

Virtual Hearing
APPROVED
MINUTES
November 3, 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
Donna Brown,
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-67-21 Gordon Hodges

Request for a variance of 5.5% net lot coverage to obtain a building permit for the construction of a 3-car garage and driveway extension at 4522 Henderson Road, Temple Hills. **The record was held open to allow the Petitioner to provide a revised site plan with correct measurements.**

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 driveway located in front of the dwelling at 5903 L Street, Fairmount Heights. **Petitioners Counsel has requested a 60 day Continuance.**

V-80-21 Kristina Harvey

Request for variances of 10.3 feet front yard depth, 5.7 feet side street yard depth (Fn #5), 6 feet side yard width and 0.8% net lot coverage to validate existing conditions (front yard depth, side street yard depth, side yard width and net lot coverage) and obtain a building permit for the construction of a rear addition at 4022 37th Street, Mount Rainier. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 10.3 feet front yard depth, 5.7 feet side street yard depth, 6 feet side yard width and 0.8% net lot coverage be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plans, Exhibits 3 and approved elevation plans, Exhibits 4 (a) thru (f).**

V-99-21 Michael Williams

Request for variances of 7 feet side street yard depth, and 4.1% of net lot coverage to validate existing conditions (side street yard depth and net lot coverage) and obtain a building permit for the construction of a storage shed at 6328 Patterson Street, Riverdale. **Taken under advisement.**

V-107-21 Brian and JoLeah Gorman

Request for variances of 2 feet front yard depth, 1-foot side yard width, a waiver of the parking area location requirement and a waiver of the fence location requirement for a fence over 4 feet in height in the front yard to validate existing conditions (front yard depth, side yard width and waiver of the parking area) and obtain a building permit for the construction of a 5-foot chain-link fence and a driveway partially located in front of the house at 1406 Beaver Heights Lane, Capitol Heights. **Taken under advisement.**

DICUSSION / DECISION

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 clarification of revised site plan.**

V-74-21 Juan A. Guillen

Request for a variance of 17.2% net lot coverage to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a one-story addition at 1206 Fiji Avenue, Hyattsville. **Petitioner has requested to withdraw the variance request.**

V-102-21 George T. Fon and Abeck Ivonne Aboh

Request for variances of 3.5 right feet side yard width, 5 feet side street yard depth, 18.5% net lot coverage, a waiver of the parking area location to validate existing conditions (side yard width, side street yard depth, waiver of parking area and net lot coverage) and obtain a building for the unauthorized construction of a one-story-side addition at 6300 Headen Jordan Avenue, Riverdale. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 3.5 right feet side yard width, 5 feet side street yard depth, 18.5% net lot coverage, a waiver of the parking area location to validate existing conditions (side yard width, side street yard depth, waiver of parking area and net lot coverage) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plans, Exhibits 18 (A) thru (B) and approved revised elevation plans, Exhibits 19 (a) thru (i).**

V-109-21 Armando Hernandez Reyes Spanish Language Interpreter Provided

Request for variances of 33 feet front building line width and 2 feet rear lot line setback, 1-foot side lot line setback, and a waiver of the parking area location requirement to validate existing conditions (front building line, accessory building (shed) and waiver of the parking area requirements) and obtain a building permit for the construction of a driveway partially located in front of the house 6913 Foster Road, District Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 33 feet front building line width and 2 feet rear lot line setback, 1-foot side lot line**

setback, 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 16 .

MINUTES FOR APPROVAL FROM October 20, 2021. The **Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 08:43 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 initial 'B' and a long, sweeping underline.