

MINUTES
APPROVED
April 24, 2024

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:00 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 - Absent
Teia Hill, Member - Present

Others Present:

Keisha Garner, Attorney
Ellis Watson, Staff Attorney
Barbara Stone, Administrator
Celeste Barlow, Case Reviewer
Olga Antelo-Vasquez, Case Reviewer

NEW VARIANCES

V-15-24 Johanna and Jandres Serrano, Etal **Spanish Language Interpreter Provided/Sotogomez**
Request for a waiver of the parking area location requirement and obtain a building permit for the proposed driveway in front of the house (20'x24') at 2203 Banning Place, Hyattsville. **The record was continued so that the Petitioner could submit a revised site plan demonstrating the height of the retaining wall and the security railing on top of it.**

V-63-23 Veronica Rackins-Irby & 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 at 6828 Ashleys Crossing Court, Temple Hills. **The record was taken under advisement.**

V-83-23 Joseline Bonilla Fernandez and Juan Bonilla Reyes

Request for variances of 27 feet lot width, 15 feet lot frontage, a waiver of the parking area location requirement, to validate existing conditions (lot width and lot frontage) and obtain a building permit to construct an 18' x 28' driveway at 5110 Flintridge Drive, Hyattsville. **The record was continued for staff to contact the Site Road Section to determine the location of the driveway and the telephone poles.**

V-90-23 Smita Bhandori

Request for variances of 7 feet lot width at the building line, waiver of the parking area location requirement to validate existing conditions (lot width at the building line and parking area location) and obtain a building permit for the unauthorized gravel extended driveway (25' x 20') partially located in front of the house at 2014 Woodberry Street, Hyattsville. **The case was taken under advisement.**

V-14-24 Simona Gallardo & Jennifer Barrios

Request for variances of 1,000 square feet net lot area, 15 feet lot width, 2 feet lot frontage, 14.5% lot coverage, 7 feet front yard depth, and 1-foot side yard width to validate existing conditions (net lot area, lot width, lot frontage, front yard depth, side yard width) and obtain a building permit for the construction of a 14' x 14' one-story addition at 5800 30th Avenue, Hyattsville. **The record was continued in order for the Town of Hyattsville to submit their comments.**

V-17-24 Jose Amaya and Santos Diaz

Request for variances of 839 square feet net lot area, 8 feet lot width, 45.4% lot coverage, a waiver of the parking area location requirement, validation of existing conditions (net lot area and lot width) and obtaining a building permit for the unauthorized construction of a 12' x 18' foot one-story addition at 6818 Beacon Place, Riverdale. **Rescheduled for Spanish Interpreter.**

V-18-24 Frank B Uzoma Etal

Request for a waiver of a security exemption for a fence over 4 feet in height and to obtain a building permit for the unauthorized installation of a 6-foot fence at 14208 Old Stage Road, Bowie. **Taken under advisement.**

V-19-24 Keisha Clarke

Request for variances of 8,510 square feet net lot area, 2 feet lot frontage, and a security exemption plan for a fence over 4 feet in height in the front yard (abutting Meadow Lark Avenue), to validate existing conditions (lot size and lot frontage) and obtain a building permit to construct a 6-foot vinyl fence at 10000 Preakness Drive, Upper Marlboro. **The record was held open in order for the fence to move behind the trash can enclosure and submit revised HOA approval.**

V-20-24 Jason and Valerie Crockett

Request for variances of 7 feet lot width at the front street line, 5% net lot coverage, and 4 feet rear yard depth and to validate existing conditions (frontage width at the front street line, rear yard, and lot coverage) and obtain a building permit for the proposed screened room at 8911 Palmer Street, Fort Washington. **The record was held for technical assistance.**

V-21-24 Christopher and Jeanie Brown

Request for variances of 2,500 square feet net lot area, 25 feet lot width, 12 feet lot frontage, 7.6% lot coverage, 7 feet front yard depth, 4 feet side yard width to validate existing conditions (net lot area, lot width, lot frontage, front yard depth, and side yard depth) and obtain a building permit for the construction of a proposed 6-foot vinyl fence, 8-foot vinyl fence, and a 15.33' x 18' one-story addition at 4311 Quinn Street, Capitol Heights. **The record was taken under advisement.**

V-22-24 Tran Con and Thao Nguyen

Request for variances of 612 square feet net lot area, 5 feet lot width at the front street line, 2 feet right side yard width, a security exemption for a fence over 4 feet in height in the front yard (abutting Ladova Way), to validate existing conditions (net lot area, frontage width at front street line, side yard, and security exemption for a fence over 4 feet) and obtain a building permit for the unauthorized 6 feet fence and the proposed one-story addition (14' x 13') and covered deck (12' x 10') both over the existing deck 9500 Ardwick Ardmore Road, Upper Marlboro. **The record was continued to submit a revised site plan demonstrating the 4-foot setback from the side property line.**

DISCUSSION/DECISION

V-79-23 Solomon Kassa

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.~~ **The Board resolved, by majority vote, Ms. Alston absent, that variances of 309 square feet net lot area, 1-foot lot width, and a waiver of the parking area location requirement be DENIED.**

V-86-23 Maudica Quashie

Request for variances of 24 feet lot width at the building line, 12 feet lot width at the front street line, and waiver of the parking area location requirement to validate existing conditions (lot width at the building line and frontage width at front street line) and obtain a building permit for the proposed driveway (16' x 20') in front of the house at 7917 24th Place, Hyattsville. ~~The record was taken under advisement.~~ **The Board resolved, by majority vote, Ms. Alston absent, that variances of 24 feet lot width at the building line, 12 feet lot width at the front street line, and waiver of the parking area location requirement be DENIED.**

V-95-23 Enock Adewuyi

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 record was taken under advisement.~~ **The record was held open.**

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.~~ **The record was held open as the Petitioner moved the location of the fence. A confirmation from the City of Bowie will be needed.**

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.~~ **The record was held for technical assistance to find topographic mapping.**

V-7-24 Anderson Andrews and Natasha Celestine

Request for variances of 3.3% net lot coverage, 2 feet right side yard width, and 7 feet rear yard depth to validate existing conditions (front yard and side yard) and obtain a building permit to replace the existing deck with a sunroom at 9213 Bluefield Road, Upper Marlboro. **The record was taken under advisement.**

V-10-24 Veronica and Nicholas Vargish

Request for variances of 15 feet lot width, 2 feet lot frontage, 8 feet front yard depth, and a waiver of the parking area location requirement to validate existing conditions (lot width, lot frontage) and obtain a building permit to construct a proposed 10' x 15' driveway at 5702 Seminole Street, College Park. **The record was taken under advisement.**

V-12-24 Hayat Properties, LLC.

Request for variances of 2.96 feet front yard depth and 14.99 feet side street yard width to validate existing conditions (front yard depth, side street yard width) and obtain a building permit for the demolition of the dwelling's existing second story and construction of a proposed second story at 901 Old Walnut Street, Capitol Heights. **The record was taken under advisement.**

MINUTES FOR APPROVAL FROM March 27, 2024. The Board resolved, by majority vote, Ms. Alston absent, that the minutes be APPROVED. The meeting was adjourned at 11:14 p.m.

Prepared and submitted by:

Barbara Stone
Administrator