

Virtual Hearing
APPROVED
MINUTES
September 14, 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
Vice Chair - Vacant
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-39-22 Akwasi and Ethel Opoku

Request for a variance of 3 feet rear yard depth/width in order to validate an existing condition (rear yard depth/width) and obtain a building permit for the construction of a porch at 7403 Hawthorne Street, Hyattsville. **The record was held open as an error was found on the Hearing Notice. The variance is needed for the front yard not the rear yard. Subsequent to the hearing, it was determined that the zone was incorrect which changed the variance requirement. The variance on the hearing notice was and is correct, yet the zone was incorrect.**

V-53-22 Jaqueline Francis

Request for variances of 157 square feet net lot area and 7 feet front yard depth in order to validate an existing condition (net lot area) and obtain a building permit for the construction of a screened front porch with landing and stairs at 1904 Arcadia Avenue, Capitol Heights. **The Board resolved by majority vote, Vice Chair seat vacant, that variances of 157 square feet net lot area and 7 feet front yard depth 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-54-22 Susan Henderson

Request for variances of 1,498 square feet net lot area, 10.5 feet lot width, 3.5 feet front yard depth, 2 feet left side yard depth and 1.4 feet right side yard depth to validate existing conditions (net lot area, lot width, front yard depth, side yard width) and obtain a building permit for an existing one-bedroom addition at 802 Minna Avenue, Capitol Heights. **The Board resolved by majority vote, Vice Chair seat vacant, that variances of 1,498 square feet net lot area, 10.5 feet lot width, 3.5 feet front yard depth, 2 feet left side yard depth and 1.4 feet right side yard depth be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-55-22 Gregoria Israel

Request for a waiver of the rear yard location requirement for an accessory building (shed) to obtain a building permit for the construction of a two story, with 3-car garage and a shed at 7017 Allentown Road, Temple Hills. **The record was held open to determine hold comments from M-NCPPC Permit Office. Advised applicant the three-car garage can only be 15 feet in height. Elevation plans show 23 feet in height.**

V-56-22 Andres Quintanilla

Request for variances of 830 square feet net lot area, 20 feet lot width, 7 feet lot frontage and 3 feet side yard width to permission to validate existing conditions (net lot area, lot width, lot frontage) and obtain a building permit to construct a 6' (1.) x 11' porch, 12' x 25' addition and 9' x 25' covered porch at 4626 Quimby Avenue, Beltsville. **The record was held open to readvertise the case and add a variance for side street setback.**

V-58-22 Lara Investments, LLC

Request for a waiver of the parking area location requirement to obtain a permit to construct a 12'x 50' driveway at 9017 3rd Street, Lanham. **The Board resolved by majority vote, Vice Chair seat vacant, that 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.**

OTHER ZONING APPEALS

V-60-22 Fairwood Community Association

This appeal was filed with the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland Washington Regional District in Prince George's County, Maryland from the request of Counsel, Derek J. Baumgardner, Law Offices of Whiteford, Taylor and Preston, L.L.P. as an application for a zoning appeal on behalf of Fairwood Community Association, Inc. ("Fairwood"), pursuant to the Prince George's County Code, Subtitle 2, Division 4, Section 2-122, regarding the zoning designation indicated on the preliminary plan of subdivision, Application No. 4-21047, filed by the Applicant, Chance Manor LLC ("Chance Academy"). Fairwood objects to the zoning use designation of Chance Academy as a "private school" and requests a hearing before the Board of Zoning Appeals on Residential Estate (RE) Zoned property located Map 54, Grid A1, Parcel 43, being 4600 Fairview Vista Drive, Bowie, Prince George's County, Maryland. **The record was held open to allow the Fairwood Counsel and Chane Academy Counsel to provide a briefing to the Board which will be forward to the Office of Law. Briefings to be submitted on October 5, 2022. This case has been rescheduled for October 12, 2022.**

DISCUSSION/DECISION

V-16-22 Rafael and Gladys Hernandez

Request for variances of 684 square feet net lot area, 7 feet lot width and 1.7 feet side yard width to validate existing conditions (net lot area, lot width, side yard width) and obtain a building permit for the construction of a 10' x 26.3' driveway at 5904 Sumner Lane, Oxon Hill. **The record remains open as Petitioner did not submit an apron permit or revised site plan.**

V-38-22 Carlos Moreno Montieland and Sandra Buruca

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 Petitioner to provide an apron permit and photos with address of other homes with driveway.* **The record was held open to readvertise to include a waiver of the parking area requirement.**

MINUTES FOR APPROVAL FROM August 31, 2022. **The Board resolved, by majority vote, Vice Chair seat vacant, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:49 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".