

**MINUTES**  
**APPROVED**  
**November 29, 2023**

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 - Present

Teia Hill, Member - Present

Anastasia Johnson, Member - Absent

**Others Present:**

Ellis Watson, Staff Attorney

Barbara Stone, Administrator

Celeste Barlow, Administrative Aide

Olga Antelo-Vasquez, Administrative Aide

**NEW VARIANCES**

V-44-23 Maria Herrera Cortes and Sandy Vivar Herrera **Spanish Language Interpreter Provided/ Luna**

Request for variances of 5 feet lot width at the building line, 8 feet right side yard width and waiver of the parking area location requirement to validate existing conditions (lot width at the building line and side yard width) and obtain a building permit to extend the driveway partially located in front of the house at 4802 Stockton Lane, Hyattsville. **The record was held open in order for the Petitioner to submit the approved Site Road Site Plan.**

V-61-23 Efrain Guerra, Et al. **Spanish Language Interpreter Provided/ Luna**

Request for a waiver of the parking area location requirement to obtain a building permit for the proposed replacement of 36' x 42' concrete driveway in front of the house leaving only the existing concrete curb and gutter and 33' x 10' in the left side yard driveway at 13215 Claxton Drive, Laurel. **The record was continued in order for the Petitioner to provide a grass area between the sidewalk and the driveway. In addition, the Board requested a site visit from the Inspector.**

V-95-22 Azeb Desta

Request for a variance of 5 feet front building line width, and a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard to validate an existing condition (front building line) and obtain a building permit for the construction of a 6-foot vinyl fence in the front yard at 8012 18<sup>th</sup> Avenue, Hyattsville. **The Board resolved, by majority vote, Ms. Johnson absent, that the**

original approval (approved January 22, 2023) which was reviewed under the current code, to include a “waiver” under the prior code was approved in error, which should have been a Security Exemption. Therefore, the Board resolved to Rescind the original approval. Subsequently, the Board reheard the case being reviewed fully under the prior code. The Board resolved, by majority vote, Ms. Johnson absent, that variance of 5 feet front building line width, and a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard to validate an existing condition (front building line) and obtain a building permit for the construction of a 6-foot vinyl fence in the front yard be **APPROVED**. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17 and approved revised elevation Exhibit 18.

V-54-23 Sherry Mitchell Powell

Request for variances of 5.5 feet right side yard width, and 17.2 feet rear yard depth/width to validate existing conditions (side yard and rear yard) and obtain a building permit for the proposed two-story addition (10.6' x 12.8') and revise the existing 1½ story house to a two-story house at 4117 Will Street, Capitol Heights. **The Board resolved, by majority vote, Ms. Johnson absent, that variances of 5.5 feet right side yard width, and 17.2 feet rear yard depth/width to validate existing conditions (side yard and rear yard) and obtain a building permit for the proposed two-story addition (10.6' x 12.8') and revise the existing 1½ story house to a two-story house be APPROVED.** Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18 and approved elevation plans Exhibits. 3 (A) thru (B).

V-65-23 Thomas E. and Brenda Ratliff

Request for variances of 2.26 feet lot frontage at front street line, 16.8% lot coverage and 9.22 rear yard depth to validate an existing condition (lot frontage) and obtain building permits for the unauthorized construction of a 19.8' x 24.1' carport, a 15.21' x 24' carport and driveway extension at 10601 Mullikin Drive, Clinton. **The Board resolved, by majority vote, Ms. Johnson absent, that variances of 2.26 feet lot frontage at front street line, 16.8% lot coverage and 9.22 rear yard depth to validate an existing condition (lot frontage) and obtain building permits for the unauthorized construction of a 19.8' x 24.1' carport, a 15.21' x 24' carport and driveway extension be APPROVED.** Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.

V-68-23 Louise and Malikah Loftin

Request for variances of 15 feet lot width, 2 feet lot frontage, 0.5 feet right side yard width and a security exemption review for a fence/wall 2 feet over the allowable height located in the front yard to validate existing conditions (lot width, lot frontage, side yard width) and obtain a building permit to construct a 6-foot wooden fence at 3419 Forestville Place, Forestville. **The Board resolved, by majority vote, Ms. Johnson absent, that variances of 15 feet lot width, 2 feet lot frontage, 0.5 feet right side yard width and a security exemption review for a fence/wall 2 feet over the allowable height located in the front yard to validate existing conditions (lot width, lot frontage, side yard width) and obtain a building permit to construct a 6-foot wooden fence be APPROVED.** Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan Exhibit 3.

V-69-23 Michael and Melissa Pope

Request for variances of 9,381 square feet net lot area, 9.1 feet lot frontage, 4.7% lot coverage, 2 feet side lot line setback and 2 feet rear lot line setback for an accessory building (garage) to validate existing conditions, construct a 20'x20' garage and replace existing driveway and apron at 5904 Maple Terrace, Laurel. **The Board resolved, by majority vote, Ms. Johnson absent, that variances of 9,381 square feet net lot area, 9.1 feet lot frontage, 4.7% lot coverage, 2 feet side lot line setback and 2 feet rear lot line setback for an accessory building (garage) to validate existing conditions, construct a**

**20'x20' garage and replace existing driveway and apron be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan Exhibits 3 (A) thru (C).**

V-78-23 Domingo Deleon

Request for variances of 500 square feet net lot area, 5 feet lot width at the building line, and a security exemption for a fence over 4 feet in height in the front yard (abutting Java Place) to validate existing conditions (net lot area, lot width at the building line, and security exemption for a fence over 4 feet) and obtain a building permit for the proposed 6-foot white vinyl fence in front of the house at 6607 Highland Park Drive, Landover. **The Board resolved, by majority vote, Ms. Johnson absent, that variances of 500 square feet net lot area, 5 feet lot width at the building line, and a security exemption for a fence over 4 feet in height in the front yard (abutting Java Place) to validate existing conditions (net lot area, lot width at the building line, and security exemption for a fence over 4 feet) and obtain a building permit for the proposed 6-foot white vinyl fence in front of the house be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan Exhibit 3.**

MINUTES FOR APPROVAL FROM November 8, 2023. **The Board resolved, by majority vote, Ms. Johnson absent, that the minutes be APPROVED.** THE MEETING ADJOURNED AT 8:42 P.M.

Prepared and submitted by:

Barbara Stone  
Administrator