

APPROVED

MINUTES

December 5, 2018

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:37 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson, Member
Emerson Davis, Attorney
Barbara J. Stone, Administrator
Aminah Bushrod, Communications Specialist
Ernesto Luna, Spanish Language Interpreter

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-124-18 Julio Martinezcenteno and Claudia Martinez **Spanish Language Interpreter Services**

Requested/Luna

Request for a variance of 3 feet side street yard depth to construct a covered front porch and driveway extension at 5717 Galloway Drive, Oxon Hill. **Rescheduled to February 6, 2018.**

V-128-18 Jose Marquez **Spanish Language Interpreter Services Provided/Luna**

Request for variances of 1-foot side yard width for the dwelling, 8.7% net lot coverage and 11 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (dwelling, shed, development) and obtain a building permit for an existing one-story addition and new driveway at 7502 24th Avenue, Hyattsville. **Petitioner to revise site plan to remove gravel and revise site plan to demonstrate the 2nd shed next to the house.**

V-94-18 Deris Rivera and Maria Castellon

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 11 feet front yard depth and 6.1% net lot coverage to validate existing conditions (lot size, lot width, development), convert an enclosed porch into living space and obtain a building permit for a new deck at 3412 41st Avenue, Colmar Manor. **The record was held open to allow the Town of Colmar Manor the opportunity to provide comments.**

V-131-18 All Saints Ch. MD Convocation

Request for variances of 25 feet front yard setback, 20 feet rear yard setback from residentially zoned land, 30 feet total side yard setback and a waiver of the fence location requirement to construct a 10-foot electric security fence inside the existing chain link fence at 4825 Lydell Road, Hyattsville. **The record was held open for Petitioner to provide redacted lease. In addition, the Town of Cheverly has requested the record remain open until such time they can complete their review.**

V-132-18 Mary Ann Bolds

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Sullivan Drive) to construct a 6-foot chain link fence in the side yard of a corner lot at 6414 Kilmer Street, Cheverly. **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 Sullivan Drive) 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-136-18 Eta-Manyi Manga

Request for variances of 8 feet side street yard depth for the dwelling, 6.5 feet side street line depth for an accessory building and a waiver of the parking area location requirement to validate existing conditions (dwelling, driveway, shed) and obtain a building permit for a new driveway extension in the front yard at 7001 96th Avenue, Lanham. **The Board resolved, unanimously, that variances of 8 feet side street yard depth for the dwelling, 6.5 feet side street line depth 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-137-18 Victoria Baltazar

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 12 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (property, dwelling) and construct a driveway in the front yard at 3905 Lawrence Street, Brentwood. **The record was held open to allow the Town of Colmar Manor the opportunity to provide comments.**

DISCUSSION/DECISION

V-115-18 Meisen Romero

Request for a waiver of the parking area location requirement, waiver from the fence height / location requirement and a 1 foot variance from the rear property line for the accessory building to validate and obtain a building permit for a gravel driveway extension, construct a 6-foot privacy fence and validate existing conditions (shed) at 7500 Greenleaf Road, Landover. **Rescheduled to January 9, 2018**

V-120-18 Daniel and Kori Biagas

Request for a variance of 2.1% net lot coverage to construct a one-story addition, deck and walkway with stairs at 2902 Woodway Place, Cheverly. **The Board resolved, unanimously, that a variance of 2.1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 20, and approved elevation plan, Exhibit 3 (a) thru (b).**

V-123-18 Ivon Urizar and Prudencia Perez

Request for a variance of 5 feet rear lot line setback for one accessory building, a variance of 6 feet front street line setback and a waiver of the rear yard location requirement for a second accessory building, variances of .7 inches for one retaining wall (Oakhill Court) and 1.7 feet for a second retaining wall (Edgefield Drive) and a waiver of the parking area location requirement to validate existing conditions (sheds, driveway, retaining walls) and obtain a building permit for a new driveway in the side yard of a

corner lot, retaining walls and shed at 10417 Edgefield Drive, Hyattsville. **Rescheduled to January 9, 2018**

V-125-18 Jose Torres

Request for a variance of 5 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (front porch) and construct a driveway in the front yard at 3320 Gumwood Drive, Hyattsville. **The Board resolved, unanimously, that a variance of 5 feet front yard depth 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-126-18 Fidel Blanco

Request for a variance of 6.5 feet front yard depth to construct a covered front porch at 112 South Huron Drive, Oxon Hill. **The Board resolved, unanimously, that a variance of 6.5 feet front 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 3 (a) thru (b).**

MINUTES FOR APPROVAL FROM NOVEMBER 28, 2018. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:25 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