

SEPTEMBER 17, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:10 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  
Langley Wiggins, Communications Specialist

**MINUTES FOR APPROVAL FROM AUGUST 20, 2014 -- The Board resolved, unanimously that the minutes be APPROVED.**

**MINUTES FOR APPROVAL FROM SEPTEMBER 3, 2014 -- The Board resolved, by majority vote, Mr. Scott abstaining that the minutes be APPROVED.**

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-59-14 Tonya Thompson

Request for a variance of 3 feet side yard width to construct a garage addition, with second-floor living space, and driveway extension at 209 Whitehaven Circle, Fort Washington. **The Board resolved, unanimously, that a variance of 3 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) through (c).**

V-60-14 Franklin Ruiz

Request for a variance of 3.1% net lot coverage and a waiver of the parking area location requirement to validate and obtain a building permit for a new driveway extension at 7214 23rd Avenue, Hyattsville. **The record was held open for further comments from Lewisdale Citizens Association; to allow Petitioner the opportunity to discuss the request with the Association; and for the Board's administrator to contact Mrs. G. LaVerne Williams, president of the Association, in writing to inform her that Petitioner was given contact information and that the record remains open for further comments from the Association.**

V-61-14 Manuel Escobar

Request for a variance of 12.6% net lot coverage to construct a driveway extension at 8114 Manson Street, Hyattsville. **The Board resolved, unanimously, that a variance of 12.6% net lot coverage be DENIED.**

At 7:55 p.m. the Board recessed and reconvened at 8:07 p.m.

**APPROVED**

V-62-14 Lawrence Joy, Sr. & Lawrence Joy, Jr.

Request for variances of 16.6 feet front building line width and 9.6 feet front street line width to construct a new two-story single-family dwelling and driveway at 7701 Finns Lane, Lanham. **The Board resolved, unanimously, that variances of 16.6 feet front building line width and 9.6 feet front street line width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).**

V-63-14 Manfredis Henriquez

Request for a variance of 23.3% net lot coverage to construct a detached garage and driveway extension at 2412 Griffen Street, Hyattsville. **The record was held open for further comments from Lewisdale Citizens Association; to allow Petitioner the opportunity to discuss the request with the Association; and for the Board's administrator to contact Mrs. G. LaVerne Williams, president of the Association, in writing to inform her that Petitioner was given contact information and that the record remains open for further comments from the Association.**

V-64-14 Gunther Development LLC

Request for variances of 2 feet left side yard width, 2.4 feet right side yard width and 3.2% net lot coverage to validate existing conditions and obtain a building permit to complete construction of a one-story addition at 802 Minna Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 2 feet left side yard width, 2.4 feet right side yard width and 3.2% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).**

THE MEETING ADJOURNED AT 9:12 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**