings (two sheds) and obtain a building permit for the construction of a covered carport over existing driveway at 5138 Flintridge Drive, Lanham. **The record was held open to allow the petitioner the opportunity to provide a revised site plan and submit the elevation plans.**

## ADMINISTRATIVE APPEAL

### AA-1751 Logan Nell

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 Violation Notice CSD Case No.: 22-000 10805, dated February 7, 2022, citing Petitioner with Subtitle 13, Division 9 Antilitter and Weed Ordinance- Section 13-264, Section 13-265, Section 13-267. Violation: Accumulation of litter and rubbish, high grass and weeds (height greater than 12 inches), and/or a wrecked dismantled, unlicensed, or abandoned motor vehicle(s). Corrective Action Required: The owner must take actions immediately eliminating all types of materials that attempt against the public health such as rubbish, litter, trash, debris and cutting grass as well as removing unauthorized vehicles without tags, wrecked, dismantled, or abandoned to contribute with a clean, safe, and secure community. Failures to comply with the violation cited above the owner is subject to penalties. The cost of cleaning is as higher as 40,000 dollars amount that may vary if on-site conditions become worse on R-R (Rural-Residential) zoned property located at Part of Lots 1, 2, & 3, Block 10, Cedar Haven Subdivision, being 18203 Coleridge Taylor Street, Aquasco, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists. **To be rescheduled in order for OOL and Petitioner to gather appropriate documents. Date to be determined.**

## DISCUSSION/DECISION

### V-129-21 Nhi Tuc Lam and Van Chung Vietnamese Language Translator provided.

Request for a variance of 308 square feet net lot area and obtain a building permit for the construction of a two-story frame single-family dwelling with basement, open deck, covered front porch and driveway at 11000 Queen Anne Avenue, Beltsville. **The record was held open to allow the Civic Association to the opportunity to provide comments.**

### V-117-21 Cheryl Lowe

Request for variances of 1-foot rear lot line setback for accessory buildings (two sheds and garage) and 2 feet rear lot line setback for accessory building (for a third shed) and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Kirby Road) at 6300 Kirby Road, Clinton. **The record was held open for petitioner to provide a revised site plan, indicating on the site plan, that the shed and fence located on the SHA easement will be removed. Attorney Bruce Johnson will clarify if there is an SHA easement on Ms. Lowe's property.**

### V-8-22 Judine Slaughter

Request for variances of 1,508 square feet net lot area, 3 feet front yard depth and a waiver of the parking area location requirement and obtain a building permit for widening of the driveway in front of the house at 6104 Osborn Road, Hyattsville. **The record was held open to allow the petitioner time to obtain the Site/Road Apron Permit for a double driveway.**

### V-13-22 Hannah Cole-Chu and William McKindley-Ward

Request for variances of 425 square feet net lot area, 13.5 feet front yard depth and 21.2 % net lot coverage and proposed wooden stairs and covered landing to access to the rear yard, at 309 Perry Street, Mount Rainier. **The record was held open as there was not a quorum in order to vote.**

V-141-21 Joseph Garrison & Laura Moore

Request for a variance of 5 feet front yard depth and a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Shepherd Street) and obtain a building permit for the unauthorized construction of a 6-foot wooden privacy fence at 4046 34<sup>th</sup> Street, Mount Rainier. **The record was held open as there was not a quorum in order to vote.**

**RECONSIDERATION**

V-65-21 India and Gayle Clark

Request for a variance of 2.1% net lot coverage and a waiver of fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Brightfield Lane) to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a 6-foot fence at 7606 Brightfield Place, Upper Marlboro. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variance of 2.1% net lot coverage and a waiver of the fence location and height requirement for a fence over 4 feet in height in the front yard/side yard (abutting Brightfield Lane) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20 and approved elevation plan, Exhibit 3.**  
**Discussion regarding the approved site plan from the HOA and the revised plan from Petitioner.**  
**The record was held open as there was not a quorum in order to vote.**

MINUTES FOR APPROVAL FROM March 9, 2022. **The Board resolved, by majority vote, Mr. Al Scott absent, that the minutes be Held until April 6, 2022.**

THE MEETING ADJOURNED AT 8:27 p.m.