

APRIL 27, 2016
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:27 p.m. the Vice Chairman convened the meeting and the following members were present:

Albert C. Scott, Vice Chairman
Anastasia T. Johnson, Member
Emerson S. Davis, Sr., Attorney
Anne F. Carter, Administrator
Aminah Bushrod, Communications Specialist

Also Present:

Lauren Clagett, DPIE, Construction Standards Inspector
Brent O'Connell, DPIE, Construction Standards Inspector
Ernesto Luna, Spanish Language Interpreter

The Board recessed as the Board of Zoning Appeals and reconvened as the Board of Administrative Appeals.

**CASE FOR HEARING
ADMINISTRATIVE APPEAL**

AA-1679 Brookside Park Condominium, Inc.

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue Violation Notice No. 3421-2016-0, dated December 21, 2015, citing Petitioner with violating 2012 IRC Sections R-105.1 (Obtain the required permit(s) for work done at the property (including but not limited to repairs to the balcony and windows/door frame) or remove the same), R-109 (Obtain all required inspection(s) for work performed once the permit(s) has/have been issued) and R-114.1 (Stop work until all are resolved), on R-18C (Multifamily Medium Density Residential-Condominium) zoned property located at 533 Wilson Bridge Drive, Unit B1, Oxon Hill.

Appeal was withdrawn by Petitioner. The Board resolved, by majority vote, Chairperson Mack absent, that the appeal be DISMISSED.

The Board recessed as the Board of Administrative Appeals and reconvened as the Board of Zoning Appeals.

**DISCUSSION/DECISION
VARIANCES**

V-18-16 Doris Gean

Request for variances of 8 feet front yard depth and .8% net lot coverage to construct a covered front porch at 4802 Riverdale Road, Riverdale. **The Board resolved, by majority vote, Chairperson Mack absent, that variances of 8 feet front yard depth and .8% net lot coverage be APPROVED.**

Approval of the variances is contingent on development in conformance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).

APPROVED

MINUTES FOR APPROVAL FROM APRIL 13, 2016 -- The Board resolved, by majority vote, Chairperson Mack absent, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

VARIANCES

V-98-15 Juan Henriquez & Maria Soriano

Request for variances of 7 feet front yard depth, 22.3% net lot coverage, and a variance of 2 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 to complete construction of a two-level covered front porch at 2202 Apache Street, Hyattsville. **Spanish language interpreter services were provided.**

At 6:42 p.m. the Board recessed for Executive Session for legal advice and reconvened at 6:47 p.m.

At 6:52 p.m. the Board recessed and reconvened at 6:53 p.m.

At 6:58 p.m. the Board recessed and reconvened at 7:02 p.m.

Hearing rescheduled to 5/11/16 for Petitioners to submit a corrected site plan.

V-22-16 Jessica Machado & Danilo Guzman

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard and side yard abutting a street to construct a 6-foot wooden privacy fence and a 6-foot black aluminum picket fence in the front and side street yards of a corner lot at 6706 96th Avenue, Lanham. **The record was held open to allow Petitioners the opportunity to submit a revised site plan.**

At 8:11 p.m. the Board recessed and reconvened at 8:19 p.m.

V-23-16 Karen Ruiz

Request for a waiver of the parking area location requirement to validate and obtain a building permit for driveway area in the front yard at 4208 Wicomico Avenue, Beltsville. **The Board resolved, by majority vote, Chairperson Mack absent, that a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent on development in conformance with the approved site plan, Exhibit 2.**

V-24-16 Omolara Oyedele

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard abutting a street to construct a 6-foot black aluminum picket fence in the side street yard of a corner lot at 13200 Big Cedar Lane, Bowie. **The Board resolved, by majority vote, Chairperson Mack absent, that waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard abutting a street be APPROVED. Approval of the variances**

APPROVED

is contingent on development in conformance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.

THE MEETING ADJOURNED AT 8:57 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED