

JANUARY 25, 2017
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:19 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
Barbara J. Stone, Acting Administrator
Aminah Bushrod, Communications Specialist

Also Present:
Ernesto Luna, Spanish Language Interpreter

CASES FOR HEARING

NEW CASES

VARIANCES

V-157-16 Rodolfo Huacho & Any Hilario

Request for variances of 7.5 feet front yard depth, 9.4% net lot coverage and 2 feet side lot line setback for an accessory building to validate existing conditions, obtain a building permit for a covered front porch and construct a two-story addition at 7009 East Forest Road, Landover. **Spanish Language Interpreter services were provided. The record was held open for Petitioner to submit a front elevation to show the completed front porch.**

V-151-16 Noah Pierce

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 41st Avenue) to validate and obtain a building permit for a 6-foot high wooden privacy fence at 4101 Madison Street, Hyattsville. **The record was held open to allow Hyattsville an opportunity to comment. The Board requested an email be sent to Hyattsville to determine when their next Council meeting will be held.**

V-155-16 San Tse

Request for variances of 2 feet front yard depth, 3 feet rear yard depth/width and a waiver of the parking area location requirement for a driveway in the front yard to validate and obtain a building permit for a new front porch, new side porch and new driveway at 6617 Woodland Road, Suitland. **The Board resolved, unanimously, that variances of 2 feet front yard depth, 3 feet rear yard depth/width 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.**

APPROVED

V-156-16 Collette Miree

Request for a variance of 5 feet side yard width to validate and obtain a building permit for an existing one-story addition at 3305 Poplar Drive, Upper Marlboro. **The Board resolved, unanimously, that a variance of 5 feet side yard width 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) thru (c).**

V-158-16 Hamilton Living Trust / Maurice Hamilton, Trustee

Request for variances of 19 feet front yard setback, 5.5 feet rear yard setback from abutting residentially-zoned land, 7% green area and a waiver of the fence location requirement to validate existing conditions and obtain a building permit for an 8-foot metal fence in the front yard at 1330-1340 Marblewood Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 19 feet front yard setback, 5.5 feet rear yard setback from abutting residentially-zoned land, 7% green area and a waiver of the fence 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 plans, Exhibits 3(a) and (b).**

V-159-16 Adam Weissmann & Eva Schildhause

Request for variances of 3.2% net lot coverage and 1 foot setback from an alley for an accessory building to validate an existing condition and construct a two-story addition at 4207 Jefferson Street, Hyattsville. **The record has been held open to allow Hyattsville the opportunity to submit comments.**

MINUTES FOR APPROVAL FROM JANUARY 11, 2017 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 9:45 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Acting Administrator

APPROVED