

MINUTES
APPROVED
March 27, 2024

All Board of Appeals hearings are virtual; however, if necessary, a part of the meeting may be conducted in a closed session. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:03 p.m., the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present

Wm. Carl Isler, Vice Chair - Present

Renee Alston, Member - Present

Teia Hill, Member - Absent

Others Present:

Ellis Watson, Staff Attorney

Barbara Stone, Administrator

Celeste Barlow, Case Reviewer

Olga Antelo-Vasquez, Case Reviewer

NEW VARIANCES

V-79-23 Solomon Kassa Amharic Language Interpreter Provided/ Meskerem Balkew

Request for variances of 309 square feet net lot area, 1-foot lot width, and a waiver of the parking area location requirement to validate existing conditions (net lot area, lot width) and obtain a building permit for the unauthorized construction of a retaining wall in the front yard and a 3' x 21' foot driveway extension located in front of the house at 1102 Raydale Road, Hyattsville. **The record was taken under advisement.**

V-89-23 Julio Cesar Ruiz Ortega Spanish Language Interpreter Provided/ Ruben Sotogomez

Request for variances of 1.7 feet lot width at the building line, 2.14% net lot coverage, and a security exemption for a fence over 4 feet in height in the front yard (abutting Homer Street) to validate an existing condition (lot width at the building line) and obtain a building permit for the proposed concrete driveway and a 6-foot wooden fence at 5450 Addison Road, Fairmount Heights. **The record must be re-advertised as the variance request was incorrect. A waiver of the parking area requirement is necessary. In addition, the request for a Security Exemption is not necessary.**

V-63-23 Veronica Rackins-Irby and Uerial Irby

Request for variances of 10 feet lot frontage at the front street line, 1% lot coverage, and 4 feet rear yard depth to validate existing conditions (lot frontage, rear yard depth) and obtain a building permit for the unauthorized construction of an 8'x 16' driveway extension at 6828 Ashleys Crossing Court, Temple Hills. **The record was continued in order for the Homeowners Association to review the revised Site Road approved plans.**

V-85-23 Hilliary Brown Jr. and Doris M. Brown

Request for variances of 25-foot lot width, 13-foot lot frontage, and a waiver of the parking area location requirement. to obtain a building permit to construct a proposed 10' x 35' driveway at 3215 32nd Avenue, Temple Hills. **The record was continued in order for the Petitioner to provide revised plans demonstrating the steps and walkway from the driveway.**

V-95-23 Enock Adewyi

Request for variances of 4,182 square feet net lot area and 9 feet side yard width to validate an existing condition (net lot area) and obtain a building permit for the unauthorized construction of a 12' x 12' deck, 10' x 22' deck, and 12' x 12' screened porch at 3600 Colvin Court, Bowie. **The record was taken under advisement.**

V-2-24 David Kucharski

Request for a security exemption for a fence over 4 feet in height in the front yard (abutting Caswell Lane) to install a 6-foot fence at 3705 Media Lane, Bowie. **The record was taken under advisement.**

V-3-24 James and Adriana Bowers

Request for variances of 7% lot coverage and 7 feet front yard depth to obtain a building permit to construct a 28' x 46' two-story addition and a 23.3' x 34' garage addition at 8302 Spruce Hill Drive, Laurel. **The record was taken under advisement.**

DISCUSSION / DECISION

V-20-23 Jerry and Sabina Hamilton

Request for variances of 5 feet lot width, 9.6% lot coverage, 1.55 feet front yard depth, and a waiver of the parking area location requirement to validate existing conditions (lot width, front yard depth lot coverage, and driveway in the front yard) and obtain a building permit for the unauthorized construction of a 10.10' x 11.85' shed and a 9.85' x 16.1' shed at 128 Cree Drive, Oxon Hill. **The Board resolved by majority vote, Ms. Hill absent, that variances of 5 feet lot width, 9.6% lot coverage, 1.55 feet front yard depth, and a waiver of the parking area location requirement be Approved. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 19, and approved elevation plan, Exhibit 3.**

V-73-23 Tanya Byfield

Request for variances of 12 feet lot width at the building line, 4 feet side yard width, and a waiver of the parking area location to validate existing conditions (lot width at the building line and side yard) and obtain a building permit for the proposed driveway in front of the house at 7727 Emerson Road, Hyattsville. **The Board resolved by majority vote, Ms. Hill absent, that variances of 12 feet lot width at the building line, 4 feet side yard width, and a waiver of the parking area location be Approved. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 16.**

V-82-23 Vancella and Van Broadus

Request for variances of 3 acres net lot area, 98.97 feet lot width, 46.96 feet lot frontage, 3.4% lot coverage, and a waiver of the parking area location requirement to validate existing conditions (net lot area, lot width, and lot frontage) and obtain a building permit for the construction of a two-story single-family dwelling with basement and a circular driveway at 11338 Cross Road Trail, Brandywine. **The Board resolved by majority vote, Ms. Hill absent, that variances of 3 acres net lot area, 98.97 feet lot width, 46.96 feet lot frontage, 3.4% lot coverage, and a waiver of the parking area location requirement be Approved. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 16, and approved elevation plan, Exhibit 3.**

V-94-23 Victorjulio Cubas Rosell

Request for a waiver of the parking area location requirement and a security exemption for a fence over 4 feet in height in the front yard (abutting East-West Highway and Taylor Road) to validate an existing condition (parking area location) and obtain a building permit to install a 6-foot fence at 4912 Queensbury Road, Riverdale. **The Board resolved by majority vote, Ms. Hill absent, that waiver of the parking area location requirement and a security exemption for a fence over 4 feet in height in the front yard (abutting East-West Highway and Taylor Road) be Approved. Approval is contingent upon development in compliance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

V-159-23 Yancy Reyes

Request for variances of 10.6% net lot coverage to validate existing conditions (front yard depth and lot coverage) and obtain a building permit for an unauthorized construction of a driveway extension at 4919 Lexington Avenue, Beltsville. **The Board resolved, by majority vote, Ms. Hill absent, that the case be DISMISSED.**

MINUTES FOR APPROVAL FROM March 13, 2024. **The Board resolved, by majority vote, Ms. Hill absent, that the minutes be APPROVED.** THE MEETING ADJOURNED AT 10:35 P.M.

Prepared and submitted by:

Barbara Stone
Administrator