

## **APPROVED**

### **MINUTES**

February 19, 2020

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 06:50 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair  
Al Scott, Vice Chair  
Emerson Davis, Attorney  
Barbara Stone, Administrator  
Aminah Bushrod, Technical Services  
Ernesto Luna, Spanish Language Interpreter

### **CASES FOR HEARING - 6:00 P.M.**

#### **NEW CASES / VARIANCES**

V-106-19 Eusabio Larios Spanish Language Interpreter Services Provided / Sotogomez  
Request for variances of 1,000 square feet net lot area, 15 feet front building line width, 8 feet front yard depth, 5 feet side yard width, 2% net lot coverage and waiver of the parking area location requirement to validate existing conditions (property and dwelling) and obtain a building permit for a proposed driveway at 1208 Drum Avenue, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 1,000 square feet net lot area, 15 feet front building line width, 8 feet front yard depth, 5 feet side yard width, 2% net lot coverage and waiver of the parking area location requirement be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-136-19 Fidel and Maria Perez Spanish Language Interpreter Services Provided / Sotogomez  
Request for variances of 15 feet front building line width and a waiver of the parking area location requirement to validate an existing condition (front building line) and obtain a building permit for the unauthorized construction of a driveway extension at 9353 Worrell Avenue, Lanham. **The record was held open for clarification from M-NCPPC regarding the driveway.**

V-144-19 Martha and Adrulfo Portillo Spanish Language Interpreter Services Provided / Sotogomez  
Request for a waiver of the parking area location requirement to obtain a building permit for the unauthorized construction of a shed, and a driveway replacement at 7634 Muncy Road, Hyattsville. **The record was held open for technical assistance.**

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 to validate existing conditions (rear yard and retaining wall) and obtain a building permit for unauthorized construction of a one-story addition and shed at 7702 Vineyard Drive, District Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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 be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-166-19 Lillian Aloupis

Request for variances of 545 square feet net lot area, 10 feet front building line width, 14 feet side street yard depth, 3 feet side yard width and 6% net lot coverage to obtain a building permit for a proposed construction of a two-story house with basement and driveway at 5900 Ravenswood Road, Riverdale. **The record was held open for technical assistance.**

V-167-19 Ronald and Dorothy Deaver

Request for variances of 9 feet front yard depth, 24 feet side street yard depth and 3 feet side yard width to validate existing conditions (front yard depth and side street yard depth) and construct a deck at 3708 37<sup>th</sup> Place, Brentwood. **Pending reschedule.**

V-169-19 Jerome Fitzgerald

Request for variances of 53 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to obtain a building permit for the construction of a proposed carport at 1313 Rollins Avenue, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 53 feet front street line setback and a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3.**

V-170-19 Barbara Brewer

Request for variances of 567 square feet net lot area, 3.34 feet front building line width, 12 feet front yard depth and 10% net lot coverage to validate existing conditions (lot size, lot coverage, front building line width, and front yard) and obtain a building permit for a proposed construction of a driveway at 5225 42<sup>nd</sup> Place, Hyattsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 567 square feet net lot area, 3.34 feet front building line width, 12 feet front yard depth and 10% net lot coverage be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 4.**

**DISCUSSIONS/DECISIONS**

V-128-19 Jose Alvarez Fuentes Spanish Language Interpreter provided.

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 340 square feet net lot area, 9 feet front building line width, and a waiver of the parking area location requirement be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 17.**

V-138-19 Lucio Gonzalez

Spanish Language Interpreter provided.

