

AUGUST 19, 2015
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:17 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie S. Mack, Chairperson
Albert C. Scott, Vice Chairman
Anastasia T. Johnson, Member
Maurene McNeil, Acting Attorney
Anne F. Carter, Administrator
Langley Wiggins, Communications Specialist

Also Present:
Mark Maier, Spanish Language Interpreter

CASES FOR HEARING

NEW CASES

OTHER ZONING APPEAL

V-7-15 Shenin Sparks

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue Violation Notice BVN No. 32947-14-01, dated December 5, 2014, citing Petitioner with violation of Zoning Ordinance Section 27-442(i) (The accessory structure (dog pen/run) must be 25 feet from the side and rear lot line or remove the same), on R-80 (One-Family Detached Residential) zoned property located at Lot 62, Block 1, Northview at Belair Village Subdivision, being 15018 Narrows Lane, Bowie. **Hearing rescheduled to 9/9/15.**

VARIANCES

V-72-15 Pedro & Faustina Garcia

Request for variances of 5.15 feet front yard depth, 1.15 feet side lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a driveway in the front yard at 5404 55th Place, Riverdale. **Spanish language translation services were provided. The Board resolved, unanimously, that a variance of 5.15 feet front yard depth and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 18.**

V-79-15 Juan & Elsa Cruz

Request for variances of 7 feet front yard depth, 3.5 feet side yard width and a waiver of the parking area location requirement to validate existing conditions and construct a driveway in the front yard at 826 Cox Avenue, Hyattsville.

At 8:00 p.m. the Board recessed and reconvened at 8:10 p.m.

Spanish language translation services were provided. The Board resolved, unanimously, that variances of 7 feet front yard depth, 3.5 feet side yard width and a waiver of the parking area

APPROVED

location requirement be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 16.

V-80-15 Cesar & Melvin Munoz

Request for variances of 1 foot front yard depth, 5.3% net lot coverage and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard at 2208 Hannon Street, Hyattsville. **Spanish language translation services were provided. The Board resolved, unanimously, that a variance of 1 foot front yard depth and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 21.**

V-53-15 Hanok Lakew

Request for variances of 8 feet side yard width for a fence, 25 feet side street yard depth for a wall and fence, 20 feet rear yard depth/width for a wall and fence, and waivers of the fence location and height requirements for walls and fences in the side yard abutting a street on a corner lot to validate existing conditions and obtain a building permit for an 8.2-foot wooden privacy fence, a wall up to 1 foot in height topped with a 6-foot white vinyl fence and a 3.6-foot wall topped with a 4-foot chain link fence at 6408 Riggs Road, Hyattsville. **It was determined that an additional variance is needed for a 7-foot plywood fence on top of a 2.1-foot brick wall and readvertisement and reposting are necessary. A new hearing will be held on 9/30/15. Petitioner will not be required to pay additional fees.**

V-70-15 Manuel & Ana Caballero

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 9013 Highland Drive, Hyattsville. **The record was held open to allow Petitioners the opportunity to submit a revised site plan.**

At 9:56 p.m. the Board recessed and reconvened at 10:02 p.m.

V-71-15 Secundino Lazo

Request for variances of 291 square feet net lot area, 11 feet side street yard depth, 2 feet side yard width, 9 feet rear yard depth/width, 7.4% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and construct a two-story addition at 6015 Sheridan Street, Riverdale. **The record was held open for Petitioner to submit revised site and elevation plans.**

V-73-15 Timothy & Rachiel Durant

Request for variances of 7 feet side yard width and 1.7% net lot coverage to validate existing conditions and construct a screened porch at 5416 20th Avenue, Hyattsville. **The Board resolved, unanimously, that a variance of 1.7% net lot coverage be APPROVED. Approval of the variance is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-76-15 Allen Naylor, Jr. & Kim Shannon

Request for a variance of 3 feet side yard width and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard at 4405 Underwood Street, University Park. **The Board resolved, unanimously, that a variance of 3 feet side yard width and a**

APPROVED

waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2.

V-77-15 Roy & Addie Graves

Request for a variance of 40 feet front street line setback for an accessory building and waivers of the fence height and location requirements for a fence in the front yard to validate an existing condition and construct a 6-foot white vinyl fence in the front yard at 307 Rexburg Avenue, Fort Washington. **The Board resolved, unanimously, that a variance of 40 feet front street line setback for an accessory building and waivers of the fence height and location requirements for a fence in the front yard be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(A) through (C).**

V-78-15 Manuel Colindres

Request for variances of 5.45 feet front yard depth and .4% net lot coverage to construct a covered front porch above the existing open front porch, a second-floor addition and a covered back porch at 2423 Hannon Street, Hyattsville. **The record was held open for an additional hearing on 9/9/15. The Board's administrator shall notify Mrs. Laverne Williams, President, Lewisdale Citizens' Association, in writing that the Board requests her presence at the hearing.**

DISCUSSION/DECISION

VARIANCES

V-34-15 Valencia & Bruce Boyd

Request for variances of 5 feet front yard depth for the dwelling, 13.5% net lot coverage and 1 foot side lot line setback for an accessory building to validate existing conditions and construct a one-story addition on a semi-detached single-family dwelling at 5016 36th Avenue, Hyattsville. **The Board resolved, unanimously, that variances of 5 feet front yard depth for the dwelling, 12.4% net lot coverage and .5 foot side lot line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 22, and the approved elevation plan, Exhibit 3.**

V-56-15 Jose Novoa

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a driveway in the front yard at 6924 Greenvale Parkway, Hyattsville. **The matter remains under advisement.**

MINUTES FOR APPROVAL FROM AUGUST 5, 2015 -- The Board resolved, by majority vote, Ms. Mack abstaining, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 11:48 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED