

FEBRUARY 22, 2017
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:17 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

CASES FOR HEARING

NEW CASES

VARIANCES

V-4-17 Emigdio Inigo-Santiago and Casandra Cartegna

Request for variances of 2.6 feet side yard width and 19 feet rear yard depth/width to validate an existing condition and construct a deck with landing and steps at 6327 Joslyn Place, Cheverly. **The record was held open to allow the Town of Cheverly the opportunity to submit comments. In addition, the Petitioner requested the hearing to be rescheduled to allow her contractor to appear.**

V-5-17 Raul and Anna Bosque

Request for a variance of 3.6 feet front yard depth and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 23rd Parkway) of a corner lot to validate an existing condition and construct a 6-foot wooden privacy fence at 2301 Kenton Place, Temple Hills. **The Board resolved, unanimously, that variances of 3.6 feet front yard depth and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 23rd Parkway) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibit 3 (a) thru (c).**

V-6-17 Korpoe Sele

Request for variances of 3.8 feet front yard depth, 1 foot side yard width and .5% net lot coverage to validate an existing condition, construct a covered front porch and covered back porch and enclose the existing attached carport into a garage at 7502 Newburg Drive, Lanham. **The Board resolved, unanimously, that variances of 3.8 feet front yard depth, 1 foot side yard width 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 approved elevation plan, Exhibit 3.**

V-7-17 Michael and Sarah Curran

Request for variances of .3 foot front yard depth, 3 feet side street yard depth and 1.4 feet side yard width for the dwelling, and 4.5 feet side street setback for an accessory building to validate existing conditions, reconstruct a one-story dwelling, with dormer, and construct a covered porch at 6000 41st Avenue, Hyattsville. **The Board resolved, unanimously, that variances of .3 foot front yard depth, 3 feet side street yard depth and 1.4 feet side yard width for the dwelling and 4.5 feet side street setback for an accessory building to validate existing conditions be APPROVED. Approval of the variances is**

APPROVED

contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3 .

V-9-17 Lauren Alexander

Request for a variance of 3 feet side yard width and a waiver of the parking area location requirement to validate an existing condition, convert basement garage into mudroom/storage, construct a second-floor addition and an enclosed porch with a second-floor balcony at 3103 Bellevue Avenue, Cheverly. **The record was held open to allow the Town of Cheverly the opportunity to submit comments.**

DISCUSSION/DECISION

V-153-16 Marcos Benitez and Reyna Ortiz

Request for variances of 13% net lot coverage and 2 feet side lot line setback and 1.5 feet rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a new carport at 1802 Lebanon Street, Adelphi. **The Board resolved, by majority vote, Ms. Mack in opposition, that variances of 13% net lot coverage and 2 feet side lot line setback and 1.5 feet rear lot line setback for an accessory building 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 and approved elevation plans, Exhibit 3 (a) thru (d).**

V-1-17 Nguy Tchaha and Valentin Kapmouo

Request for variance of 4 feet side yard width to validate an existing condition and construct a second-floor addition and two-story addition at 4313 North Addison Road, Capitol Heights. **The Board resolved, unanimously, that variances of 4 feet side yard width to validate an existing condition and construct a second-floor addition and two-story addition be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17 and approved elevation plan, Exhibit 3.**

V-2-17 Tonica Jenkins and Everette Reel

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Sybaris Drive) of a corner lot to construct a 6-foot wooden privacy fence at 12415 Kayak Drive, Upper Marlboro. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Sybaris Drive) of a corner lot be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17 and approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM FEBRUARY 8, 2017 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 7:37 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Acting Administrator

APPROVED