

**Virtual Hearing**  
**Approved**  
**MINUTES**  
December 01, 2021

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:10 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-104-21 Jesus Amaya**

Request for a variances of 12 feet front yard depth to validate an existing condition (front yard depth) and obtain a building permit for the construction of a front porch at 5622 Landover Road, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 12 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (d).**

**V-113-21 Sean F. Felix**

Request for variances of 5 feet front yard depth, 450 feet square feet net lot area and 10 feet front building line width to validate existing conditions (front yard depth, net lot area and front building line width) and obtain a building permit for the construction of a covered front porch at 6803 Chillum Manor Road, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 5 feet front yard depth, 450 feet square feet net lot area and 10 feet front building line width be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 14 and approved elevation plans, Exhibits 3 (a) thru (c).**

V-115-21 Balchand and Naraine Pitamber

Request for variances of 5.6 feet rear yard depth/width and 3% net lot coverage to validate an existing condition (net lot coverage) and obtain a building permit to convert the existing enclosed carport into a two-car garage at 3204 Dunnington Road, Beltsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 5.6 feet rear yard depth/width and 3% net lot coverage be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (d).**

**DISCUSSION / DECISION**

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 a two-story addition and a one-story addition over existing dwelling at 4302 Byers Street, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 1,000 square feet net lot area, 3 feet side yard width and 6.1% net lot coverage be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 18 and approved elevation plans, Exhibits 3 (a) thru (m).**

MINUTES FOR APPROVAL FROM November 17, 2021. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 7:00 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.