

MAY 8, 2013  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:18 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  
Manda C. Fordyce, Administrative Aide

**CASES FOR HEARING**

**VARIANCES**

**NEW CASES**

V-19-13 59th Avenue Associates, LLC

Request for variances of 4 feet front yard depth, 6.9 feet rear yard depth/width and 2% net lot coverage to construct a new single-family dwelling, with basement and attached garage, driveway and deck at 2302 59th Place, Hyattsville. **The Board resolved, unanimously, that variances of 4 feet front yard depth, 6.9 feet rear yard depth/width and 2% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plans, Exhibits 4(a) & (b).**

**ADDITIONAL HEARING**

V-14-13 Julia Grisar-Shryock & Charles Shryock IV

Request for variances of 3 feet front yard depth, 7 feet side street yard depth, 6 feet side yard width, 3.9% net lot coverage and a waiver of the fence height requirement to validate existing conditions and construct a 6-foot wooden fence on a corner lot in the side yard abutting a street at 4014 30th Street, Mount Rainier. **The Board resolved, unanimously, that variances of 3 feet front yard depth, 7 feet side street yard depth, 6 feet side yard width, 3.9% net lot coverage and a waiver of the fence height requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

**NEW HEARING**

V-35-12 Edwin & Martha Wells

Request for a variance of 10 feet 9 inches side street yard depth to construct an attached single-car garage and driveway at 6813 40th Avenue, University Park. **The Board resolved, unanimously, that a variance of 10 feet 9 inches side street yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised (2) site plan, Exhibit 41, and the approved revised elevation plan, Exhibit 26.**

At 8:15 p.m. the Board recessed and reconvened at 8:29 p.m.

**APPROVED**

**NEW CASES (Cont'd)**V-16-13 Juliana Letren

Request for a variance of 5 feet front yard depth to construct a 5' x 15' one-story addition at 1007 Brooke Road, Capitol Heights. **The Board resolved, unanimously, that a variance of 5 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-20-13 Deborah & James Down III

Request for variances of 2 feet side street yard depth, 9.3% net lot coverage and 5.8% rear yard coverage to validate existing conditions and replace the roof on an existing detached garage at 10612 Worcester Avenue, Beltsville. **The Board resolved, unanimously, that variances of 2 feet side street yard depth, 9.3% net lot coverage and 5.8% rear yard 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)-(D).**

V-21-13 Ernest & Geraldine Morgan

Request for variances of 10 feet rear yard depth/width and .7% net lot coverage to construct a sunroom at 7803 Berry Place, Forestville. **The Board resolved, unanimously, that variances of 10 feet rear yard depth/width and .7% 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 plan, Exhibit 3.**

V-22-13 Michelle K. Blaskowski

Request for a variance of 9 feet 5 inches rear yard depth/width to construct a retaining wall up to 10 feet in height at 16303 Education Court, Laurel. **The record was held open for Petitioner to submit the homeowners association's approval of the request.**

V-23-13 Mary Ferguson

Request for variances of 1 foot side yard width, 4 feet rear yard depth/width and 4.1% net lot coverage to validate existing conditions and construct a one-story addition at 4817 67th Avenue, Hyattsville. **Petitioner was not present. Hearing rescheduled to 5/22/13.**

V-24-13 Danielle Terrell

Request for a waiver of the fence height requirement to validate and obtain a building permit for a 6-foot wooden privacy fence in the side yard abutting a street at 9112 3rd Street, Lanham. **The Board resolved, unanimously, that a waiver of the fence height requirement 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) & (b).**

**DISCUSSION/DECISION**V-86-12 Rudy Rojas

Request for a variance of 4 feet side yard width and a waiver of the parking area location requirement to construct a one-story addition to the rear of an existing driveway at 6133 58th Avenue, Riverdale. **The Board resolved, unanimously, that a variance of 4 feet side yard width and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon**

**APPROVED**

**development in compliance with the approved site plan, Exhibit 2, and the approved revised elevation plans, Exhibits 19(a)-(d).**

V-17-13 Dionne Duren

Request for variances of 21.3% net lot coverage, and 2 feet side lot line setback and 1 foot rear lot line setback for an accessory building to validate existing conditions and construct a driveway at 522 69th Street, Capitol Heights. **The Board resolved, unanimously, that variances of 18.6% net lot coverage and 2 feet side lot line setback and 1 foot rear lot line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 19.**

**MINUTES FOR APPROVAL FROM APRIL 24, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:20 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**