

***BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND***  
***Sitting as the Board of Zoning Appeals***

April 23, 2018

Petitioner: Felipe Reyes

Appeal No.: V-225-17

Subject Property: Lot 1, Block D, Seabrook Acres Subdivision, being 9501 Tuckerman Street, Lanham,  
Prince George's County, Maryland

Witnesses: Doris Johnson, Seabrook Acres Neighborhood Association  
Emily Hickey, Neighbor

Heard and Decided: April 11, 2018

Board Members Present and Voting: Bobbie S. Mack, Chairperson  
Albert C. Scott, Vice Chairman  
Anastasia T. Johnson, Member

**RESOLUTION**

This appeal is brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), requesting variances from the strict application of the provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance").

In this appeal, a proceeding pursuant to Section 27-229 of the Zoning Ordinance, Petitioner requests that the Board approve variances from Section 27-420(a) of the Zoning Ordinance, which prescribes that on corner lots consisting of one (1) acre or less, fences and walls in the front yard or side yard shall not be more than four (4) feet in height without the approval of a variance. Petitioner proposes to validate and obtain a building permit for a new 6-foot wooden privacy fence in the front and side street yards of a corner lot. Waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Seabrook Road) and the side yard (abutting Tuckerman Street) are requested.

At the hearing held on April 11, 2018, Petitioner Felipe Reyes revised his site plan to reduce the fence in the front yard to 4 feet. The revised site plan now meets the requirements of the Zoning Ordinance; therefore, the requested variances are no longer necessary. Exh. 19.

BE IT THEREFORE RESOLVED, unanimously, that the subject appeal be and hereby is  
DISMISSED.

BOARD OF ZONING APPEALS

By: (Original Signed)  
Bobbie S. Mack, Chairperson

Cc: Petitioner  
Adjoining Property Owners  
M-NCPPC  
DPIE/Inspector  
Ernesto Luna, Spanish Interpreter