

Virtual Hearing
APPROVED
MINUTES
January 13, 2021

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:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson, Member

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Barbara Stone, Board Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-46-20 Mark and Sharon Ridley

Request for a variance of 2.3% net lot coverage to obtain a building permit for the construction of a single-family dwelling at 2914 Westbrook Lane, Bowie. **The Board resolved, unanimously, that a variance of 2.3% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3 and elevation plan, Exhibit 4.**

V-49-20 Ernest and Darienne Merchant

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Barnsdale Drive) to obtain a building permit for the construction of a 6-foot fence at 10607 Barnsdale Drive, Cheltenham. **It has been determined the Petitioner's do not need a variance as the fence meets the 25-foot setback from Barnsdale Drive, therefore, the record is dismissed, and Petitioner will request to withdraw the request.**

V-50-20 Maxine and Jassett Taylor

Request for a waiver of the parking area location requirement to obtain a building permit for the proposed driveway at 2421 Sheridan Street, Hyattsville. **The record was held open to allow the Petitioner's to obtain and Apron Permit.**

V-51-20 Samuel and Lekeecia Gamble

Request for a variance of 15 feet front building line width and waiver of the parking area location requirement to validate an existing condition (lot/width frontage) and obtain a building permit for proposed driveway at 2018 Powhatan Road, Hyattsville. **The Board resolved, unanimously, that a variance of 15 feet front building line width and waiver of the parking area location requirement**

be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.

V-54-20 Shameka M. Johnson

Request for a variance of 4 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition (front yard depth) and obtain a building permit for a proposed driveway in front of the house at 4129 24th Avenue, Temple Hills. **The Petitioner did not appear for the hearing.**

V-57-20 Michael and Juliea Figueroa

Request for a variance of 2 feet side street yard depth, and a waiver of the fence location and height requirements over 4 feet in height in the front yard (abutting State Road) to validate existing conditions (side street yard depth) and obtain a building permit for the construction of a 6-foot wooden fence at 15709 Maple Drive, Accokeek. **The Board resolved, unanimously, that a variance of 2 feet side street yard depth, and a waiver of the fence location and height requirements over 4 feet in height in the front yard (abutting State Road) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plan, Exhibit 3.**

DISCUSSION/DECISION

V-154-19 Rene Rodriquez **Spanish Language Interpreter Provided/ Luna**

Request for variances of 173 square feet net lot area, 6 feet front building line width, 16% net lot coverage, 1.5-foot side lot line setback, 1-foot rear lot line setback for an accessory building (carport) and a waiver of the fence height requirements for a fence over 4 feet in height in the rear yard to validate existing conditions (lot coverage and accessory building) and obtain a building permit for unauthorized construction of a carport, 8ft fence and extended driveway at 1707 Keokee Street, Hyattsville. ***The record was held open for technical assistance. The record was held taken under advisement.***

V-29-20 Kingsley Uzomah

Request for variances of 1,490 square feet net lot area, 5 feet front yard depth, 20% net lot coverage, 35 feet front street line setback, 2 feet side lot line setback, 2 feet rear lot line setback, and a waiver of the rear yard location requirement for an accessory building (carport) to validate existing conditions (net lot area and front yard depth, lot coverage) and obtain a building permit for the unauthorized construction of one story addition, carport and shed at 5306 62nd Avenue, Riverdale. ***The record was held open for Petitioner to submit a revised site plan demonstrating the open shed has been removed. Per request of Petitioner, additional time is needed to remove shed and submit revised site plan. The record was held open to allow the Petitioner addition time. The record will be heard on January 27, 2021.***

V-31-20 Shanmusam Panneerselvam

Request for waivers of the fence height and location requirements for a fence over 4 feet in height (abutting Bexhill Court) to obtain a building permit for the unauthorized construction of 7-foot wooden fence at 9003 Bexhill Court, Hyattsville. ***The record was held open for the Petitioner to submit the Home Owner Association approval letter. The Board did receive an approval letter, although the document was not signed. The record was held open to allow the HOA to submit a signed approval letter.***

V-36-20 Alberto Sanchez **Spanish Language Interpreter Provided/ Sotogomez**

Request for a variance of 9.1% net lot coverage and a waiver of the retaining wall and fence location and height requirement over 4 feet in height in the side yard to validate an existing condition (lot coverage) and obtain a building permit for the unauthorized construction of a 3.5 foot tall retaining wall with a 4.5 foot tall chain link fence at 7004 Taylor Terrace, Hyattsville. ***The record was held open to allow the Petitioner to revise the site plan per the request of the Town of Landover Hills. In addition, the site plan must demonstrate that the fence be lowered, and a rail placed on top. The record was held open as the Petitioner has not submitted a revised site plan.***

V-5-20 Lamar and Olivia Cameron

Request for variances of 10 feet front building line width, 5 feet front yard depth and 2 feet side yard width to validate existing conditions (lot frontage, front yard depth and side yard width) and obtain a building permit to construct a proposed second floor and covered porch w/steps at 4503 39th Street, Brentwood. *The Board resolved, unanimously, that variances of 10 feet front building line width, 5 feet front yard depth and 2 feet side yard width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plan, Exhibit 3. It has been determined that the Board of Appeals did not have authority to grant a variance within the Brentwood DDO. Request to rescind approval. The Board resolved, unanimously, that the variance was filed in error, therefore, rescinds the approval granted on September 23, 2020.*

MINUTES FOR APPROVAL FROM December 9, 2020. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 08:26 p.m.

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive style with a large initial 'B' and 'S'.

Barbara J. Stone
Administrator