

JUNE 4, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:20 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, Communications Specialist

**CASES FOR HEARING**

**VARIANCES**

**NEW CASES**

V-28-14 Bernice Burroughs/Bernard & Sherry Spriggs

Request for variances of 23 feet front building line width, 15.73 feet side street yard depth, 3.9 feet side yard width and 1.12% net lot coverage to validate existing conditions and construct a one-story addition, covered front porch and covered rear porch at 14207 South Springfield Road, Brandywine. **The Board resolved, unanimously, that variances of 23 feet front building line width, 15.73 feet side street yard depth, 3.9 feet side yard width and 1.12% 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 plans, Exhibits 3(a) and (b).**

V-35-14 Lynne Taylor

Request for variances of 6 feet side yard width, 20 feet rear yard depth/width and a waiver of the fence location requirement to construct a 14-foot-high wooden privacy fence at 5606 Windsor Court, Suitland. **The Board resolved, unanimously, that variances of 6 feet side yard width, 20 feet rear yard depth/width and a waiver of the fence location requirement 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-36-14 Gladis Guevara & Rene Portillo

Request for variances of 680 square feet net lot area, 1 foot side yard width, 4.4% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and construct a driveway in the front yard at 1508 7th Street, Glenarden. **The record was held open to allow the City of Glenarden the opportunity to submit comments.**

At 7:48 p.m. the Board recessed and reconvened at 7:57 p.m.

V-37-14 Melanie Moore

Request for variances of 9 feet rear yard depth/width and .7% net lot coverage to validate an existing condition and construct a deck and steps at 8702 Ashby Court, Upper Marlboro. **The Board resolved, unanimously, that variances of 9 feet rear yard depth/width and .7% 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 plans, Exhibit 3(a) and (b).**

**APPROVED**

V-38-14 Elizabeth Van Nort Revocable Trust

Request for a variance of 2.73 feet side yard width to construct a second-floor addition at 4218 30th Street, Mount Rainier. **The record was held open to allow the City of Mount Rainier the opportunity to submit comments.**

**DISCUSSION/DECISION**V-11-14 Bardon, Inc.

Request for a variance of 7.5 feet front yard depth to construct a conveyor bridge over McKendree Road at 14801 McKendree Road, Brandywine. **The record was held open for legal research by the Board's attorney.**

V-16-14 Willie & Miyoshi Davis

Request for variances of 4 feet front yard depth for a covered front porch, 6.5 feet rear yard depth/width for an attached carport, 16.9% net lot coverage, 8 feet rear lot line setback for an accessory building; 25 feet side street yard depth, 8 feet side yard width and 20 feet rear yard depth/width for a brick wall/fence over 6 feet in height; and waivers of the fence/wall location and height requirements for fence/wall structures in the front and side yards and in the triangle area of a corner lot to validate existing conditions and obtain a building permit for an existing wrought iron fence (with brick columns) up to 52 inches in height and brick wall (topped with wrought iron fence) 76 inches in height at 1156 Booker Drive, Seat Pleasant. **The record was held open to allow Petitioners the opportunity to submit documents regarding installation of the fence/wall, and for Board staff to obtain a copy of the consent order which resulted from the 3/19/14 hearing in district court regarding the building violation notice and to print a topographic image/map of the property and surrounding area.**

V-26-14 Rahjan Murray

Request for waivers of the fence location and height requirements for a fence in the side yard on a corner lot to construct a 6-foot wooden privacy fence at 3508 Tyrol Drive, Glenarden. **The record was held open for clarification from the City of Glenarden regarding the City's comments.**

V-31-14 Katherine Dance

Request for a variance of 9.1% net lot coverage to construct a one-car detached garage and driveway extension at 4221 Kennedy Street, Hyattsville. **The Board resolved, unanimously, that a variance of 9.1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved revised elevation plans, Exhibits 20(a) through (d).**

V-33-14 Dinora Chevez & Armando Quezada

Request for a variance of .4% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard and a shed at 6607 60th Avenue, Riverdale. **The matter was taken under advisement.**

**MINUTES FOR APPROVAL FROM MAY 21, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**APPROVED**

THE MEETING ADJOURNED AT 8:55 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**