

MAY 7, 2008
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:03 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie S. Mack, Chairperson
Albert C. Scott, Vice Chairman
Anastasia T. Johnson, Member
Emerson S. Davis, Sr., Attorney
Anne F. Carter, Administrator

DISCUSSION/DECISION

VARIANCES

V-16-08 Garry & Miranda Sumblin

Request for variances of 3 feet side yard width, 13.9% net lot coverage and 1.8% rear yard coverage in order to validate existing conditions and construct a detached two-car garage over an existing concrete pad at 2016 Gaither Street, Temple Hills. **The Board resolved, unanimously, that variances of 3 feet side yard width, 13.9% net lot coverage and 1.8% rear yard coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibit 3(a)&(b).**

V-26-08 Jennifer Smith

Request for a waiver of the parking area requirement to construct a semi-circular driveway in the front yard at 8918 Loughran Terrace, Fort Washington. **The Board resolved, unanimously, that a waiver of the parking area requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-29-08 Deoram & Gaythree Deonarine

Request for variances of 10 feet front yard depth, 7 feet side yard width; and 8 feet front street line setback, .5 foot side lot line setback and a waiver of the rear yard location requirement for an existing shed to validate existing conditions and obtain a building permit for a covered front porch, garage and deck at 9201 5th Street, Lanham. **The Board resolved, unanimously, that variances of 10 feet front yard depth, 7 feet side yard width; and 8 feet front street line setback, .5 foot side lot line setback and a waiver of the rear yard location requirement for an existing shed be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

MINUTES FOR APPROVAL FROM APRIL 23, 2008 -- The Board resolved, unanimously, that the minutes be APPROVED.

APPROVED

CASES FOR HEARING**NEW CASES****VARIANCES**V-32-08 Jasper Reed, Jr., et al.

Request for variances of 7 feet front yard depth and 1.7% net lot coverage to validate an existing condition and construct a detached garage and driveway extension at 4823 Jefferson Street, Lanham. **The Board resolved, unanimously, that variances of 7 feet front yard depth and 1.7% net lot coverage be DENIED.**

V-34-08 Moises Perla

Request for a variance of 2 feet side lot line setback for an accessory building and a waiver of the parking area requirement to validate existing conditions and obtain a building permit for an existing driveway in the front yard at 2003 Van Buren Street, Hyattsville. **Hearing rescheduled to 5/21/08.**

V-33-08 Stephen & Eliana Mann

Request for a variance of 7 feet rear yard depth/width to construct a deck at 13111 Crossview Court, Beltsville. **The Board resolved, unanimously, that a variance of 7 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-35-08 Parke Cheverly Apartments, LLC

Request for variances of 6% from the minimum green area requirement and 6% net lot coverage to construct handicapped parking spaces and a leasing office to replace the pool house at 3455 55th Avenue, Hyattsville.

At 6:54 p.m. the Board recessed and reconvened at 7:01 p.m.

The Board resolved, unanimously, that variances of 6% from the minimum green area requirement and 6% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 4, and the approved elevation plan, Exhibit 5.

V-36-08 Sergio & Stephanie Perez

Request for a variance of 11 feet rear yard depth/width to construct a deck at 10220 Glen Way, Fort Washington. **The record was held open for comments/approval from Rose Valley Cluster Homeowners Association.**

V-37-08 Adrienne Allegretti & Michel Roller

Request for variances of 15.5 feet front yard depth and 10.6% net lot coverage to validate existing conditions and convert a covered porch into an enclosed screened porch at 4503 Riverdale Road, Riverdale. **The Board resolved, unanimously, that variances of 15.5 feet front yard depth and 10.6% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibit 3.**

V-31-08 Leon & Huttie Smith

Request for variances of 250 square feet net lot area and .7% net lot coverage to validate existing conditions and construct a sunroom at 11592 Old Baltimore Pike, Beltsville. **Petitioners were not present. Hearing rescheduled to 5/21/08.**

THE MEETING ADJOURNED AT 7:49 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator