

**Virtual Hearing**  
**APPROVED**  
**MINUTES**  
August 25, 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- Absent

Others Present:

Emerson Davis, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara J. Stone, Administrator  
Celeste Barlow, Administrative Aide  
Olga Antelo-Vasquez, Administrative Aide  
Ruben Sotogomez, Spanish Language Interpreter

**NEW VARIANCES**

**V-15-21 Arnulfo A. Menbreno Spanish Language Interpreter provided.**

Request for variances of 71 feet front building line width and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (front building line width and accessory building, shed) and obtain a building permit for the construction of a carport at 21405 Aquasco Road, Aquasco. The record was held open for Petitioner to submit revised site plan to demonstrate the dimensions of the driveway where it connects with proposed carport. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 71 feet front building line width and a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 16 and approved elevation plans, Exhibits 3 (a) thru (i).**

**V-26-21 Seth Showalter and Sarah Haddock**

Request for variances of 15 square feet front building line width, 5.3 feet front yard depth, 4 feet left side yard width, 2 feet side lot line setback and 1.7 feet rear lot line setback for an accessory building (two-story shed) to validate existing conditions (front building line width, front yard depth and side yard width) and obtain a permit building for the construction of a two-story shed at 4116 Hamilton Street, Hyattsville. **The record was held open to allow the petitioner to submit a revised elevation plan demonstrating the proposed garage is not over 15 feet in height.**

V-52-21 Qassey, LLC

Request for variances of 61 square feet net lot area, 10 feet front yard depth, 8.5 feet side street yard depth, .5% net lot coverage and 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 covered front porch, two-story addition and replace existing parking pad partially in front of proposed addition at 5615 Addison Road, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 61 square feet net lot area, 10 feet front yard depth, 8.5 feet side street yard depth, .5% net lot coverage and 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 and approved elevation plans, Exhibits 3 (a) thru (c).**

V-66-21 Marcella Cottrell

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Dennison Drive) to obtain a building permit for the proposed extension of a driveway pad and the installation of a 6-foot vinyl privacy fence at 6328 Danner Drive, Clinton. **The record was held open in order to reschedule and re-advertise the request to include net lot coverage.**

V-75-21 Tarsha Lewis

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Dyson Road) to obtain a building permit for the construction of a 6-foot vinyl fence at 12801 Steam Mill Farm Drive, Brandywine. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Dyson Road) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b).**

V-78-21 James H. Monahan and Margaret J. MacDonnell

Request for variances of 3 feet front yard depth, 5 feet side street yard depth and 3.5 feet side yard width to validate existing conditions (front yard depth, side street yard depth and side yard width) and obtain a building permit for the construction of a second story addition at 6021 Hawthorne Street, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, variances of 3 feet front yard depth, 5 feet side street yard depth and 3.5 feet side yard width be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (j).**

V-81-21 Lamonte Ginyard

Request for a waiver of the parking area location requirement to obtain a building permit for the construction of a driveway in front of the house at 708 Neptune Avenue, Oxon Hill. **The record remains open to allow the Petitioner to obtain the Site Road Apron Approval.**

V-86-21 Rashad and Royce Scott

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 13 feet front yard depth and 1.7% net lot coverage to validate existing conditions (net lot area, front building line width, front yard depth, side yard width and net lot coverage) and obtain a building permit for the construction of a one-story addition at 1100 Larchmont Avenue, Capitol Heights. **The Record was held open for Petitioner's to submit revised elevation plans.**

V-88-21 Carolyn McKay

Request for variances of 11 feet rear yard depth/width, 11.4% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (rear yard depth/width, net lot coverage and parking of waiver) and obtain a building permit for the construction of a screened room at 11308 Indian Wells Lane, Bowie. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent,**

**variances of 11 feet rear yard depth/width, 11.4% net lot coverage and 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 and approved elevation plans, Exhibits 3.**

### **DISCUSSION/DECISIONS**

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 for Petitioner to revise the site plan and obtain Homeowners Association approval.**

MINUTES FOR APPROVAL FROM July 28, 2021. The **Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:47 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".