

JUNE 19, 2013  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:10 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

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-27-13 Edy Najeras & Esmeraldu Ciciliano

Request for variances of 2,500 square feet net lot area, 25 feet front building line width, 6 feet front street line depth and 11.1% net lot coverage to validate existing conditions and obtain a building permit for an existing driveway at 3404 40th Avenue, Brentwood. **Property to be reposted. Hearing rescheduled to 7/10/13.**

At 6:20 p.m. the Board recessed and reconvened at 6:30 p.m.

V-41-13 Marie Kuitchoua

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 5812 63rd Avenue, Riverdale. **The Board resolved, unanimously, that a waiver of the parking area location requirement 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).**

**DISCUSSION/DECISION**

**VARIANCES**

V-28-13 Alvaro Sandi

Request for variances of 2,500 square feet net lot area, 25 feet front building line width, 2.5 feet front yard depth, 1 foot right left side yard width, 4 feet right side yard width and .4% net lot coverage to validate existing conditions and construct a new two-story single-family dwelling over existing basement at 835 Eastern Avenue, Fairmount Heights. **The Board resolved, unanimously, that variances of 2,500 square feet net lot area, 25 feet front building line width, 2.5 feet front yard depth, 1 foot right left side yard width, 4 feet right side yard width and .4% 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 plan, Exhibit 3.**

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 Board resolved, unanimously, that a waiver of the parking area location requirement be APPROVED.**

**APPROVED**

**Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

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 Board resolved, unanimously, that variances of 2 feet side yard width and 4% 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) & (b).**

V-35-13 Rachel Hinton & Matthew Kweskin

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 Board resolved, unanimously, that a variance of 5.3% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

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 Board resolved, unanimously, that 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 be DENIED.**

**OTHER ZONING APPEAL**

V-31-12 Iglesia Christiana Rios De Agua Viva Inc.

An appeal from the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z-1620-6-12, dated April 18, 2012, citing Petitioner with violation of Zoning Ordinance Section 27-441(b)(1) (Operation of a business, including the practice of having employees report to the property for work and/or storage of equipment and materials) and requiring Petitioner to cease use of the premises for said purpose and remove all vehicles, trailers, equipment, materials and supplies associated with the use from the site, which is R-80 (One-Family Detached Residential) zoned property located at Tax Map 73, Grid E3, Parcel 255, being 7222 Walker Mill Road, Capitol Heights. **Hearing postponed until 9/25/13.**

**MINUTES FOR APPROVAL FROM JUNE 5, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 7:11 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**