

MAY 22, 2013  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:09 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

Also Present:  
Ernesto Luna, Spanish Language Interpreter

#### **DISCUSSION/DECISION**

##### 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 Board resolved, unanimously, that a variance of 9 feet 5 inches rear yard depth/width 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.**

**MINUTES FOR APPROVAL FROM MAY 8, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.**

#### **CASES FOR HEARING**

##### **NEW CASES**

##### **VARIANCES**

##### V-31-13 Manuel Beza & Fredis Campos

Request for a waiver of the location requirement for a fence in the triangle area of the corner portion of a corner lot to validate and obtain a building permit for a 4-foot chain link fence along the front and side lot lines abutting a street at 6216 58th Avenue, Riverdale. **Spanish translation services were provided by Ernesto Luna. The record was held open for technical assistance from the Department of Environmental Resources (obtain a copy of the site plan submitted for the fence permit (Exhibit 20)).**

##### 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. **The Board resolved, unanimously, that variances of 1 foot side yard width, 4 feet rear yard depth/width and 4.1% 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-25-13 Ruby Holt

Request for variances of 2 feet front yard depth, 8.9% net lot coverage and a waiver of the parking area location requirement to validate an existing condition and construct a driveway at 826 Thurman Avenue, Hyattsville. **The record was held open for Petitioner to submit a revised site plan.**

**APPROVED**

V-26-13 Frank Fennell, Jr.

Request for variances of 4 feet side yard width and 15 feet rear yard depth/width to validate an existing condition and construct a deck at 3407 Bellevue Avenue, Cheverly. **The Board resolved, unanimously, that variances of 4 feet side yard width and 15 feet rear yard depth/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) & (b).

V-28-13 Alvaro Sandi

Request for variances of 2,500 square feet net lot area, 25 feet front building line width, 2.5 feet front yard depth, 1 foot right left side yard width, 4 feet right side yard width and .4% net lot coverage to validate existing conditions and construct a new two-story single-family dwelling over existing basement at 835 Eastern Avenue, Fairmount Heights. **The record was held open until 6/19/13 for comments from the Town of Fairmount Heights.**

At 8:05 p.m. the Board recessed and reconvened at 8:15 p.m.

V-29-13 Maria Arevalo

Request for a variance of 1.9% net lot coverage to construct a driveway for a semi-detached single-family dwelling at 7909 24th Avenue, Hyattsville. **The Board resolved, unanimously, that a variance of 1.9% net lot coverage be APPROVED.** Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.

V-30-13 Samuel Olaniyan

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 5006 70th Avenue, Hyattsville. **The Board resolved, unanimously, that a waiver of the parking area location requirement be APPROVED.** Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.

V-32-13 Edgar & Erika Morales

Request for variances of 50 square feet net lot area, 14.4 feet front building line width, 5 feet front yard depth and 21.1% net lot coverage to validate existing conditions and renew the building permit for a second-story addition, two-story addition, covered front porch, deck and driveway extension at 5435 Taylor Street, Bladensburg. **The record was held open for comments from the Subdivision Section of the Maryland-National Capital Park and Planning Commission.**

THE MEETING ADJOURNED AT 8:59 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**