

**Virtual Hearing**  
**APPROVED**  
**MINUTES**  
September 15, 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 - 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  
Ruben Sotogomez, Spanish Language Interpreter

**NEW VARAINCES**

**V-74-21 Juan A. Guillen Spanish Language Interpreter / Sotogomez**

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 was held open for technical assistance.**

**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 record was held open to allow the Petitioner to revise the site plan to demonstrate the height variations of the fence.**

**V-71-21 Serenity Maryland Properties, LLC**

Request for a variance of 62 square feet net lot area and a waiver of the parking area location requirement to validate an existing condition (net lot area) and obtain a building permit for the construction of a two-story dwelling and a driveway in front of the property at 5903 L Street, Fairmount Heights. **Request for continuance of 30-60 days. Rescheduled to November 3, 2021.**

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 record was held open to allow the Petitioner to submit elevations of the proposed retaining wall and the Homeowners Association approval letter.**

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 4<sup>th</sup> 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 4<sup>th</sup> Street, Lanham. **Taken under advisement**

**ADMINISTRATIVE APPEALS**

AA-1745 Amazon.com

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, (DPIE), to issue an approval of application 9993-2020-00 on I-1 (Light Industrial) zoned, property located on Parcel B, Tax Map Grid 036 D2, Georgeland Corp Property-Resub Subdivision, being 7100 Holladay Tyler Road, Glenn Dale, Prince George's County, Maryland. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the determination of the Department of Permitting, Inspections and Enforcement, (DPIE), to issue an approval of application 9993-2020-00 be and is hereby AFFIRMED.**

AA-1748 Amazon.com

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, (DPIE), Enforcement Division, to issue an approval of application #33386-2020-0, Stormwater Management Concept Approval, on I-1 (Light Industrial) zoned, property located on Parcel B, Tax Map Grid 036 D2, Georgeland Corp Property-Resub Subdivision, being 7100 Holladay Tyler Road, Glenn Dale, Prince George's County, Maryland. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the determination of the Department of Permitting, Inspections and Enforcement, (DPIE), to issue an approval of application #33386-2020-0, Stormwater Management Concept Approval be and is hereby AFFIRMED.**

**DISCUSSION / DECISION**

V-26-21 Seth Showalter

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. **Taken under advisement.**

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-65-21 India Clark 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-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. **Taken under Advisement.**

V-86-21 Rashad and Royce Scott

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 13 feet front yard depth and 1.7% net lot coverage to validate existing conditions (net lot area, front building line width, front yard depth, side yard width and net lot coverage) and obtain a building permit for the construction of a one-story addition at 1100 Larchmont Avenue, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 1,000 square feet net lot area, 10 feet front building line width, 13 feet front yard depth and 1.7% net lot coverage 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 16.**

MINUTES FOR APPROVAL FROM August 25, 2021. The **Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:50 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.