

MINUTES
APPROVED
December 13, 2023

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:00 p.m. the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present
Wm. Carl Isler, Vice Chair - Present
Renee Alston, Member - Present
Teia Hill, Member - Absent
Anastasia Johnson, Member - Absent

Others Present:

Ellis Watson, Staff Attorney
Barbara Stone, Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-26-23 Angela Mercado Spanish Language Interpreter Provided/Luna

Request for variances of 9,893 square feet net lot area, 20 feet lot width at the building line and 8.9% net lot coverage to validate existing conditions (net lot area, lot width at the building line and net lot coverage) and obtain a building permit for the unauthorized construction of a 7' x 47' driveway extension, a 6' chain link fence and two 3.5' x 6' canopies at 10902 Fleetwood Drive, Beltsville. **The record was held open in order for staff to obtain comments or approved plans from Site Road Section/Storm Water Management.**

V-47-23 William Soto & Jeidiz Villatoro Spanish Language Interpreter Provided/ Luna

Request for variances of 10 feet lot width at the front building line and a waiver of the parking area location requirement to validate an existing condition (lot width at the front building line) and to obtain a building permit for the proposed driveway extension in the rear yard and the front yard and proposed 4-foot fence at 6515 Parkway Court, Hyattsville. **The Board resolved, by majority vote, Ms. Johnson and Ms. Teia Hill absent, that variances of 10 feet lot width at the front building line and a waiver of the parking area location requirement be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 17.**

V-20-23 Jerry and Sabrina Hamilton

Request for variances of 5 feet lot width, 9.6% lot coverage, 1.55 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for the unauthorized construction of a 10.10' x 11.85' shed and a 9.85' x 16.1' shed at 128 Cree Drive, Oxon Hill. **The record was continued in order for staff to make a determination if the shed can be located within a recorded storm drain right-of-way.**

V-62-23 Debra Dickerson

Request for a variance of 14 feet lot width at the front building line to validate existing conditions (lot width at front building line) and obtain a building permit for the proposed sunroom on top of existing deck (11.6' x 19.6') at 2701 Keating Street, Temple Hills. **The Board resolved, by majority vote, Ms. Johnson and Ms. Hill absent, that a variance of 14 feet lot width at the front building line be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 16 and approved elevation plans Exhibit 3.**

V-67-23 Salvatore Pirrone and Rachel Pearl

Request for a variance of 3.69 acres net lot area and a waiver of the side yard location requirement for an accessory building (carport) to validate existing conditions (net lot area) and obtain a building permit for the construction of a proposed 25' x 30' shed, a proposed 20' x 30' carport, a proposed 8' x 20' driveway extension and proposed 10' x 15' parking pad extension at 11400 Croom Road, Upper Marlboro. **The record was continued in order for staff to correct the hearing notice to clarify the location of an accessory building and include the required lot coverage variance.**

V-70-23 Robert and Deborah Bishop

Request for variances of 7,064 square feet net lot area and a security exemption review for a fence 1 foot over the allowable height to validate existing conditions (net lot area) and construct a 6-to-7-foot vinyl fence in the rear yard at 3503 Strawberry Hill Drive, Clinton. **The record was held open for the Hillantrae Estates Homeowners Association to provide comments.**

DISCUSSION/DECISION

V-27-23 Bar Properties, LLC

Request for variances of 5 feet front yard depth, 4 feet side yard width and 2.7% lot coverage to validate existing conditions (front yard depth and side yard width) and to obtain a building permit to construct a proposed 16.5' x 26.7' two-story addition and 12.5' x 26.7' wooden deck at 4105 34th Street, Mount Rainier. **The Board resolved, by majority vote, Ms. Johnson and Ms. Hill absent, that variances of 5 feet front yard depth, 4 feet side yard width and 2.7% lot coverage to validate existing conditions (front yard depth and side yard width) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 19 and approved revised elevation plans Exhibits 20.**

V-44-23 Maria Herrera Cortes and Sandy Vivar Herrera

Request for variances of 5 feet lot width at the building line, 8 feet right side yard width and waiver of the parking area location requirement to validate existing conditions (lot width at the building line and side yard width) and obtain a building permit to extend the driveway partially located in front of the house at 4802 Stockton Lane, Hyattsville. **The Board resolved, by majority vote, Ms. Johnson and Ms. Hill absent, that a variances of 5 feet lot width at the building line, 8 feet right side yard width and waiver of the parking area location requirement be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 19.**

MINUTES FOR APPROVAL FROM November 29, 2023. **The Board resolved, by majority vote, Ms. Johnson and Ms. Hill absent, that the minutes be APPROVED.** THE MEETING
ADJOURNED AT 9:30 P.M.

Prepared and submitted by:

Barbara Stone
Administrator