

OCTOBER 5, 2016
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:23 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie S. Mack, Chairperson
Anastasia T. Johnson, Member
Emerson S. Davis, Sr., Attorney
Tina Loenichen, Administrative Aide
Barbara Stone, Administrative Aide
Aminah Bushrod, Communications Specialist

Also Present:
Ernesto Luna, Spanish Language Interpreter

DISCUSSION/DECISION

VARIANCE

V-80-16 Kathryn James & Jacqueline Pfeffer

Request for a variance of 9.9% net lot coverage to validate existing conditions and construct a second-floor addition, one-story addition and two-story deck at 4508 Tuckerman Street, Riverdale. **The record remains open to allow the Town of Riverdale Park the opportunity to submit comments.**

MINUTES FOR APPROVAL FROM SEPTEMBER 28, 2016 -- To be held until 10/26/16 for a vote by the full Board.

CASES FOR HEARING

NEW CASES

VARIANCES

V-108-16 Jose Torres & Luis Cerna

Request for variances of 13.8% net lot coverage, 1 foot rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions, obtain a building permit for new driveway area and construct a driveway extension at 2717 Hawthorne Terrace, Hyattsville. **Spanish language interpreter services were provided.**

At 6:50 p.m. the Board recessed for Executive Session for legal advice and reconvened at 7:06 p.m.

The record was held open for technical assistance and to allow Petitioners the opportunity to submit a revised site plan.

V-105-16 Cecilia Vasquez

Request for variances of 6 feet front yard depth and 6 feet side street yard depth to validate existing conditions and reconstruct the existing covered front porch at 6201 Seabrook Road, Lanham. **The Board resolved, by majority vote, Mr. Scott absent, that variances of 6 feet front yard depth and 6 feet side street yard depth 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-106-16 Luis Colindres & Yeny Vanegas

Request for a waiver of the parking area location requirement to construct a driveway at 4845 66th Avenue, Hyattsville. **The Board resolved, by majority vote, Mr. Scott absent, 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.**

V-107-16 Hafizullah Salihi

Request for waivers of the fence height and location requirements for a fence over 4 feet in height in the front (abutting Old Fort Road) and side (abutting Old Piscataway Road) yards of a corner lot to construct a 6-foot wooden privacy fence at 12400 Old Fort Road, Fort Washington. **The Board resolved, by majority vote, Mr. Scott absent, that waivers of the fence height and location requirements for a fence over 4 feet in height in the front (abutting Old Fort Road) and side (abutting Old Piscataway Road) yards of a corner lot 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-109-16 Lisa Williford

Request for variances of 6.1% net lot coverage and 58 feet front street line setback, 1 foot side lot line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and obtain a building permit for a new detached carport in the front yard at 5109 Emerson Street, Hyattsville. **The record was held open to allow Petitioner the opportunity to submit a revised site plan.**

V-110-16 William & Kimberly Hall

Request for a variance of 7 feet rear yard depth/width to construct a deck at 12528 Monterey Circle, Fort Washington. **The Board resolved, by majority vote, Mr. Scott absent, that a variance of 7 feet rear yard depth/width 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-111-16 Robert & Nubia Palma

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 1 foot side yard width and 13.1% net lot coverage to validate existing conditions and construct an addition at 6004 Somerset Road, Riverdale. **The Board resolved, by majority vote, Mr. Scott absent, that variances of 1,000 square feet net lot area, 10 feet front building line width, 1 foot side yard width and 13.1% 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) and (b).**

V-112-16 Terrence & Jennifer Grainger

Request for variances of 10.8% net lot coverage and 1 foot side lot line setback for one accessory building and a variance of 19 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 a detached carport at 1302 Legation Road, Hyattsville. **The Board resolved, by majority vote, Mr. Scott absent, that variances of 10.8% net lot coverage and 1 foot side lot line setback for one accessory**

APPROVED

building and a variance of 19 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 (d).

V-113-16 Love & Betty Russell

Request for variances of 17 feet front yard depth, 4 feet side street yard depth and 3.2% net lot coverage to validate existing conditions and construct a second-floor addition, covered front porch and deck at 4119 32nd Street, Mount Rainier. **The record was held open to allow City of Mount Rainier the opportunity to submit comments.**

V-114-16 Marcus Moses & Dgessey Major

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Helmsley Drive) of a corner lot to validate and obtain a building permit for a new 6-foot white vinyl privacy fence at 9501 Wilton Place, Clinton. **The record was held open for a copy of Petitioners' permit for a 6-foot fence and for comments from the Subdivision Section, Maryland-National Capital Park and Planning Commission.**

V-115-16 Audrey Prophet-Pray

Request for a variance of 5% net lot coverage to reconstruct a screened porch at 4604 Keppler Place, Temple Hills. **The Board resolved, by majority vote, Mr. Scott absent, that a variance of 5% 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-116-16 Willie & Robin Hill

Request for variances of 2.5 feet side yard width, 1 foot rear yard depth/width, 13.6% net lot coverage and a waiver of the parking area location requirement to validate an existing condition and repave an existing driveway in the front yard at 1202 Java Place, Landover. **The Board resolved, by majority vote, Mr. Scott absent, that variances of 2.5 feet side yard width, 1 foot rear yard depth/width, 13.6% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

DISCUSSION/DECISION (Cont'd)

VARIANCES

V-102-16 Althea Spriggs

Request for a variance of 5.4% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a new shed and cement slab (including driveway area in the front yard) at 808 Minna Avenue, Capitol Heights. **The Board resolved, by majority vote, Mr. Scott absent, that a variance of 5.4% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 22, and the approved elevation plans, Exhibits 3(a) thru (f).**

THE MEETING ADJOURNED AT 10:35 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

(Original Signed)
Tina Loenichen
Administrative Aide

APPROVED