

MAY 27, 2015
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:16 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
Emerson S. Davis, Sr., Attorney
Anne F. Carter, Administrator
Cody Cox, Communications Specialist

CASES FOR HEARING
NEW CASES
VARIANCES

V-12-15 Esteban Cordova & Dina Fernandez

Request for variances of 10 feet front yard depth, 6.5 feet side yard width, 17 feet rear yard depth/width, 25.5% net lot coverage; variances of 3.5 feet front street line and 1.5 feet side lot line setbacks and a waiver of the rear yard location requirement for an accessory building; and waivers of the fence location and height requirements for a fence in the front yard to validate existing conditions and obtain a building permit for a covered front porch, covered rear porch, attached carport, driveway, shed, 6-foot black iron rail fence, 5-foot grey aluminum mesh fence and 4.5-foot black iron rail fence (with 5.4-foot and 6.5-foot stone columns) at 1216 Devonshire Drive, Oxon Hill. **Petitioners submitted a revised site plan. It was determined that readvertisement of the variance request is necessary and 6/24/15 was confirmed as a new hearing date. Petitioners shall be required to pay readvertising and reposting fees.**

V-44-15 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. **Petitioners withdrew the variance request. The Board resolved, unanimously, that the appeal be DISMISSED.**

DISCUSSION/DECISION
VARIANCES

V-27-15 Vance Parker

Request for a waiver of the parking area location requirement and a variance of 2 feet setback from an alley for an accessory building to validate an existing condition and construct a driveway in the front yard at 6531 Halleck Street, District Heights. **The Board resolved, unanimously, that a waiver of the parking area location requirement and a variance of 2 feet setback from an alley for an accessory building be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2.**

V-33-15 Good Knight Child Empowerment Network, Inc.

Request for waivers of the fence location and height requirements to obtain a building permit to replace an 8-foot plywood privacy fence with an 8-foot vinyl privacy fence at 11001 Rhode Island Avenue, Beltsville. **The record shall remain open for technical assistance.**

APPROVED

MINUTES FOR APPROVAL FROM MAY 13, 2015 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

VARIANCES

V-43-15 Maria Martinez & Leonel Herrera

Request for variances of an additional 1.5 feet side yard width and an additional 1 foot rear yard depth/width for the dwelling, 13.9% net lot coverage and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and construct a carport with a deck on top at 5022 53rd Place, Hyattsville. **Spanish language translation services were provided. The Board resolved, unanimously, that variances of an additional 1.5 feet side yard width and an additional 1 foot rear yard depth/width for the dwelling, 13.9% net lot coverage and a waiver of the rear yard location requirement for an accessory building be DENIED.**

V-36-15 Keith Winston

Request for variances of 15 feet front yard depth, 2 feet side yard width and 7.7% net lot coverage to validate existing conditions to obtain a new building permit to complete the renovation of a two-story frame dwelling and driveway at 3725 Wells Avenue, Mount Rainier. **The record was held open to allow the City of Mount Rainier the opportunity to comment on the request.**

V-37-15 Ricardo & Herminio Portales

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 6216 Quebec Street, College Park. **The record was held open to allow Petitioners the opportunity to discuss the request with the Town of Berwyn Heights, Petitioners to submit a revised site plan and the Town to submit revised comments.**

V-39-15 Vincent & Haydee Estrella

Request for a variance of 10 feet rear yard depth/width to construct a deck with landing and steps to replace an existing deck at 7007 Shagbark Court, Fort Washington. **The record was held open for Woodside Homeowners Association's approval of the request.**

V-40-15 John & Gwendolyn Franklin

Request for a variance of 2 feet side yard width to construct a deck which includes covered patio area, covered spa area and covered cooking area at 14408 Waynesford Drive, Upper Marlboro. **The Board resolved, unanimously, that a variance of 2 feet side yard width 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.**

At 8:25 p.m. the Board recessed and reconvened at 8:43 p.m.

V-42-15 Thomas Varghese & Mercy Thomas

Request for variances of 13 feet rear yard depth/width and 1.8% net lot coverage to construct a deck and screened porch at 7200 Greenspring Lane, Lanham. **The Board resolved, unanimously, that variances of 13 feet rear yard depth/width and 1.8% net lot coverage be APPROVED. Approval**

APPROVED

of the variances is contingent upon development in conformance with the approved site plan, Exhibit 3, and the approved elevation plans, Exhibits 4(a) through (c).

V-45-15 Lawrence Joy, Sr. & Lawrence Joy, Jr.

Request for a waiver of the parking area location requirement to construct a driveway for a new single-family dwelling at 7701 Finns Lane, Lanham. **The Board resolved, unanimously, that a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in conformance with the approved site plan, Exhibit 2.**

THE MEETING ADJOURNED AT 9:19 P.M.

Prepared and submitted by:

(Original Signed)

Anne F. Carter
Administrator

APPROVED