

FEBRUARY 11, 2015
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:22 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
Langley Wiggins, Jr., Communications Specialist

Also Present:
Kelli Armour, DPIE, Building Inspector

CASES FOR HEARING

NEW CASES

VARIANCES

V-1-15 Derik Siliezar

Request for variances of 10 feet rear yard depth/width, 2.6% net lot coverage and 9.5 feet rear lot line setback for an accessory building to validate existing conditions and obtain a building permit to complete conversion of an existing attached garage into living space at 8701 Riggs Road, Hyattsville.

Readvertised for hearing on 2/25/15.

OTHER ZONING APPEAL

V-91-14 Joseph Skillman

An appeal from the determination of The Maryland-National Capital Park and Planning Commission, Permit Review Section, to deny prior Permit No. 40024-2012-U due to the subject site not having direct vehicular access to a public street, on I-2 (Heavy Industrial) zoned property located at 11407 Frederick Avenue, Beltsville. **Readvertised for hearing on 3/25/15.**

VARIANCES (Cont'd)

V-104-13 Maria Rodriguez

Request for variances of 4 feet front yard depth, 3 feet side yard width and 5.5% net lot coverage to construct a one-story addition, two covered front porches and an open landing with steps at 1204 Chapel Oaks Drive, Capitol Heights. **The Board resolved, unanimously, that variances of 4 feet front yard depth, 3 feet side yard width and 5.5% net lot coverage be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 15, and the approved revised elevation plans, Exhibits 21(a) through (d).**

NEW HEARING

V-98-14 Devin & Amanda Chesney

Request for variances of 2 feet 6 inches front yard depth and 2 feet 2 inches side yard width for the dwelling, and a variance of 17 feet front street line setback and a waiver of the fence height and location requirements for retaining walls with railings up to 11 feet in height in the front yard to construct a two-story addition with basement garage, one-story addition with basement, covered front

APPROVED

porch, driveway and retaining walls with railings at 7223 15th Avenue, Takoma Park. **The Board resolved, unanimously, that variances of 2 feet 6 inches front yard depth and 2 feet 2 inches side yard width for the dwelling, and a variance of 17 feet front street line setback and a waiver of the fence height and location requirements for retaining walls with railings up to 11 feet in height in the front yard be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 20, and the approved revised elevation plans, Exhibits 21(a) through (d).**

NEW CASES (Cont'd)

V-4-15 Pedro Reynoso, Jr. et al.

Request for variances of 1,000 square feet net lot area, 10 feet front building line width and 19.7% net lot coverage; 13 feet front yard depth/width and 12 feet side street yard depth/width for the existing dwelling; 14 feet side street line setback for one accessory building; 7 feet front street line setback and 1 foot side lot line setback for a second accessory building; and 12 feet front street line setback, 8 feet side street line setback and a waiver of the rear yard location requirement for a third accessory building to validate existing conditions and obtain a permit for two sheds and additional driveway area at 4117 Torque Street, Capitol Heights. **The Board resolved, unanimously, that variances of 1,000 square feet net lot area, 10 feet front building line width and 19.7% net lot coverage; 13 feet front yard depth/width and 12 feet side street yard depth/width for the existing dwelling; 14 feet side street line setback for one accessory building; 7 feet front street line setback and 1 foot side lot line setback for a second accessory building; and 12 feet front street line setback, 8 feet side street line setback and a waiver of the rear yard location requirement for a third accessory building be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

DISCUSSION/DECISION

VARIANCES

V-34-12 Rafael Marquez

Request for variances of 7 feet total side yard setback and 10% green area to validate an existing condition and construct a garage with office space and restrooms at 11510 Walnut Avenue, Beltsville. **The Board resolved, unanimously, that the appeal be DISMISSED.**

V-105-13 Maria Pena and Victor Paredes

Request for variances to validate existing conditions and construct a shed at 5621 30th Avenue, Hyattsville. **The Board resolved, unanimously, that the appeal be DISMISSED.**

V-89-14 Carlos Vivar & Veronica Garci

Request for a variance of 5 feet side yard width and a waiver of the parking area location requirement to validate and obtain a building permit for a deck and driveway area at 5624 67th Avenue, Riverdale. **The Board resolved, unanimously, that a variance of 5 feet side yard width and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 24, and the approved elevation plan, Exhibit 3.**

APPROVED

V-100-14 Larry Williams

Request for variances of 2.5 feet front yard depth, .5 foot right side yard width and 1 foot left side yard width for the dwelling; a variance of .3% net lot coverage; and a variance of 59 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and obtain a building permit for a carport in the front yard at 1810 Nova Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 2.5 feet front yard depth, .5 foot right side yard width and 1 foot left side yard width for the dwelling; a variance of .3% net lot coverage; and a variance of 59 feet front street line setback and a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved revised elevation plans, Exhibits 22(a) and (b).**

V-101-14 Kevin & Nichole Logan

Request for variances of 14 feet front yard depth, 4 feet side yard width and 10.5% net lot coverage to validate existing conditions and construct a one-story addition with basement garage and driveway extension at 3204 Varnum Street, Mount Rainier. **The Board resolved, unanimously, that variances of 14 feet front yard depth, 4 feet side yard width and 10.5% net lot coverage be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-102-14 Victor Alvarado-Pena

Request for variances of 8 feet front yard depth and 1 foot side yard width for the dwelling and a variance of 54 feet front street line setback for an accessory building to validate existing conditions and obtain a building permit to complete construction of a shed at 3412 63rd Avenue, Cheverly. **The Board resolved, unanimously, that variances of 8 feet front yard depth and 1 foot side yard width for the dwelling and a variance of 54 feet front street line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM JANUARY 28, 2015 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 7:59 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED