

JULY 27, 2016  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:14 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

Also Present:  
Mark Maier, Spanish Language Interpreter

**DISCUSSION/DECISION**

**VARIANCES**

V-61-16 Constantine & Cecilia McGriff

Request for variances of 7 feet side yard width, 4.7% net lot coverage, 7 feet side lot line setback for one accessory building and 40 feet front street line setback and a waiver of the rear yard location requirement for a second accessory building to validate existing conditions and construct an enclosed swimming pool, breezeway and barrel sauna at 12709 Woodmore Road, Bowie. **The Board resolved, unanimously, that variances of 7 feet side yard width, 4.7% net lot coverage, 7 feet side lot line setback for one accessory building and 40 feet front street line setback and a waiver of the rear yard location requirement 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 plans, Exhibits 3(a) thru (c) and 23(a) thru (c).**

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-67-16 Hector & Norma Avila

Request for a variance of 6 feet front yard depth to construct a second-floor addition and covered front porch at 9211 5th Street, Lanham. **Spanish language interpreter services were provided. The Board resolved, unanimously, that a variance of 6 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 plans, Exhibits 3(a) and (b).**

V-69-16 Jesus Salamanca

Request for variances of 2 feet front yard depth and 6.6% net lot coverage to validate an existing condition and construct a detached garage at 6309 Barrs Lane, Lanham. **Spanish language interpreter services were provided. The Board resolved, unanimously, that variances of 2 feet front yard depth and 6.6% 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.**

**APPROVED**

V-74-16 Martin Bolainez-Viera

Request for variances of 3 feet side street yard depth and 6 feet rear yard depth/width for the dwelling and a variance of 39 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and construct a covered front porch at 9209 25th Place, Adelphi. **Spanish language interpreter services were provided.**

At 7:12 p.m. the Board recessed for Executive Session for legal advice and reconvened at 7:16 p.m.

**It was determined that a new hearing should be held on 9/7/16 and include an additional request to validate an existing privacy fence that is over 4 feet in height in the front yard. Petitioner shall not be required to pay to advertise the new hearing.**

V-77-16 Dream Builders of America, LLC

Request for variances of 340 square feet net lot area, 10 feet front building line width, 13 feet front yard depth and 1 foot side yard width to validate existing conditions and widen the existing covered front porch at 4023 Ingraham Street, Hyattsville. **The Board resolved, unanimously, that variances of 340 square feet net lot area, 10 feet front building line width, 13 feet front yard depth and 1 foot side yard width be APPROVED. Prior to the issuance of a building permit, Petitioner shall be required to submit and obtain approval of a minor final plat (pursuant to Section 24-108 of the Subdivision Regulations) to have the existing 25-foot building restriction line along Navy Day Drive (Duvall Street on the plat) removed. A minor final plat must be prepared by an appropriate professional and submitted for approval to the Subdivision Section of the Maryland-National Capital Park and Planning Commission. 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) and (b).**

V-6-16 Gloria Coello

Request for variances of 2 feet front yard depth from Rittenhouse Street, 14.5 feet front yard depth from East-West Highway and 9 feet side yard width for the dwelling, 40.3% net lot coverage and 58.5 feet front street line setback from East-West Highway for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard to validate existing conditions, construct a covered front porch and obtain a building permit for a new covered side porch and 6-foot wooden privacy fence in the front yard (along East-West Highway) at 2312 Rittenhouse Street, Hyattsville.

At 7:44 p.m. the Board recessed and reconvened at 7:48 p.m.

**The record was held open for technical assistance and to allow Petitioner the opportunity to submit a revised site plan by the close of business on 9/7/16.**

At 8:16 p.m. the Board recessed and reconvened at 8:22 p.m.

V-68-16 Dale Baskerville

Request for variances of 4 feet side yard width and 2.1% net lot coverage to validate an existing condition, construct two one-story additions and a deck, and repair the roof on the attached garage at 6109

**APPROVED**

Manor Road, Clinton. **The Board resolved, unanimously, that variances of 4 feet side yard width and 2.1% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

V-71-16 Faith Ford

Request for a variance of 3 feet front yard depth to validate and complete construction of a covered front porch at 108 Tunic Avenue, Capitol Heights. **The record was held open for comments from the Town of Capitol Heights, The Maryland-National Capital Park and Planning Commission and the Capitol Heights Advisory Committee.**

V-72-16 Resad Balic

Request for waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard of a corner lot to construct a 6-foot iron picket fence in the front yard (abutting Prospect Hill Road) at 7111 Oakley Road, Glenn Dale. **The Board resolved, unanimously, that waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard of a corner lot 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-73-16 Luisa Cassanello

Request for variances of 1,628 square feet net lot area, 10 feet front building line width, 10.5 feet front yard depth and 11% net lot coverage to validate existing conditions and construct a second-story addition at 3613 Eastern Avenue, Mount Rainier. **The Board resolved, unanimously, that variances of 1,628 square feet net lot area, 10 feet front building line width, 10.5 feet front yard depth and 11% 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-78-16 Dorian Lopez & Karen Awwad

Request for waivers of the fence height and location requirements for a fence over 4 feet in height in the side yard of a corner lot to construct a 6-foot vinyl privacy fence in the side yard (abutting Huxley Drive) at 6301 Kinsey Terrace, Lanham. **The Board resolved, unanimously, that waivers of the fence height and location requirements for a fence over 4 feet in height in the side yard of a corner lot be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 4, and the approved elevation plan, Exhibit 5.**

At 9:46 p.m. the Board recessed and reconvened at 9:48 p.m.

**DISCUSSION/DECISION (Cont'd)**

**VARIANCES**

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 Board resolved, unanimously, that variances of 2.5 feet side yard width and 3.7% net lot coverage and a waiver of the parking area location requirement be DENIED.**

**APPROVED**

V-62-16 Leroy & Adrienne Howard

Request for variances of 3 feet front yard depth, 2 feet side yard width and 7.1% net lot coverage to validate existing conditions and construct a one-story addition at 6606 Foster Street, District Heights.

**The record remains held open to allow the City of District Heights the opportunity to comment on the request.**

**MINUTES FOR APPROVAL FROM JULY 13, 2016 -- The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:52 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**