

Virtual Hearing
APPROVED
MINUTES

November 17, 2021

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:01 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 Stone, Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-63-21 Diaz United, LLC

Request for variances of 1,000 square feet net lot area, 3 feet side yard width and 6.1% net lot coverage to validate an existing condition (net lot area and side yard width) and obtain a building permit for the construction of two-story addition and one-story addition over existing dwelling at 4302 Byers Street, Capitol Heights. **The record was held open in order for the Petitioner to submit the Site Roads Approval for an increase in the apron width.**

V-97-21 Metropolitan Building and Development Corp.

Request for variances of 125 square feet net lot area and 15 feet front building line width to construct a single-family home at 6211 43rd Avenue, Hyattsville. **Withdrawn by Petitioner.**

V-98-21 Metropolitan Building and Development Corp.

Request for variances of 500 square feet net lot area, 15 feet front building line width, 3 feet side yard width and a waiver of the parking area location requirement to validate existing conditions: Net lot area, front building line width, side yard width and a waiver of parking location at 6213 43rd Avenue, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to provide comments.**

V-123-91 Derrick Stoutamire

Request for a variance of 34 feet front street line setback and a waiver of the rear yard location requirement for an accessory building (a two-car garage) to obtain a building permit for the construction

of a two-car garage at 2718 Matapeake Drive, Upper Marlboro. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 34 feet front street line setback and a waiver of the rear yard location requirement for an accessory building (a two-car garage) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (a) thru (s).**

DISCUSSION/DECISION

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibits 20 and approved elevation plan, Exhibit 3. Reference plan ONLY for site plan requirements, not for fence location. Exhibit 2 (A).**

V-67-21 Gordon Hodges

Request for a variance of 5.5% net lot coverage to obtain a building permit for the construction of a 3-car garage and driveway extension at 4522 Henderson Road, Temple Hills. **The record was held open the Petitioner to provide a revised site plan with correct measurements by December 15, 2021.**

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 5 feet side yard width, 2.3% net lot coverage, and a waiver of the parking area location requirement be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.**

V-99-21 Michael Williams

Request for variances of 7 feet side street yard depth, and 4.1% of net lot coverage to validate existing conditions (side street yard depth and net lot coverage) and obtain a building permit for the construction of a storage shed at 6328 Patterson Street, Riverdale. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 7 feet side street yard depth, and 4.1% of net lot coverage be DENIED.**

V-107-21 Brian and JoLeah Gorman

Request for variances of 2 feet front yard depth, 1-foot side yard width, a waiver of the parking area location requirement and a waiver of the fence location requirement for a fence over 4 feet in height in the front yard to validate existing conditions (front yard depth, side yard width and waiver of the parking area) and obtain a building permit for the construction of a 5-foot chain-link fence and a driveway partially located in front of the house at 1406 Beaver Heights Lane, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 2 feet front yard depth, 1-foot side yard width, a waiver of the parking area location requirement and a waiver of the fence location requirement for a fence over 4 feet in height in the front yard be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM November 03, 2021. The **Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:26 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, stylized "B" and "S".