



BOARD of APPEALS

Zoning and Administrative

MINUTES

JUNE 7, 2017

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:21 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson, Member
Emerson S. Davis, Sr., Attorney
Barbara J. Stone, Acting Administrator
Aminah Bushrod, Communications Specialist

Also Present:
Mark Maier, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-45-17 Jose and Viviana Vasquez

Request for variances of 21.1% net lot coverage, 1.6% rear yard coverage, 2 feet right side lot line setback for one accessory building and 2 feet left side lot line setback for a second accessory building to validate existing conditions and obtain a building permit for a shed and to complete construction of a covered patio at 2000 Barlowe Place, Hyattsville. **Spanish Language Interpreter Services were provided. The record was held open for Petitioner to revise the elevation plans to demonstrate the proposed structure and revise the design and slope of the roof.**

V-46-17 Fabian and Ana Torres

Request for variances of 13.7% net lot coverage and 1 foot rear lot line setback for an accessory building to validate existing conditions and obtain a building permit for a two-story addition and shed at 9218 Alcona Street, Lanham. **Spanish Language Interpreter Services were provided. The Board resolved, unanimously, that variances of 13.7% net lot coverage and 1 foot rear lot line setback 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-36-17 Lincoln Tyson

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Vicar Woods Lane) to construct a 6-foot wrought iron fence at 13007 Vicar Woods Lane, Bowie. **The record was held open for Petitioner to submit revised plans to include a pavilion, swimming pool and obtain approval from the HOA.**

APPROVED

V-42-17 Tony and Mary Holt

Request for variances of 9.7% net lot coverage, 52% right side yard coverage, 33% left side yard coverage, 46.1 feet front street line setback and .1 foot right side lot line setback for a second accessory building, 23.5 feet front street line setback and 2 feet left side lot line setback for one accessory building and waivers of the rear yard location requirement for both accessory buildings to validate existing conditions and obtain a building permit for a detached carport and sheds at 8505 Sumter Lane, Clinton. **The record was held open for Petitioner to submit revised elevation plans demonstrating an improved gutter system and wrap support posts with a material that will be consistent with the dwelling.**

V-43-17 Lloyd and Gwendolyn Hoover

Request for a variance of 6 feet rear yard depth/width to construct a deck at 4309 Saddle River Drive, Bowie. **The Board resolved, unanimously, that a variance of 6 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 plans, Exhibit 3 (a) thru (b).**

V-44-17 Alseo and Ziya Akalin

Request for waivers of the location and height requirements for a wall over 4 feet in height in the front yard to replace an existing retaining wall, up to 6 feet, on either side of the driveway in the front yard at 3123 Laurel Avenue, Cheverly. **The Board resolved, unanimously, that a waiver of the location and height requirements for a wall over 4 feet in height be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and the approved elevation plans, Exhibit 3 (a) thru (b).**

V-47-17 Yu Lin

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 7006 22nd Avenue, Hyattsville. **The Board resolved, unanimously, 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-48-17 11115 Atwell Avenue Intv. Rev. Tr.

Request for a variance of 15 feet rear yard depth/width to construct an attached garage at 11115 Atwell Avenue, Bowie. **The Board resolved, unanimously, that a variance of 15 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-50-17 Steve Osagbue

Request for variances of 5 feet side yard setback and 13% net lot coverage to construct an attached open carport in the side yard at 6916 Annapolis Road, Landover Hills. **The record was held open and rescheduled to July 26, 2017, for the property owner to be present at the hearing.**

DISCUSSION/DECISION**VARIANCES**V-10-14 Charles and LaTanya Booker

Request for variances of 11 feet front yard depth and 3.9% net lot coverage to validate existing conditions and construct a detached carport at 7100 Flagstaff Street, Landover. **The Board resolved, unanimously, that variances of 11 feet front yard depth and 3.9% net lot coverage be DISMISSED for non-pursuance.**

APPROVED

V-38-17 Santos Reyes

Request for variances of 2 feet front yard depth for the dwelling, 6.6% net lot coverage and variances of 35 feet front lot line setback, .5-foot side lot line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and construct a covered deck at 2610 Fort Drive, Suitland. **Spanish Language Interpreter Services were provided. The Board resolved, by majority vote, Ms. Bobbie Mack abstaining, that variances of 2 feet front yard depth for the dwelling, 6.6% net lot coverage and variances of 35 feet front lot line setback, .5-foot side lot line setback 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 plans, Exhibit 3 (a) thru (b).**

MINUTES FOR APPROVAL FROM MAY 24, 2017 – The Board resolved, by majority vote, Ms. Bobbie Mack abstaining, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 9:50 P.M.

Prepared and submitted by:

(Original Signed)
Barbara J. Stone
Acting Administrator

APPROVED