

JANUARY 28, 2015  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:21 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  
Michael J. Royer, Communications Specialist

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-89-14 Carlos Vivar & Veronica Garci

Request for a variance of 5 feet side yard width and a waiver of the parking area location requirement to validate and obtain a building permit for a deck and driveway area at 5624 67th Avenue, Riverdale.

**Spanish language translation services were provided. The record was held open for Petitioners to submit a revised site plan indicating that a barrier will be installed to prevent parking on the left half of the concrete area directly in front of the dwelling.**

V-100-14 Larry Williams

Request for variances of 2.5 feet front yard depth, .5 foot right side yard width and 1 foot left side yard width for the dwelling; a variance of .3% net lot coverage; and a variance of 59 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and obtain a building permit for a carport in the front yard at 1810 Nova Avenue, Capitol Heights. **The record was held open for Petitioner to submit a revised elevation plan indicating that both sides of the carport will be open, there will be guttering on the side of the carport next to the adjoining property (Lot 1) and a downspout directing runoff water toward the street.**

V-101-14 Kevin & Nichole Logan

Request for variances of 14 feet front yard depth, 4 feet side yard width and 10.5% net lot coverage to validate existing conditions and construct a one-story addition with basement garage and driveway extension at 3204 Varnum Street, Mount Rainier. **The record was held open to allow Petitioners to meet with City of Mount Rainier officials and the City to submit comments.**

V-102-14 Victor Alvarado-Pena

Request for variances of 8 feet front yard depth and 1 foot side yard width for the dwelling and a variance of 54 feet front street line setback for an accessory building to validate existing conditions and obtain a building permit to complete construction of a shed at 3412 63rd Avenue, Cheverly. **The matter was taken under advisement.**

At 8:50 p.m. the Board recessed and reconvened at 9:22 p.m.

**APPROVED**

**DISCUSSION/DECISION**

**VARIANCES**

V-93-14 Christopher Carson

Request for variances of 12.4% net lot coverage, .3 foot 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 new detached garage and driveway extension at 7008 Redmiles Road, Laurel.

**The Board resolved, unanimously, that variances of 11.1% net lot coverage and .3 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 20, and the approved elevation plan, Exhibit 3.**

V-98-14 Devin & Amanda Chesney

Request for variances of 2 feet 6 inches front yard depth and 2 feet 2 inches side yard width to construct a two-story addition with basement garage, a one-story addition with basement, a covered front porch and a driveway at 7223 15th Avenue, Takoma Park. **After Petitioner submitted revised site and elevation plans, it was determined that additional variances were needed for retaining walls in the front yard. A new hearing was scheduled to be held on 2/11/15.**

**MINUTES FOR APPROVAL FROM JANUARY 7, 2015 -- The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:25 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**