

APPROVED

MINUTES

November 20, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:24 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson
Emerson Davis, Attorney
Barbara Stone, Administrator
Aminah Reid, Technical Services
Ruben Sotogomez, Spanish Language Interpreter

NEW CASES / VARIANCES

V-66-19 Ricardo Cardenas Spanish Language Interpreter provided.

Request for a variance of 3 feet side yard width and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a proposed parking pad/driveway at 8802 Edmonston Road, Berwyn Heights. **The Board resolved, unanimously, that a variance of 3 feet side yard width and 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-103-19 Bernardo Alvarez Spanish Language Interpreter provided.

Request for variances of 2 feet front street line width, 15.4% net lot coverage and 1-foot side lot line setback to validate existing conditions (front street line and a garage) and obtain a building permit for unauthorized construction of a garage at 3114 Lancer Drive, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to comment.**

V-107-19 Roxana Vasquez Spanish Language Interpreter provided.

Request for variances of 8 feet side yard width and 2.2% net lot coverage to obtain a building permit for unauthorized construction of a wooden deck at 1411 Torrey Place, Hyattsville. **The Board resolved, unanimously, that variances of 8 feet side yard width and 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 approved revised elevation plans, Exhibits 21.**

V-95-19 Christopher Wells

Request for variances of 15 feet front yard depth, 1-foot right side yard width, 16 feet rear yard depth/width and 8% net lot coverage to validate an existing condition (porch) and obtain a building permit for a proposed second story addition to include a rear deck with steps and extend covered porch at 3711 Eastern Avenue Northeast, Mount Rainier. **The Board resolved, unanimously, that variances of**

15 feet front yard depth, 1-foot right side yard width, 16 feet rear yard depth/width and 8% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 24 and approved elevation plans, Exhibits 3 (a) thru (c).

V-109-19 Ismael Villalra

Request for a variance of 5 feet side yard width and a waiver of the parking area location requirement to validate an existing condition (covered steps) and obtain a building permit for proposed construction of a driveway at 5813 Roanoke Avenue, Riverdale. **The record was held open to allow the Petitioner to possibly reduce the double driveway to a single.**

V-110-19 Damon Fikes

Request for variances of 5 feet front building line width and a waiver of the fence location and height requirements for a fence over 4 feet to validate an existing condition (property) and obtain a building permit for a proposed construction of a 10-foot wooden privacy fence at 9020 Ardmore Road, Upper Marlboro. **The record was held open for Technical advice.**

V-112-19 Juan Miranda

Request for a variance of 438 square feet net lot area to obtain a building permit for a proposed two-story dwelling with basement, driveway and porch with steps at 9637 Foote Road, Fort Washington. **The record was held open to research deeds.**

V-113-19 Victoria and Frederick Marsh

Request for a variance of 9% net lot coverage to obtain a building permit to install ground mounted solar panels at 11602 Bonaventure Drive, Upper Marlboro. **The Board resolved, unanimously, that a variance of 9% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-114-19 Paulina Burton

Request for variances of 4.3% net lot coverage and a waiver of the parking area location requirement to validate an existing condition (dwelling) and obtain a building permit for proposed construction of one-story addition at 1217 Nova Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 4.3% net lot coverage and 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 and approved elevation plans, Exhibits 3.**

V-117-19 Norman and Brenda McCrea

Request for variances of 15 feet front building line width, 5.02 feet front street line width, 3 feet front yard depth, 1 feet side yard width and 2 feet side lot line setback to validate existing conditions (building line, street line and shed) and obtain a permit to construct a proposed 3-story elevator and a stoop with steps at 5628 67th Avenue, Riverdale. **The Board resolved, unanimously, that variances of 15 feet front building line width, 5.02 feet front street line width, 3 feet front yard depth, 1 feet side yard width and 2 feet side lot line setback 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 (c).**

V-140-19 Raul Mendoza and Sandra Sandavol

Request for variances of 7 feet rear lot line setback, .1% net lot coverage and a waiver of the rear yard location requirement to validate existing conditions (shed and wood garage) and obtain a building permit for proposed construction of a one-story addition, two-story addition, pool house, covered porch, workshop, area way and stairs at 11440 Old Prospect Hill Road, Glen Dale. **The Board resolved, unanimously, that variances of 7 feet rear lot line setback, .1% net lot coverage and a waiver of the**

rear yard location requirement 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 (e).

DISCUSSION/DECISION

V-57-19 Kerry Richards and Patricia Dawkins

Request for a variance of 13 feet side street yard depth and waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting Watkins Park Drive) to validate an existing condition (dwelling) and construct a 6-foot wooden fence at 12801 Winona Drive, Upper Marlboro. **The Board resolved, unanimously, that a variance of 13 feet side street yard depth and waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/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.**

MINUTES FOR APPROVAL FROM NOVEMBER 6, 2019. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 09:39 p.m.

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive, flowing style.

Barbara J. Stone
Administrator