

**Virtual Hearing**  
**APPROVED**  
**MINUTES**  
**October 26, 2022**

Pursuant to the provisions of Section 27-231(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  
Anastasia Johnson, Member - Present  
Wm. Carl Isler, Member - Present  
Renee Alston, Member - Present  
Teia Hill – Observing Only - Present

**Others Present:**

Emerson Davis, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara Stone, Administrator  
Celeste Barlow, Administrative Aide  
Olga Antelo-Vasquez, Administrative Aide  
Kathleen Rosario, Service Aide  
Ernesto Luna, Spanish Interpreter

**NEW VARIANCES**

**V-38-22 Carlos Moreno Monteland and Sandra Buruca Spanish Language Interpreter Provided**

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 8.3% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (net lot area, front building line and waiver of the parking area) 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 to allow the Petitioner to obtain Site Roads permit.**

**V-65-22 September Holdings A, LLC**

Request for variances of 20 feet front building line width, 7 feet front street line width and 16 feet side street yard depth to obtain a building permit for the proposed single-family dwelling at 5221 Doppler Street, Capital Heights. **The record was held open to allow the Petitioner the opportunity to obtain approval from Capital Heights.**

V-66-22 Shelby Jones

Request for variances of 10 feet front building line width and 1.3 feet side yard width to validate an existing condition (lot width) and obtain a building permit for the construction for two-story addition with one car garage at 7002 17<sup>th</sup> Avenue, Hyattsville. **The Board resolved, unanimously, that variances of 10 feet front building line width and 1.3 feet side yard width be APPROVED.**

**Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (a) thru (j).**

**OTHER ZONING APPEALS**

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. **Rescheduled to October 26, 2022. Petitioner and respondent have requested a 30-day continuance. The Board affirmed the continuance**

**DISCUSSION / DECISION**

V-139-21 Deborah Douglas

Request for variances of 8.15 feet lot frontage and 4.2 feet side yard width to validate an existing condition (lot frontage) and obtain a building permit to construct a 10' x 10' gazebo on top of a 16' x 17' wooden deck at 9107 Patrick Drive, Clinton. **The record was held open to allow the Petitioner to submit the Homeowners Association approval letter.**

MINUTES FOR APPROVAL FROM October 12, 2022. **The Board resolved, by majority, vote 4/0/0, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:44 p.m.

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "Barbara J. Stone", is written over a light gray rectangular background.