

## **APPROVED**

### **MINUTES**

January 22, 2020

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:18 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  
Langley Wiggins, Technical Services  
Ruben Sotogomez, Spanish Language Interpreter

### **NEW CASES / VARIANCES**

V-128-19 Jose Alvarez Fuentes **Spanish Language Interpreter provided. / Sotogomez**  
Request for variances of 340 square feet net lot area, 9 feet front building line width, and a waiver of the parking area location requirement to validate existing conditions (lot size, front building line width) and obtain a building permit for proposed driveway at 7007 Whitney Avenue, District Heights. **The record was held open to allow the Petitioner the opportunity to submit a revised site plan to reconfigure and demonstrate that the driveway has been reduced 2 parking spaces.**

V-138-19 Lucio Gonzalez **Spanish Language Interpreter provided. / Sotogomez**  
Request for variances of 6 feet side yard width, 5 feet front building line width and 6% net lot coverage to validate an existing condition (side yard) and obtain a building permit for an unauthorized construction of a canopy and a shed at 1716 Keokee Street, Hyattsville. **The record was held open for Petitioner to submit a revised site plan removing one shed.**

V-77-19 Mardochee Ogu  
Request for variances of 14 feet front building line width and 12.2% net lot coverage to validate existing conditions (property, dwelling and development) to construct a new storage shed at 4203 55<sup>th</sup> Avenue, Bladensburg. **Petitioner did not appear.**

V-134-19 Waverly Vaughn  
Request for a variance of 12% net lot coverage to validate an existing condition (lot coverage) and obtain a building permit for the proposed conversion of a deck to and enclosed sunroom at 8905 Townsend Lane, Clinton. **The Board resolved, unanimously, that a variance of 12% net lot coverage 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.**

V-146-19 Caldwell McCauley

Request for variances of 1-foot left side yard width and 7 feet right side yard width to validate an existing condition (left side yard setback) and obtain a building permit for the conversion of an existing deck into an enclosed sunroom at 504 Beech Street, Fort Washington. **The Board resolved, unanimously, that variances of 1-foot left side yard width and 7 feet right side yard width 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.**

V-147-19 Lynn and Jazmin Leeks

Request for a variance of 2.53% net lot coverage to obtain a building permit for a proposed two-story dwelling with basement and covered porch at 3011 Westbrook Lane, Bowie. **The Board resolved, unanimously, that a variance of 2.53% net lot coverage 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.**

V-148-19 Gabriel and Ana Rodriguez

Request for a variance of 11% net lot coverage to validate an existing condition (lot coverage) and obtain a building permit for the unauthorized construction of a covered porch and driveway extension at 13115 Greenmount Avenue, Beltsville. **The record was held open to allow the Petitioner to submit a revised site plan demonstrating a barrier between the patio and driveway.**

V-149-19 Gregory and Valarie Pines

Request for variances of 4.5 feet front yard depth, 3 feet side yard width, 6.1% net lot coverage, 13 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions (front yard and side yard) and obtain a building permit for the construction of a proposed shed at 4214 Urn Street, Capitol Heights. **The record was held open to allow the Petitioner to submit a revised site plan demonstrating the shed has been moved toward the rear of the property to meet the 60-foot setback requirement for accessory buildings. This will also alleviate the need for the waiver.**

V-152-19 Richard Rice Jr.

Request for variances of 9 feet rear yard depth/width and a waiver of the retaining wall location and height requirements for a wall over 6 feet in height in the side yard to validate existing conditions (rear yard and retaining wall) and obtain a building permit for unauthorized constructions of a one-story addition and shed at 7702 Vineyard Drive, District Heights. **Rescheduled to February 19, 2020**

**DISCUSSION/DECISION**

V-109-19 Ismael Villalta

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. **Petitioner has revised the site plan. Waiting for Site Road's approval.**

V-115-19 Jose Hernandez and Maria Guevara

Request for a waiver of the parking area location requirement to obtain a building permit for unauthorized construction of a concrete driveway at 3709 Varnum Street, Brentwood. **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 revised site plan, Exhibit 23.**

V-119-19 Edy Najeras and Esmeralda Cicilano

Request for variances of 1,450 square feet net lot area, 11 feet front building line width, 11 feet front yard depth, 19.2% net lot coverage and 1-foot rear lot line setback for an accessory building to validate

existing conditions (property, dwelling and development) and obtain a building permit for the proposed construction of a second-story addition at 3404 40<sup>th</sup> Avenue, Brentwood. **The record was held open to allow the Town of Colmar Manor the opportunity to comment.**

V-137-19 Satyamarayana Gunnan

Request for variances of 2,000 square feet net lot area, 20 feet front building line width, 25 feet front yard depth, 2 feet left side width, 5 feet right side yard width and 3% net lot coverage to validate existing conditions (lot size, front building line, front yard, side yard) and obtain a building permit for the unauthorized construction of a covered deck and a proposed enclosed porch at 3414 41<sup>st</sup> Avenue, Brentwood. **The Board resolved, unanimously, that a variances of 2,000 square feet net lot area, 20 feet front building line width, 25 feet front yard depth, 2 feet left side width, 5 feet right side yard width and 3% net lot coverage 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-121-19 Jose Torres

**Spanish Language Interpreter Services were provided**

Request for a waiver of the parking area location requirement to obtain a building for the construction of a proposed driveway at 8110 Allendale Drive, Landover. **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 revised site plan, Exhibit 15.**

V-131-19 Ever Guerro Amaya

Request for a waiver of the location and height requirements for a fence over 4 feet in in the front yard (abutting Lackawanna Street) and a waiver of the rear yard location requirement for an accessory building to validate an existing condition (shed) and obtain a building permit for a retaining wall, ten/ 6-foot columns and a 5-foot metal fence in front of the dwelling at 2202 Lackawanna Street, Hyattsville. **The Board resolved, unanimously, that a waiver of the location and height requirements for a fence over 4 feet in in the front yard (abutting Lackawanna Street) and a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 21 and approved revised elevation plan, Exhibit 22.**

V-142-19 Cassandra Pean and Chonn Lacey

Request for a variance of 11.5 feet rear yard depth/width to obtain a building permit for the proposed construction of a composite wood deck at 1201 Northern Lights Drive, Upper Marlboro. **The record remained open to allow the Heritage Glenn Home Owner Association the opportunity to provide comments.**

MINUTES FOR APPROVAL FROM JANUARY 8, 2020. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:31 p.m.

Prepared and submitted by:



Barbara J. Stone  
Administrator