

APPROVED

Virtual Hearing MINUTES September 9, 2020

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:00 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson, Member

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Barbara Stone, Board Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide
Mike Royer, Technical Services

CASES FOR HEARING - 6:00 P.M.

NEW CASES / VARIANCES

V-150-19 Mynor David Rodriguez Spanish Language Interpreter Services Provided

Request for a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Spring Acres Road) to obtain a building permit for the proposed construction of a 6-foot wooden fence at 7510 Milligan Lane, Clinton. **Taken under Advisement.**

V-151-19 Jairo Mayorga and Ilcia Broja Spanish Language Interpreter Services Provided

Request for a variance of 1-foot front yard depth, 8.9% lot coverage and 2 feet rear lot line setback for an accessory building (carport) to validate existing conditions (front yard depth, lot coverage and accessory building) and obtain a building permit for the unauthorized construction of a porch at 7921 Fiske Avenue, Glenarden. **Taken under Advisement.**

V-13-20 Elsa C. Arranza Spanish Language Interpreter Services Provided

Request for variances of 5 feet front yard depth and 5.7% net lot coverage to validate existing conditions (front yard depth and lot coverage) and obtain a building permit for unauthorized construction of a shed at 5611 59th Avenue, Riverdale. **Taken under Advisement.**

V-168-19 Bright Horizons Ventures, LLC

Request for variances of 13 feet front yard depth, 4.9% net lot coverage and 7 feet side yard width to validate existing conditions (lot size, front yard depth and lot coverage) and obtain a building permit for the unauthorized construction of the driveway extension at 831 Eastern Avenue, Capitol Heights. **The Board resolved, unanimously, that a variances of 13 feet front yard depth, 4.9% net lot coverage**

and 7 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.

V-2-20 6fifty Reality Group

Request for variances of 5 feet front yard depth and 2% net lot coverage to obtain a building permit for a proposed two-story dwelling with basement, two-car garage, balcony and deck at 3900 Jefferson Street, Hyattsville. **The Board resolved, unanimously, that a request for indefinite continuance be APPROVED.**

V-4-20 Clarence Brown, Jr.

Request for a waiver of the parking area location requirement to obtain a building permit for the unauthorized construction of a driveway in front of the house at 3207 32nd Avenue, Temple Hills. **Petitioner did not appear.**

V-5-20 Lamar and Olivia Cameron

Request for variances of 10 feet front building line width, 5 feet front yard depth and 2 feet side yard width to validate existing conditions (lot frontage, front yard depth and side yard width) and obtain a building permit to construct a proposed second floor and covered porch w/steps at 4503 39th Street, Brentwood. **Taken under advisement.**

V-7-20 Cornell Jones

Request for a variance of 5-foot side yard width and a waiver of the parking area location requirement to validate an existing condition (side yard width) and obtain a building permit for the unauthorized construction of an extended deck and replacement of deck boards at 6409 Willow Way, Clinton. **The Board resolved, unanimously, that a variance of 5-foot 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 and elevation plans Exhibit 3 (a) thru (e).**

V-8-20 Moses Yogaraj

Request for variances of 13.5 feet rear yard depth/width and 7% net lot coverage to obtain a building permit for unauthorized construction of a deck at 5937 Addison Road, Capitol Heights. **Taken under Advisement**

V-9-20 Kaeco Design and Build

Request for variances of 22 feet front yard depth and a waiver of the rear yard location requirement for an accessory building (shed) to validate existing conditions (front yard depth and accessory building) and obtain a building permit for the construction of proposed one-story addition on the rear, a second floor on main structure including addition at 16305 W Manning Road, Accokeek. **Taken under Advisement**

V-12-20 Clarence and Emma Collins

Request for variances of 7 feet side yard width and 8 feet side street yard depth to validate existing conditions (side yard width and side street line) and obtain a building permit for the unauthorized construction of a deck at being 6801 El Paso Street, Landover.

The Board resolved, unanimously, that a variances of 7 feet side yard width and 8 feet side street yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and elevation plans, Exhibit 3 (a) thru (b).

DISCUSSION/DECISION

V-99-19 Wang Chen

Request for a variance of 10 feet front building line width and a waiver of the parking area location requirement to validate an existing condition (property) and obtain a building permit for a proposed driveway at 2402 Lewisdale Drive, Hyattsville. **The Board resolved, unanimously, that a variance of**

10 feet front building line 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 revised site plan, Exhibit 19 and elevation plan, Exhibit 3.

V-100-19 Bi Qing

Request for variances of 10 feet front building line width, 5.5 feet front yard depth, and a waiver of the parking area location requirement to validate existing conditions (property and dwelling) and obtain a building permit for unauthorized construction of a double driveway at 2413 Lewisdale Drive, Hyattsville. **The Board resolved, by majority vote, Ms. Bobby Mack absent, that a variances of 10 feet front building line width, 5.5 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 revised site plan, Exhibit 18.**

V-136-19 Fidel and Maria Perez

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 Board resolved, by majority vote, Anastasia Johnson absent, that a variances of 15 feet front building line 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-144-19 Adrulfo Portillo

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 Board resolved, unanimously, that a waiver of the parking area location requirement be DENIED.**

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 permit building to construct a concrete driveway pad on an existing gravel driveway at 3709 34th Street, Mount Rainier. **Petitioner has withdrawn his request.**

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. **Taken under advisement.**

V-172-19 Jose Vasquez

Request for a variance of 4 feet front yard depth and waiver of the parking area location requirement to validate an existing condition (front yard depth) and obtain a building permit for unauthorized construction of a driveway at being 7308 Cloverdale Drive, Oxon Hill. **The Board resolved, unanimously, that a variance of 4 feet front yard depth and waiver of the parking area location requirement be DENIED.**

RECONSIDERATION

V-156-19 Bradley Heard

Request for reconsideration as revised site plan was submitted, although erroneously omitted from the file for the hearing. Dimensions of driveway were incorrect and lot coverage was incorrect. Lot coverage should be 9.3% and driveway dimensions corrected at 415 Zelma Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 8 feet front yard depth, 4 feet side yard width remain as granted and 9.8% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 19 and Exhibit 3.**

MINUTES FOR APPROVAL FROM March 4, 2020. **The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 10:45 p.m.

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive style and is positioned above the printed name and title.

Barbara J. Stone
Administrator