

Virtual Hearing
APPROVED
MINUTES
July 28, 2021

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 J. Stone, Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-57-21 Oliver Coleman

Request for a waiver of the parking area location requirement and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Crystal Lane and Lambert Drive) to obtain a building permit for the unauthorized construction of a driveway partially located in front of the house and for the proposed 6-foot vinyl privacy fence at 3713 Crystal Lane, Temple Hill. **The Board resolved, unanimously, that a waiver of the parking area location requirement and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Crystal Lane and Lambert Drive) 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 (c).**

V-62-21 Kathleen Stokes

Request for a variance of 2 feet side street yard depth and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Red Top Road and Truman Road) to validate an existing condition (side street yard depth) and obtain a building permit for the construction of a 6-foot fence at 6412 Riggs Road Hyattsville. **Petitioner did not appear for the hearing. The record has been rescheduled for September 15, 2021.**

V-64-21 Day Ryan Builders Mid Atlantic, LLC

Request for a variance of 7 feet front yard depth to validate an existing condition (front yard depth) and obtain a building permit for the proposed construction of a dwelling with a two-car garage at 11802 Asbury Drive, Fort Washington. **The Board resolved, unanimously, that a variance of 7 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in**

compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 5 (a) thru (e).

V-65-21 India S. and Gayle R. Clark

Request for a variance of 2.1% net lot coverage and a waiver of fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Brightfield Lane) to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a 6-foot fence at 7606 Brightfield Place, Upper Marlboro. **The record was held open to allow the Home Owners Association the opportunity to provide comments.**

V-69-21 Michael Toye

Request for a variance of 5 feet side yard width, 2.3% net lot coverage, and a waiver of the parking area location requirement to validate existing conditions (side yard width, net lot coverage and waiver of parking area) and obtain a building permit for widening the driveway in front of the house at 609 Birchleaf Avenue, Seat Pleasant. **The record was held open to allow the Town of Seat Pleasant the opportunity to provide comments.**

V-70-21 Christopher K. Morgan and Kyle Lang

Request for a variance of 1-foot front yard depth and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Elson Street) to validate an existing condition (front yard depth) and obtain a building permit for the construction of a 6-foot wooden privacy fence at 1509 Erskine Street, Takoma Park. **The Board resolved, unanimously, that a variance of 1-foot front yard depth and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Elson Street) 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.**

V-71-21 Serenity Maryland Properties, LLC

Request for a variance of 62 square feet net lot area and a waiver of the parking area location requirement to validate an existing condition (net lot area) and obtain a building permit for the construction of a two-story dwelling and a driveway in front of the property at 5903 L Street, Fairmount Heights. **Petitioner did not have legal representation from an attorney licensed to practice in the State of Maryland. The Record was rescheduled for September 15, 2021.**

V-72-21 Davis Esch

Request for variances of .8-foot front building line width, a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Fenwood Avenue) and a waiver of the parking area location requirement to validate existing conditions (front building line and a waiver of the parking area) and obtain a building permit for the unauthorized construction of a driveway partially located in front of the house and the proposed a 6-foot vinyl fence at 1402 Fenwood Avenue, Oxon Hill. **The Board resolved, unanimously, that variances of .8-foot front building line width, a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Fenwood Avenue) and a waiver of the parking area location requirement 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 (b).**

DISCUSSION/DECISION

V-29-21 Juan Lopez

Request for variances of 1-foot side lot line setback for an accessory building (shed) and 16.5% net lot coverage to validate existing conditions (net lot coverage and accessory building (shed)) and obtain a building permit for the unauthorized construction of a driveway at 7616 Burnside Road, Landover. **The Board resolved, by majority vote, Ms. Bobbie Mack absent, that variances of 1-foot side lot line setback for an accessory building (shed) and 16.5% net lot coverage be DENIED.**

V-44-21 Marleny Reyes

Request for variances of 10 feet front building line width and 1.7 feet side yard width and waiver of the parking area location requirement to validate existing conditions (front building line width, side yard width and net lot coverage) and obtain a building permit for the construction of a driveway in front of the house at 1801 East-West Highway, Hyattsville. **The Board resolved, unanimously, that variances of 10 feet front building line width and 1.7 feet side yard width and waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 16.**

V-47-21 Thomas Liddle

Request for variances of 14.6 feet front yard depth and 2 feet rear lot line setback to validate existing conditions (front yard depth and accessory building (shed)) at 3715 37th Street, Mount Rainier. **The Board resolved, unanimously, that variances of 14.6 feet front yard depth and 2 feet rear lot line setback be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (a) thru (k).**

V-46-21 Julia Stadler and Adriana Leenders

Request for a variance of 1.45-foot side yard width to validate existing conditions (side yard width and net lot coverage) at 5723 39th Avenue, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 1.45-foot side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

MINUTES FOR APPROVAL FROM July 14, 2021. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:21 p.m.

Prepared and submitted by:

A handwritten signature in black ink that reads "Barbara J. Stone". The signature is written in a cursive style and is positioned above the printed name and title.

Barbara J. Stone
Administrator