

Virtual Hearing
APPROVED
MINUTES
September 29, 2021

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:04 p.m. the Chairperson convened the meeting, and the following members were present:

Bobbie Mack, Chair - Present
Al Scott, Vice Chair - Present
Anastasia Johnson- Absent

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Barbara J. Stone, Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide
Ernesto Luna, Spanish Language Interpreter

NEW VARAINCES

V-30-21 Rubio Javier Spanish Language Interpreter Requested/ Luna

Request for variances of 1-foot front building line width, 7.89 feet front yard depth and a waiver of the fence location requirement and height requirements for a fence over 4 feet in height in the front yard (abutting Kent Village Drive) to validate existing conditions (front building line, front yard depth, waiver of fence) and obtain a building permit for the unauthorized constructions of a porch, a one-story-rear addition, and driveway extension at 7001 East Forest Road, Landover. **The record was held open to allow staff to contact the inspector and for Petitioner to provide photographs of the rear addition area.**

V-66-21 Marcella Cottrell

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Dennison Drive) and a variance of 0.1% net lot coverage to validate an existing condition (net lot coverage) and to obtain a building permit for the proposed extension of a driveway pad and the installation of a 6-foot vinyl privacy fence at 6328 Danner Drive, Clinton. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Dennison Drive) and a variance of 0.1% net lot coverage to validate an existing condition (net lot coverage) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 16 and approved elevation plans, Exhibits 3 (a) thru (b).**



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V-80-21 Kristina Harvey

Request for variances of 10.3 feet front yard depth, 5.7 feet side street yard depth (Fn #5), 6 feet side yard width and 0.8% net lot coverage to validate existing conditions (front yard dept, side street yard depth, side yard width and net lot coverage) and obtain a building permit for the construction of an addition at 4022 37th Street, Mount Rainier. Petitioner did not appear for the hearing. **This request has been rescheduled for November 3, 2021.**

V-83-21 Ronald and Jaqueline McCoy

Request for variances of 3.8% net lot coverage and 2 feet side lot line setback for an accessory building (shed) ~~and a waiver of the parking area location requirement~~ (waiver not needed; existing garage) to validate existing conditions (net lot coverage and accessory building for a shed) and obtain a building permit for the construction of a screened structure on top of the deck at 12402 Sir Lancelot Drive, Glenn Dale. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 3.8% net lot coverage and 2 feet side lot line setback for an accessory building (shed) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved revised elevation plan, Exhibit 3.**

V-84-21 New Capital Investment Group, LLC-KE Zoning Zhao

Request for variance of .9% net lot coverage to obtain a building permit for the construction of a 2nd story addition, covered porch and driveway at 8318 Bock Road, Fort Washington. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of .9% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved revised elevation plans, Exhibits 3 (a) thru (d).**

V-85-21 Francis D. Dezelski

Request for variances of 4.4 feet side yard width and 7 feet front building line width to validate an existing condition (front line width) and obtain a building permit for the construction of a 2nd floor addition above the garage at 4910 41st Place, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comment.**

V-91-21 Susan Salb

Request for variance of 4 feet front yard depth, 1-foot each side yard width and a waiver of the parking area location requirement to validate existing conditions (front yard depth, side yard width and parking of waiver) and obtain a building permit to replace and enlarge the existing porch with roof structure at 6403 Inwood Street, Cheverly. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 4 feet front yard depth, 1-foot each side yard width and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved revised elevation plan, Exhibits 3 (a) thru (d).**

V-92-21 Jeffrey I. Way

Request for variances of 10 feet front yard depth from Duluth Street and 11 feet front yard depth from Columbia Park Road to obtain a building permit for the proposed 2-story dwelling with basement, covered porch and 2-car garage at 6701 Duluth Street, Hyattsville. **The record was held open in order to readvertise for a front yard variance for Vermont Avenue. The record has been rescheduled to October 20, 2021.**

V-94-21 Patrick and Christina Bruff

Request for a waiver of the parking area location requirement to obtain a building permit for the construction of a driveway in front of the house at 2328 Cheverly Avenue, Cheverly. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 4 feet front yard depth, 1-foot each side yard width and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

