

Virtual Hearing
APPROVED
MINUTES
June 22, 2022

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 - Present

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-38-22 Carlos Moreno Montieland and Sandra Buruca **Spanish Language Interpreter Provided**
Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 3.3% net lot coverage to validate existing conditions (net lot area and front building line) and obtain a building permit for the unauthorized construction of a driveway extension and rear covered patio at 1208 Balboa Avenue, Capitol Heights. **The record was held open for the Petitioner to submit the approved Apron Permit and additional photos of other homes with driveways.**

V-29-22 Guadalupe Sanchez Chavez and Wilmarie Rodriguez Paccheco
Request for variances of 4 feet side street yard depth, a waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Allentown Road) to validate existing conditions (side street yard depth) and obtain a building permit for the construction of an 8-foot (total height) fence to include a 6-foot fence and a 2-foot lattice on top at 6901 Westchester Drive. Temple Hills. **The record was Taken under Advisement to lower the fence to 6 feet or move the fence is moved back 2-3 feet from the sidewalk. Submit revised application, site plan and elevations.**

V-37-22 Mai A. Rahman

Request for variances of 200 square feet net lot area, 10 feet front building line width, 13 feet front yard depth and 4 feet side yard width to validate existing conditions (net lot area, front building line width, front yard depth and side yard width) and obtain a building permit to construct a two-story addition and replace the second story at 4605 Burlington Road, Hyattsville. **The record was held open for technical research on prior variance v. new variance to determine discrepancies. After review, it was determined that Petitioner must submit a revised site plan demonstrating all proposed work with all setbacks, dimensions and to obtain Hyattsville comments. This case must be re-advertised.**

V-40-22 Christopher Alexander Neal

Request for variances of 1,100 square feet net lot area, 10 feet front building line width, 5.3 feet front yard depth and 1.5 feet side yard width to validate existing conditions (net lot area, front building line, front yard depth and side yard width) and obtain a building permit to construct a front roof deck by replacing the existing attic, 1st floor rear addition, basement rear addition and 2nd floor addition with a balcony at 4209 Torque Street, Capitol Heights. **The Board resolved, unanimously, that variances of 1,100 square feet net lot area, 10 feet front building line width, 5.3 feet front yard depth and 1.5 feet side yard width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (n).**

V-43-22 Hector Rodriguez Padilla

Request for variances of 16.2 feet front yard depth and 5.6 feet side yard width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Larchmont Avenue) to validate existing conditions (front yard depth, side yard width and waiver of the fence location and height requirements) and obtain a building permit for the reconstruction of an existing one-story dwelling at 1308 Larchmont Avenue, Capitol Heights. **The Board resolved, unanimously, that 16.2 feet front yard depth and 5.6 feet side yard width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Larchmont Avenue) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (d).**

V-44-22 Andira and Fredis Robles

Request for variances of 7 feet front yard depth, 8 feet side yard width and .5% lot coverage to validate existing conditions (front yard depth and side yard width) and obtain a building permit to construct a front porch at 5103 Duel Drive, Capitol Heights. **The Board resolved, unanimously, variances of 7 feet front yard depth, 8 feet side yard width and .5% lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3.**

DISCUSSION/DECISION

V-28-22 Jose Cruz-Aguilar Spanish Language Interpreter Provided

Request for variances of 189 square feet net lot area, 12 feet rear yard depth/width, 8.2% net lot coverage and 2 feet side lot line setback for two accessory buildings (shed and carport) to validate existing conditions (net lot area, rear yard depth/width, side yard width, net lot coverage, accessory building (shed, carport) and obtain a building permit for the unauthorized construction of a driveway extension, concrete patio, carport, a 6-foot vinyl fence and concrete curb at 5607 Emerson Street, Hyattsville. **The record was held open to resolve water issues. Once resolved, a revised plan may be required, and case re-advertised.**

V-34-22 Matthew Golub and Samantha Golden

Request for waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Taylor Lane and Sandy Creek Road) and obtain a building permit for the construction of a 6-foot fence on a corner lot at 9203 Sandy Creek Road, Fort Washington. **The Board resolved, unanimously, waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Taylor Lane and Sandy Creek Road) APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3.**

MINUTES FOR APPROVAL FROM June 22, 2022. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:16 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".