

## APPROVED

### MINUTES

June 27, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:38 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chairperson  
Al Scott, Vice Chair  
Anastasia Johnson, Member  
Maurene McNeil, Attorney  
Barbara J. Stone, Administrator  
Aminah Bushrod, Communications Specialist

Also Present:  
Ernesto Luna, Spanish Language Interpreter

### CASES FOR HEARING

#### NEW CASES

#### VARIANCES

##### V-41-18 Juan Lopez-Meono

Request for a variance of 6 feet rear lot line setback for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 15th Avenue) to validate and obtain a building permit for a new 6-foot wooden privacy fence in the side yard of a corner lot and a shed at 1500 Erskine Street, Takoma Park. **Spanish Language Interpreter Services were provided. The Board resolved, unanimously, that a variance of 6 feet rear lot line setback for an accessory building and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 15th Avenue) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 and 4.**

##### V-47-18 Efrain Mejia and Heydy Dominguez

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a new driveway in the front yard at 1922 Gaither Street, Temple Hills. **Spanish Language Interpreter Services were provided. The record was held open for Petitioner to submit a revised site plan demonstrating a 3-foot green area between the front porch and the driveway and to remove an 11-foot portion of the driveway on the right side.**

V-44-18 Benjamin Chavez and Norma Torres

Request for variances of 6.5 feet rear yard depth/width and 4.2% net lot coverage to validate existing conditions (existing dwelling, development) and obtain a building permit for a new one-story addition, new covered walkway, new screened porch and new sunroom at 10118 Phoebe Lane, Hyattsville. **The Board resolved, unanimously, that variances of 6.5 feet rear yard depth/width and 4.2% 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, Exhibits 3.**

V-48-18 Leonardo Johnson Jr. and Margaret Womack

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Watkins Park Drive) to validate and obtain a building permit for a new 6-foot wooden fence in the side yard of a corner lot at 12801 Keverton 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 side yard (abutting Watkins Park Drive) be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b).**

V-49-18 Francisco Lopez and Alondra Osorio

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a new driveway in the front yard at 7405 Wilhelm Drive, Lanham. **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-51-18 Cornelius Wiley

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Chicamuxen Court) to construct a 6-foot white vinyl fence in the side yard of a corner lot at 14201 Owings Avenue, Brandywine. **The record was held open in order for the Petitioner to obtain a revised letter from the Home Owners Association which describes conditions and is signed.**

**DISCUSSION/DECISION**

V-217-17 Santos Ramirez

Request for variances of 1,000 square feet net lot area, 12 feet front yard depth for the dwelling, 8.4% net lot coverage, .5-foot rear lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and construct 2nd and 3rd floor additions and a driveway in the front yard and shed at 3606 41st Avenue, Brentwood. **This item has been removed from the agenda for re-advertisement and has been rescheduled for hearing on September 12, 2018.**

V-27-18 Frederick Mbayu

Request for variances of 10 feet 10 inches front yard depth and 3 feet rear yard depth/width for the dwelling, 8.1% net lot coverage and 2 feet rear lot line setback for an accessory building to validate existing conditions (existing development, deck, shed) and construct a covered front porch at 8803 62nd Avenue, Berwyn Heights. **The Board resolved, unanimously, that variances of 10 feet 10 inches front yard depth and 3 feet rear yard depth/width for the dwelling, 8.1% net lot coverage and 2 feet rear lot line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (c).**

V-33-18 Jorge Pinto and Dina Sagastume

Request for variances of 3 feet side yard width for the dwelling, 1-foot side lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (existing dwelling, shed) and construct a driveway in the front yard at 4807 Rockford Drive, Hyattsville. **The Board resolved, unanimously, that variances of 3 feet side yard width for the dwelling, 1-foot side 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.**

V-34-18 Andrew and Crosley Sigmon

Request for a variance of 13 feet side street yard depth to construct an attached garage with deck on top at 2401 59th Place, Cheverly. **The Board resolved, unanimously, that a variance of 13 feet side street yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 4.**

V-35-18 Richard Smith

Request for variances of 6 feet side street yard depth for the dwelling, 20 feet front street line setback for one accessory building and 4 feet side street line and 5 feet rear lot line setbacks for a second accessory building to validate existing conditions (existing dwelling, shed, tent/shed) and obtain a building permit for a tent/shed at 8626 Cunningham Drive, Berwyn Heights. **The Board resolved, unanimously, that variances of 6 feet side street yard depth for the dwelling, 20 feet front street line setback for one accessory building and 4 feet side street line and 5 feet rear lot line setbacks 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 approved elevation plans, Exhibits 3 (a) thru (b).**

V-36-18 Derk and Aracel Mattocks

Request for a variance of 1.2% net lot coverage to construct a one-story addition at 10203 Sea Pines Drive, Mitchellville. **The record was held open to allow the Home Owners Association the opportunity to review and provide comments.**

V-37-18 Brian and Kathryn Downey

Request for a variance of 2 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition (existing dwelling) and construct a driveway, with walkway, in front of the dwelling at 2825 63rd Place, Cheverly. **The Board resolved, unanimously, that a variance of 2 feet front yard depth 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.**

**Minutes for Approval from June 13, 2018 – The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 08:25 P.M.

Prepared and submitted by:

(Original Signed)  
Barbara J. Stone  
Administrator