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. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 6 feet side yard width, 5 feet front building line width and 6% net lot coverage be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 21 and approved revised elevation plans, Exhibits 22.**

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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 be APPROVED. Approval of the variances are contingent upon development in compliance with the approved revised site plan, Exhibit 19 and approved elevation plans, Exhibits 3.**

V-153-19 Freddie Smith

Request for variances of 13 feet front yard depth, 9 feet side street yard depth, 12% net lot coverage and 3 feet front street line setback for an accessory building to validate existing conditions (front yard, lot coverage and shed) and obtain a building permit for a proposed one-story addition over an existing concrete patio at 5901 Veterans Monument Place, Capitol Heights. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 13 feet front yard depth, 9 feet side street yard depth, 12% net lot coverage and 3 feet front street line setback for an accessory building be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3.**

V-160-19 Andres and Luis Pinto

Request for a waiver of the parking area location requirement to obtain a building permit for the construction of a proposed driveway extension at 3104 Fallston Avenue, Beltsville. **The record was held open to allow the Petitioner to revise the site plan to either remove the parking spaces in front of the house or the extension. Rescheduled to March 4, 2020.**

V-163-19 Marvin Perdomo

Request for variances of 15 feet net lot area, 10 feet front building line width, 12.5 feet front yard depth, 5 feet side yard width and 15% net lot coverage to validate existing conditions (lot size, front building line, front yard, side yard and lot coverage) and obtain a building permit to construct a concrete driveway pad on an existing gravel driveway at 3709 34<sup>th</sup> Street, Mount Rainier. **The record was held open to allow the City of Mount Rainier the opportunity to comment. Rescheduled to March 4, 2020.**

V-164-19 Raymond Karnal

Request for variances of 11% net lot coverage, 1-foot front building line width, 2 feet side lot line setback for an accessory building and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Montgomery Road) to validate existing conditions (lot coverage, front building line width, accessory building shed) and obtain a building permit for the construction of a 6-foot wooden fence at 10912 Montgomery Road, Beltsville. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variances of 11% net lot coverage, 1-foot front building line width, 2 feet side lot line setback for an accessory building and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting**

Montgomery Road) be **APPROVED**. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3.

**DISMISS FOR NON-PURSUANCE**

V-23-19 Jose Gutierrez

Request for variances of 3.5 feet front yard depth, 4 feet side yard width, .7% net lot coverage and a waiver of the parking area location requirement to validate an existing condition (dwelling) and construct a driveway in the front yard at 7912 25<sup>th</sup> Avenue, Hyattsville. Letter of Intent sent January 2, 2019.

**The Board resolved, by majority vote, Ms. Anastasia Johnson absent that variances of 3.5 feet front yard depth, 4 feet side yard width, .7% net lot coverage and a waiver of the parking area location requirement be DISMISSED for non-pursuance.**

V-34-19 Aristides and Carmen Arias

Request for variances of 14 feet front yard depth, a 5-foot side yard width, 10.83 feet front building line and 21.3% lot net coverage to validate existing conditions (property, dwelling, development) and replace the driveway at 4229 29th Street, Mount Rainier. **The Board variances of 14 feet front yard depth, a 5-foot side yard width, 10.83 feet front building line and 21.3% lot net coverage resolved, by majority vote, Ms. Anastasia Johnson absent that variances of 3.5 feet front yard depth, 4 feet side yard width, .7% net lot coverage and a waiver of the parking area location requirement be DISMISSED for non-pursuance.**

V-154-18 NVA Real Estate, LLC

Request for variances of 18 feet front yard depth and 11 feet rear yard depth/width to rebuild a single-family dwelling with basement, covered stoop with steps, deck and driveway at 6607 Greig Street, Capital Heights. **The Board variances of 14 feet front yard depth, a 5-foot side yard width, 10.83 feet front building line and 21.3% lot net coverage resolved, by majority vote, Ms. Anastasia Johnson absent that variances of 18 feet front yard depth and 11 feet rear yard depth/width be DISMISSED for non-pursuance.**

MINUTES FOR APPROVAL FROM FEBRUARY 5, 2020. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 09:02 p.m.

Prepared and submitted by:

A handwritten signature in cursive script, reading "Barbara J. Stone". The signature is written in dark ink on a light-colored background.

Barbara J. Stone  
Administrator