

APPROVED

MINUTES

March 20, 2019

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:17 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Emerson Davis, Attorney
Tina Loenichen, Administrative Aide
Langley Wiggins, Communications

CASES FOR HEARING - 6:00 P.M.

NEW CASES

VARIANCES

V-14-19 Patricio Zamora Spanish Language Interpreter Services Requested

Request for variances of 6 feet side yard width and 20 feet front building width to validate an existing condition (development) and construct an attached garage at 16210 Gales Street, Laurel. **Taken under advisement.**

V-150-18 Morris Little

Request for a waiver of the parking area location requirement and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Balmoral Drive East) to construct a 6-foot vinyl fence and a driveway in the side/front yards at 7207 Oxon Hill Road, Oxon Hill. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a waiver of the parking area location requirement and waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Balmoral Drive East) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibit 4.**

V-8-19 Paul Huth and Eleri Eleftheriou

Request for a waiver of the rear yard location requirement for an accessory building to construct a detached garage at 2615 Cool Spring Road, Adelphi. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, a waiver of the rear yard location requirement 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, Exhibit 3 (a) thru (c).**

V-12-19 Andre Jenkins and Erika Jameson

Request for a variance of 12.3% net lot coverage to validate an existing condition (property), obtain a building permit for a new driveway extension and concrete play area at 11908 Orvis Way, Laurel. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-15-19 David Winston

Request for variances of 13.7% net lot coverage and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (detached garage and driveway) in order to obtain a building permit at 14500 Willoughby Road, Upper Marlboro. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 13.7% net lot coverage and a waiver of the rear yard location requirement 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, Exhibit 3.**

V-16-19 Susan Morris

Request for a variance of 3.4% net lot coverage to validate an existing condition (development) and obtain a building permit for a new one-story addition at 16309 Dahl Road, Laurel. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 3.4% 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 plans, Exhibit 3 (a) thru (c).**

V-19-19 Frank and Bessie Swann, Jr.

Request for variances of 8 feet rear yard depth/width, .24% net lot coverage and 20 feet front building width to validate an existing condition (development) and construct an enclosed deck at 18300 Charity Lane, Accokeek. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 8 feet rear yard depth/width, .24% net lot coverage and 20 feet front building width 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 (b).**

DECISION/DISCUSSION

V-16-18 Judy Ann Fisher (RECONSIDERATION)

Request for a variance of 12.5 feet rear yard setback to obtain a building permit for a new deck (omitted from the originally approved site plan) off the rear door at 4305 Byers Street, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that a variance of 12.5 feet rear yard setback 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.**

V-142-18 Joel Hernandez & Jose Pereira

Request for variances of 2 feet side yard width for the dwelling, 5.2% net lot coverage, 3 feet alley setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions (dwelling, development, shed) and obtain a building permit for a new driveway extension in the front yard at 2810 West Avenue, District Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 2 feet side yard width for the dwelling, .9% net lot coverage, 3 feet alley 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 revised site plan, Exhibit 18.**

V-2-19 Genesis Property Development, LLC.

Request for a variance of 3 feet front yard depth/width to construct a covered front porch at 5709 40th Place, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, a variance of 3 feet front yard depth/width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibit 4.**

V-3-19 MBNA, Inc.

Request for variances of 5 feet front building line to construct a new single-family dwelling at 1313 Chillum Road, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, a variance of 3 feet front yard depth/width 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.**

V-4-19 Norma and Oscar Mercado

Request for a variance of 6 feet side street yard depth to validate and obtain a building permit for a new covered front porch at 10824 Montgomery Road, Beltsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, a variance of 6 feet side street yard depth 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 (b).**

V-5-19 Christopher Smith

Request for variances of 13 feet front yard depth and 2.5 feet side yard to validate existing conditions (dwelling) and construct a second-floor addition, concrete driveway and attached garage at 4204 Rainier Avenue, Mount Rainier. **The record was held open to allow the Town of Mount Rainier the opportunity to provide comments.**

V-6-19 CJJA Properties, LLC

Request for variances of 24 feet front yard setback, 19 feet rear yard setback, 29 feet side yard setback and a waiver of the fence location requirement to install a 10-foot high electric security fence at 5110 Buchanan Street, Hyattsville. **The record was held open to allow the Petitioner's Attorney to meet with the Town of Edmonston.**

V-7-19 James and Helena Fineran

Request for variances of 24 feet front yard setback, 19 feet rear yard setback, 29 feet side yard setback and a waiver of the fence location requirement to install a 10-foot high electric security fence at 5116 Buchanan Street, Hyattsville. **The record was held open to allow the Petitioner's Attorney to meet with the Town of Edmonston.**

V-9-19 Balchand Pitamber

Request for variances of 10% net lot coverage and 3 feet side yard setback to construct an attached two-car garage at 3204 Dunnington Road, Beltsville. **The record was held open for Petitioner to obtain Site Road Apron Permit.**

MINUTES FOR APPROVAL FROM MARCH 6, 2019. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 07:59 p.m.

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive style with a large, stylized 'B' and 'S'.

Barbara J. Stone
Administrator