DISCUSSION / DECISION

V-8-21 MJ&S Enterprises

Request for variances of 12 feet rear yard depth/width and 1.4 net lot coverage to validate existing conditions (rear yard depth/width and net lot coverage) and obtain a building permit for a sunroom addition on existing deck at 1015 Minna Avenue, Capital Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 12 feet rear yard depth/width and 1.4 net lot coverage 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-9-21 MJ&S Enterprises

Request for variances of 12 feet rear yard depth/width and 4.5% net lot coverage to validate existing conditions (rear yard/width and net lot coverage) and obtain a building permit for the construction of a sunroom addition at 1009 Minna Avenue, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 12 feet rear yard depth/width and 4.5% net lot coverage 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-26-21 Seth Showalter and Sarah Haddock

Request for variances of 15 square feet front building line width, 5.3 feet front yard depth, 4 feet left side yard width, 2 feet side lot line setback and 1.7 feet rear lot line setback for an accessory building (two-story shed) to validate existing conditions (front building line width, front yard depth and side yard width) and obtain a permit building for the construction of a two-story shed at 4116 Hamilton Street, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comment.**

V-27-21 Chicas Juan Segovia

Request for a variance of 2 feet side yard width and a waiver of the parking area location requirement to validate an existing condition (side yard width) and obtain a building permit for the construction of a driveway in front of the house at 5803 Seminole Street, Berwyn Heights. **The record was held open for Petitioner to provide an apron permit and to allow Berwyn Heights the opportunity to provide comments.**

V-62-21 Kathleen Stokes

Request for a variance of 2 feet side street yard depth and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Red Top Road and Truman Road) to validate an existing condition (side street yard depth) and obtain a building permit for the construction of a 6-foot fence at 6412 Riggs Road Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 2 feet side street yard depth and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Red Top Road and Truman Road) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20 and approved elevation plan, Exhibit 3.**

V-65-21 India S. and Gayle R. Clark

Request for a variance of 2.1% net lot coverage and a waiver of fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Brightfield Lane) to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a 6-foot fence at 7606 Brightfield Place, Upper Marlboro. **The record was held open for Petitioner to revise the site plan and obtain Homeowners Association approval.**

V-69-21 Michael Toye

Request for a variance of 5 feet side yard width, 2.3% net lot coverage, and a waiver of the parking area location requirement to validate existing conditions (side yard width, net lot coverage and waiver of parking area) and obtain a building permit for widening the driveway in front of the house at 609 Birchleaf Avenue, Seat Pleasant. **The record was held open to allow the Town of Seat Pleasant the opportunity to provide comments.**

V- 74-21 Juan A. Guillen

Request for a variance of 17.2% net lot coverage to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a one-story addition at 1206 Fiji Avenue, Hyattsville. **The record remained open to allow the Petitioner to revise the site plan to remove the right garage door from the garage as vehicular access to this portion of the garage is no longer feasible due to the addition on the house.**

V-77-21 Andre F. and Marcia S. Medlin

Request for a variance of 5.8% net lot coverage and a waiver of location and height requirements for a wall over 4 feet in height in the side yard to obtain a building permit for the construction of a two-story dwelling at 6205 Connaught Court, Upper Marlboro. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 5.8% net lot coverage and a waiver of location and height requirements for a wall over 4 feet in height in the side yard be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (a) thru (e) and 18.**

V-81-21 Lamonte Ginyard

Request for a waiver of the parking area location requirement to obtain a building permit for the construction of a driveway in front of the house at 708 Neptune Avenue, Oxon Hill. **The record remains open to allow the Petitioner to provide a medical certification for handicapped issues.**

V-89-21 Abel Trejo

Request for variances of 3.9% net lot coverage and a waiver of the parking area location requirement and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting 4th Street) to validate existing conditions (net lot coverage, waiver of parking area and waiver of fence location and height requirement) and obtain a building permit for unauthorized constructions of driveway extension in front of the house, garage and fence at 9305 4th Street, Lanham. **Taken under advisement.**

MINUTES FOR APPROVAL FROM September 15, 2021. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:49 p.m.

Prepared and submitted by:

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