

AMENDED

JUNE 5, 2013 BOARD OF APPEALS MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:51 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

Also Present:
Ernesto Luna, Spanish Language Interpreter

DISCUSSION/DECISION

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 Board resolved, unanimously, that variances of 2 feet front yard depth, 5.5% 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 revised site plan, Exhibit 20.**

MINUTES FOR APPROVAL FROM MAY 22, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

VARIANCES

V-34-13 Porfirio Hernandez

Request for variances of 2 feet side yard width and 4% net lot coverage to validate and obtain a building permit for a second-floor addition, a two-story addition with basement and an open front porch and to construct a landing and steps at 8202 15th Place, Hyattsville. **The record was held open for legal research by the Attorney for the Board.**

V-33-13 Cathy Gorn

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a driveway extension in the front yard at 5706 Goucher Drive, Berwyn Heights. **The record was held open for comments from the Town of Berwyn Heights.**

APPROVED

V-35-13 Rachel Hinton & Matthew Kwaskin

Request for a variance of 5.3% net lot coverage to validate existing conditions and construct a covered deck and screened porch at 3802 33rd Street, Mount Rainier. **The record was held open for comments from the City of Mount Rainier.**

At 8:25 p.m. the Board recessed and reconvened at 8:35 p.m.

V-37-13 Satura Jackson

Request for a variance of 12 feet rear yard depth/width to construct a one-story addition at 5409 Ingraham Street, Hyattsville. **The Board resolved, unanimously, that a variance of 11 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 17.**

V-39-13 Carlos & Valerie Powers

Request for variances of 27 feet front street line setback, 2 feet side lot line setback and a waiver of the rear yard location requirement for an accessory building to validate and obtain a building permit for a shed at 6700 Northam Road, Temple Hills. **The matter was taken under advisement.**

At 10:01 p.m. the Board recessed and reconvened at 10:06 p.m.

DISCUSSION/DECISION (Cont'd)

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. **The Board resolved, unanimously, that a waiver of the location requirement for a fence in the triangle area of the corner portion of a corner lot 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).**

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 Board resolved, unanimously, that 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 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).**

THE MEETING ADJOURNED AT 10:21 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED