

JULY 24, 2013
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
Anastasia T. Johnson, Member
Emerson S. Davis, Sr., Attorney
Anne F. Carter, Administrator
Manda C. Fordyce, Administrative Aide

DISCUSSION/DECISION

VARIANCE

V-44-13 DeWayne Black

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 8154 Allendale Drive, Hyattsville. **The Board resolved, by majority vote, Mr. Scott in the minority, that a waiver of the parking area location requirement be DENIED.**

MINUTES FOR APPROVAL FROM JULY 10, 2013 – The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

OTHER ZONING APPEAL

V-13-13 Mega Mart River

An appeal from the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z-2187-3-13, dated March 13, 2013, to Petitioner, citing Zoning Ordinance Section 27-253(a)(1) and County Code Section 4-118(c) (Use of a building, structure and land without a use and occupancy permit) and requiring Petitioner to cease use of the premises and remove all vehicles, equipment, materials, and items related to the use until a valid use and occupancy permit, including final approval of the permit, is granted by the Department of Environmental Resources, for C-S-C (Commercial Shopping Center) zoned property located at Parcel 38, Map 42, Grid F4, being 5801 Riverdale Road, Riverdale. **The Board resolved, unanimously, that the appeal be DISMISSED.**

VARIANCES

V-48-13 Sheri Page

Request for a variance of 6.5 feet front yard depth to construct a covered front porch at 5607 Lockwood Road, Cheverly. **The record was held open for comments from the Town of Cheverly.**

V-49-13 Lisandro Acosta & Reina Hernandez

Request for variances of 5 feet front yard depth and 20.2% net lot coverage to validate existing conditions and construct a second-floor addition at 2407 University Boulevard E., Hyattsville. **The record was held open for Petitioners to contact and work with Lewisdale Citizens Association to agree on an acceptable plan, for the Association to submit supplemental comments, and for Petitioners to submit photographs of two-story homes in the neighborhood and letters in support from neighbors.**

APPROVED

V-50-13 Francis & Margaret Harley

Request for variances of 2 feet front yard depth, 10 feet rear yard depth/width and 4.6% net lot coverage to validate existing conditions and construct a sunroom at 7809 Berry Place, Forestville. **Petitioners were not present. Hearing to be rescheduled to 8/7/13.**

V-51-13 Tafawa Bacchus

Request for variances of 3.3 feet side yard width, 7.6% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and construct a driveway in the front yard of a semi-detached single-family dwelling at 2412 Kirston Street, Hyattsville.

At 7:45 p.m. the Board recessed and reconvened at 7:55 p.m.

The Board resolved, unanimously, that variances of 3.3 feet side yard width, 5.8% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised (2) site plan, Exhibit 19.

THE MEETING ADJOURNED AT 8:09 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED