

OCTOBER 3, 2012
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
Emerson S. Davis, Sr., Attorney
Anne F. Carter, Administrator

DISCUSSION/DECISION

VARIANCE

V-70-12 Odir Hernandez & Silvia Segovia

Request for a variance of 1% net lot coverage to validate and obtain a building permit for a driveway extension at 3803 Powhatan Road, Hyattsville. **The Board resolved, by majority vote, Ms. Johnson absent, that a variance of 1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

MINUTES FOR APPROVAL FROM SEPTEMBER 19, 2012 The Board resolved, by majority vote, Ms. Johnson absent, that the minutes be **APPROVED**.

CASES FOR HEARING

NEW CASES

VARIANCES

V-69-12 Fernando Colon

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2.5 feet front yard depth, 9.7% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a new driveway in the front yard at 2319 Dupont Avenue, Suitland. **The Board resolved, by majority vote, Ms. Johnson absent, that variances of 1,000 square feet net lot area, 10 feet front building line width, 2.5 feet front yard depth, 9.7% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-73-12 Ardmore Terminal Limited Partnership

Request for variances of 29.5 feet total side yard setback and 20 feet setback from abutting residentially-zoned land and a waiver of the fence location requirement to construct an electric security fence 10 feet in height at 7601 Jefferson Avenue, Lanham. **The Board resolved, by majority vote, Ms. Johnson absent, that variances of 29.5 feet total side yard setback and 20 feet setback from abutting residentially-zoned land and a waiver of the fence location requirement 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)-(e). Prior to the issuance of any building permit, a minor final plat (pursuant to Section 24-108 of the Subdivision Regulations) must be approved to have the existing building restriction lines removed (25-foot from the right-of-way of Jefferson Avenue and 100-foot from the eastern property line abutting the Glenarden Woods residential subdivision and the James Rodgers Property). A minor final plat must be prepared by an**

APPROVED

appropriate professional and submitted for approval to the Subdivision Section of the Maryland-National Capital Park and Planning Commission.

V-74-12 DASHAN, LLC

Request for a variance of 17.2 feet setback from Ritchie Road and a waiver of the fence location requirement to validate an existing 10-foot sight-tight fence in the front yard and obtain a use and occupancy permit for the premises at 1007 & 1009 Ritchie Road, Capitol Heights. **The Board resolved, by majority vote, Ms. Johnson absent, that a variance of 17.2 feet setback from Ritchie Road and a waiver of the fence location requirement 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)-(d).**

THE MEETING ADJOURNED AT 7:58 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED