

JUNE 8, 2016
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:16 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
Aminah Bushrod, Communications Specialist

DISCUSSION/DECISION

VARIANCES

V-38-16 Eric & Felicia Toney

Request for variances of 20 feet side street yard depth and 8 feet rear lot line setback for an accessory building to validate an existing condition and construct a covered front porch and attached garage, enclose an existing deck into a sunroom and extend an existing driveway at 12605 Hilda Court, Upper Marlboro.

The Board resolved, unanimously, that variances of 20 feet side street yard depth and 8 feet rear lot line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18, and the approved elevation plan, Exhibit 3.

CASES FOR HEARING

NEW CASES

VARIANCES

V-33-16 Housing Initiative Partnership, Inc.

Request for a variance of 5.3 feet front yard depth to construct a covered front porch and replace an existing driveway at 4851 Huron Avenue, Suitland. **The record was held open for comments from the Subdivision Section of the Maryland-National Capital Park and Planning Commission.**

V-34-16 Housing Initiative Partnership, Inc.

Request for variances of 2.5 feet front yard depth, 4% net lot coverage and waivers of the fence height and location requirements to construct a canopy over the front stoop, driveway and 6-foot wooden privacy fence in the front yard (along Landover Road) at 7108 East Lombard Street, Landover. **The Board resolved, unanimously, that variances of 2.5 feet front yard depth, 4% net lot coverage and waivers of the fence height and location requirements 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 (house) and 4 (fence).**

V-35-16 Housing Initiative Partnership, LLC

Request for a variance of 8 feet front yard depth to construct a covered front porch, two-story addition and driveway at 7108 East Inwood Street, Landover. **The Board resolved, unanimously, that a variance of 8 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

APPROVED

V-48-16 6214 Lee Place, LLC

Request for a variance of 18.5 feet front yard depth to validate an existing condition and construct a two-story addition, second-story addition and deck at 6214 Lee Place, Capitol Heights. **The Board resolved, unanimously, that a variance of 18.5 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-43-16 Clementina Sorto Marchez

Request for variances of 7 feet front yard depth, 3 feet rear yard depth/width and 9.2% net lot coverage to validate existing conditions and construct a second-story addition on a semi-detached single-family dwelling at 2403 Woodberry Street, Hyattsville.

At 7:56 p.m. the Board recessed for Executive Session for legal advice and reconvened at 8:07 p.m.

The record was held open for Petitioner to contact Lewisdale Citizens' Association to discuss the request, to allow the Association and the owner of the adjoining duplex dwelling the opportunity to submit further comments, and for Petitioner to submit a revised elevation plan indicating story and roof heights as well as total height of the dwelling structure.

V-47-16 Ronald & Cynthia Smith

Request for variances of 4 feet front yard depth for the dwelling; 17 feet front street line setback from Sunnyside Lane, 24 feet front street line setback from Loch Court and a waiver of the yard location requirement for one accessory building; and 56 feet front street line setback from Sunnyside Lane for a second accessory building to validate existing conditions and construct a shed at 7112 Loch Court, Fort Washington. **The Board resolved, unanimously, that variances of 4 feet front yard depth for the dwelling; 17 feet front street line setback from Sunnyside Lane, 24 feet front street line setback from Loch Court and a waiver of the yard location requirement for one accessory building; and 56 feet front street line setback from Sunnyside Lane for a second accessory building 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-49-16 Damia Maynor

Request for waivers of the fence location and height requirements to construct a 6-foot wooden privacy fence in the front yard (along Watkins Park Drive) at 115 Weymouth Street, Upper Marlboro. **The Board resolved, unanimously, that waivers of the fence location and height requirements 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-50-16 David & Xiomara Flores

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 2215 Calvert Street, Hyattsville. **The record was held open for Petitioners to submit a revised site plan.**

V-51-16 Christina Tyler

Request for waivers of the fence location and height requirements to construct a 6-foot wooden privacy fence in the front yard at 3420 Stonesboro Road, Fort Washington. **The Board resolved, unanimously,**

APPROVED

that waivers of the fence location and height requirements 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.

At 9:35 p.m. the Board recessed and reconvened at 9:37 p.m.

DISCUSSION/DECISION (Cont'd)

VARIANCES

V-30-16 Roberto Granados

Request for variances of 9 feet front yard depth for the dwelling, 7.7% net lot coverage, 31 feet front street line setback, 1.5 feet side lot line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and construct a one-story addition and deck at 718 62nd Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 9 feet front yard depth for the dwelling, 7.7% net lot coverage, 31 feet front street line setback, 1.5 feet side lot 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 compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-40-16 Susana Hernandez & Hector Fuentes

Request for variances of 2.5 feet side yard width and 3.7% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a new driveway at 6421 Taylor Road, Riverdale. **The record was held open to allow Petitioners the opportunity to discuss the Town of Riverdale Park's comments (letter of 6/7/16) with the Town and submit a revised site plan consistent with the Town's comments and to allow the Town the opportunity to submit further comments.**

V-36-16 5615 Addison Road LLC

Request for variances of 61 square feet net lot area, 10 feet front yard depth, 8.5 feet side street yard depth and .5% net lot coverage to validate an existing condition and construct a covered front porch and two-story addition at 5615 Addison Road, Capitol Heights. **The Board resolved, unanimously, that variances of 61 square feet net lot area, 10 feet front yard depth, 8.5 feet side street yard depth and .5% 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.**

MINUTES FOR APPROVAL FROM MAY 25, 2016 -- The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 9:55 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED