

NOVEMBER 30, 2016  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:09 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  
Barbara J. Stone, Administrative Aide  
Aminah Bushrod, Communications Specialist

Also Present:  
Ernesto Luna, Spanish Language Interpreter

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-133-16 Jorge & Reyna Acosta

Request for variances of 10-feet front street line setback and 1 foot side lot line setback for an accessory building and a waiver of the parking area location requirement to validate an existing condition and construct a driveway at 2902 64th Avenue, Cheverly. **Spanish language interpreter services were provided. The record was held open to allow the Town of Cheverly the opportunity to submit comments.**

V-136-16 Eulalio Ramos

Request for variances of 3 feet side yard width and 17.3% net lot coverage to validate existing conditions and construct a shed at 918 White Oak Drive, Oxon Hill. **Spanish language interpreter services were provided. The Board resolved, unanimously, that variances of 3 feet side yard width and 17.3% 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-139-16 Evelyn Guerra

Request for variances of 14.1% net lot coverage, a waiver of the parking area location requirement, and variances of 1.5 feet side lot line setback for one accessory building and 1.5 feet rear lot line setback for a second accessory building to validate existing conditions and obtain a building permit for a one-story addition at 2206 Lewisdale Drive, Hyattsville. **Spanish language interpreter services were provided. The record was held open for Petitioner to contact Lewisdale Citizens Association to discuss the request and the Administrator to the Board to contact the Association in writing to clarify the intent of the request and offer the Association an opportunity to submit additional comments by the close of business on 12/14/16.**

**APPROVED**

V-85-16 Ronald Heiligh

Request for variances of 9 feet side yard width for the dwelling, a waiver of the parking area location requirement and variances of 7 feet side yard width and 13 feet rear yard depth/width for a wall over 6 feet in height to validate existing conditions and obtain a building permit for a new one-story addition with basement at 626 Elfin Avenue, Capitol Heights. **The record was held open for Petitioner to meet with the Town of Capitol Heights to discuss the request, the Darbys (owners of the adjoining property at 624 Elfin Avenue) to submit photographs, and the Administrator to the Board to contact the Town regarding the request for a meeting and inform the Town that it may submit additional comments by the close of business on 12/14/16.**

At 8:22 p.m. the Board recessed and reconvened at 8:35 p.m.

V-132-16 Diane Schwarz

Request for variances of 9 feet front yard depth and 5 feet side street yard depth to construct a screened porch at 5841 Dewey Street, Landover. **The record was held open to allow the Town of Cheverly the opportunity to submit comments.**

V-135-16 Lisa Robinson

Request for variances of 8.5 feet side street yard depth and 3 feet side yard width to validate existing conditions and construct a one-story addition at 700 Shelby Drive, Oxon Hill. **The Board resolved, unanimously, that variances of 8.5 feet side street yard depth and 3 feet side yard width 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-137-16 Elizabeth Lokey

Request for variances of 5 feet front yard depth and 3.5 feet side yard width to validate existing conditions and construct a deck at 10908 Montgomery Road, Beltsville. **The Board resolved, unanimously, that variances of 5 feet front yard depth and 3.5 feet side yard width 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) (proposed) and 4(a) thru (c) (existing).**

V-138-16 Carlos & Mary Hernandez

Request for a variance of 2.2% net lot coverage to construct a screened porch and deck at 4409 Harbour Town Drive, Beltsville. **The Board resolved, unanimously, that a variance of 2.2% net lot coverage 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-140-16 Patricia Mayo

Request for a variance of 12 feet rear yard depth/width and a waiver of the rear yard location requirement for an accessory building to validate an existing condition and construct a deck at 5600 Avon Court, Temple Hills. **The Board resolved, unanimously, that a variance of 12 feet rear yard depth/width and a waiver of the rear yard location requirement 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-141-16 Ruth Ramos Perez

Request for a variance of 7.5 feet front yard depth to construct a covered front porch with landing and steps at 4412 Webster Court, Hyattsville. **The Board resolved, unanimously, that a variance of 7.5 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-142-16 Raymond & Patricia Weil

Request for variances of 2 feet side and rear lot line setbacks for an accessory building to validate existing conditions and repair/renovate and enlarge an existing shed at 3816 Nicholson Street, Hyattsville. **The Board resolved, unanimously, that variances of 2 feet side and rear lot line setbacks 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 plans, Exhibits 3 (proposed) and 4(a) thru (e) (existing).**

**DISCUSSION/DECISION**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. **It having been determined that the Board did not have authority to hear the request, the Board resolved, by majority vote, Mr. Scott abstaining, that the 10/5/16 decision to approve a variance of 7 feet rear yard depth/width be VACATED.**

V-129-16 Jose Rivera

Request for variances of 1.5 feet side yard width and 9.2% net lot coverage to validate existing conditions and obtain a building permit for a new driveway at 5444 Addison Road, Fairmount Heights. **The Board resolved, by majority vote, Ms. Mack abstaining, that variances of 1.5 feet side yard width and 9.2% net lot coverage be DENIED.**

**MINUTES FOR APPROVAL FROM NOVEMBER 9, 2016 – The Board resolved, by majority vote, Ms. Mack abstaining, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:24 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**