

OCTOBER 7, 2009
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:23 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

Also Present:
William Edelen, DER, Community Services Division

DISCUSSION/DECISION

VARIANCES

V-47-09 S & A Realty

Request for a variance of 2,500 square feet net lot area to validate an existing condition and obtain a use and occupancy permit for a used car lot and service bay at 14107 Baltimore Avenue, Laurel. **The Board resolved, unanimously, that a variance of 2,500 square feet net lot area be DENIED.**

V-48-09 Thomas & Adria Byrdsong

Request for variances of 19 feet side street yard depth, 25.8% net lot coverage, and 21 feet side street line setback and 3.5 feet rear lot line setback for an existing shed to validate existing conditions and construct a one-story addition at 5619 Randolph Street, Hyattsville. **Matter to remain under advisement.**

V-54-09 Verena Holdforth

Request for a variance of 2.31 feet rear yard depth/width and a waiver of the parking area requirement to validate existing conditions and obtain a building permit for new driveway area in the front yard at 151 Cree Drive, Forest Heights. **The Board resolved, by majority vote, Ms. Mack abstaining, that a variance of 2.31 feet rear yard depth/width and a waiver of the parking area requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 26.**

V-57-09 Robert & Tonie Green

Request for variances of 4% net lot coverage, and 17 feet front street line setback and a waiver of the rear yard location requirement for an existing shed to validate existing conditions and obtain a building permit to complete construction of a two-story addition at 6006 Arbutus Lane, Clinton. **The Board resolved, unanimously, that variances of 4% net lot coverage, and 17 feet front street 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 revised site plan, Exhibit 25, and the approved elevation plan, Exhibit 3.**

APPROVED

V-58-09 Khalid Abdel-Rahman

Request for a variance of 4 feet rear yard depth/width to construct a deck at 17101 Valence Court, Accokeek. **The Board resolved, unanimously, that a variance of 4 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-59-09 Stella Ayika

Request for a variance of 10 feet side street yard depth and a waiver of the parking area requirement for a driveway in the front yard to validate existing conditions and obtain a building permit for a new circular driveway, a portion of which is in the front yard, at 6139 Princess Garden Parkway, Lanham. **The Board resolved, unanimously, that a variance of 10 feet side street yard depth and a waiver of the parking area requirement for a driveway in the front yard be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

MINUTES FOR APPROVAL FROM SEPTEMBER 23, 2009 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING**VARIANCES****NEW CASES**V-65-09 Jose Colindres & Melba Bonilla

Request for variances of 5 feet rear yard depth/width, 2.5% net lot coverage, 10 feet rear lot line setback for an existing shed and a waiver of the parking area requirement to validate existing conditions and obtain a building permit for driveway area constructed in the front yard at 5707 Sargent Road, Hyattsville. **The Board resolved, unanimously, that variances of 5 feet rear yard depth/width, 2.5% net lot coverage, 10 feet rear lot line setback for an existing shed and a waiver of the parking area requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-66-09 Mannie & Georgia Pair

Request for variances of 6 feet front yard depth, 14.4% net lot coverage and 2 feet rear lot line setback for an existing shed to validate existing conditions and construct a screened porch, a portion of which will replace a steel metal porch, at 6923 Gateway Boulevard, District Heights. **The record was held open for Petitioner to submit a revised elevation plan (to scale and indicating structural dimensions) and the Town of District of Heights to submit written comments.**

V-67-09 Silvia & Roberto Garcia

Request for variances of 6 feet front yard depth and 8.6% net lot coverage to validate existing conditions, construct a roof over an existing front deck and replace the roof over an existing rear deck at 4803 Hamilton Street, Hyattsville. **The Board resolved, unanimously, that variances of 6 feet front yard depth and 8.6% 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 plan, Exhibit 3.**

APPROVED

V-69-09 Sukumar Sain

Request for a variance of 5.3% net lot coverage to construct a one-story rear addition, a one-story front addition and a two-story garage addition with upstairs living space at 5806 Quebec Street, Berwyn Heights. **The record was held open for Petitioner to submit revised site and elevation plans. Petitioner shall consult with the Town of Berwyn Heights regarding revision of the elevation plan and obtain the Town's approval of the plan in that revisions sufficiently address the Town's concerns regarding rainwater runoff.**

At 8:11 p.m. the Board recessed and reconvened at 8:22 p.m.

V-70-09 James Pringle, Jr.

Request for a variance of 15.6% net lot coverage to validate existing conditions and obtain a building permit to complete conversion of an attached carport into a two-car garage, enclosure of a deck into living space and construction of a driveway extension at 9313 Lavall Drive, Springdale. **The Board resolved, unanimously, that a variance of 15.6% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 17.**

V-74-09 Dawn Beckles

Request for variances of 6 feet front yard depth, 4 feet side yard width and 1 foot side lot line setback for an existing shed to validate existing conditions and construct an attached garage at 7302 Wells Boulevard, Hyattsville. **The Board resolved, unanimously, that variances of 6 feet front yard depth, 4 feet side yard width and 1 foot side lot line setback for an existing shed be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18, and the approved elevation plan, Exhibit 3.**

V-71-09 Kazuo & Kathleen Tsubata

Request for variances of 1 foot front yard depth, 8 feet side yard width and 1 foot side and rear lot line setbacks for an existing shed to validate existing conditions and construct a roof over an existing deck at 7752 Decatur Road, Hyattsville. **The Board resolved, unanimously, that variances of 1 foot front yard depth, 8 feet side yard width and 1 foot side and rear lot line setbacks for an existing shed be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

V-72-09 Myra Thomas

Request for variances of 4.5 feet front yard depth, 1 foot side yard width, 13.5% net lot coverage and 2 feet side lot line setback for an existing detached garage to validate existing conditions and construct a one-story addition at 5004 Ravenswood Road, Riverdale Park. **The Board resolved, unanimously, that variances of 4.5 feet front yard depth, 1 foot side yard width, 13.5% net lot coverage and 2 feet side lot line setback for an existing detached garage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17, and the approved elevation plan, Exhibit 3.**

APPROVED

DISCUSSION/DECISION (Cont'd)

VARIANCES

V-63-09 Myman Ugo-Onyejiaka

Request for variances of 2 feet left side yard width and 20.1% net lot coverage to validate existing conditions and complete construction of a one-story addition at 6205 Kenilworth Avenue, Riverdale.

The Board resolved, by majority vote, Ms. Mack in the minority, that variances of 2 feet side yard width and 20.1% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan (#2), Exhibit 29, and the approved elevation plan, Exhibit 3.

THE MEETING ADJOURNED AT 10:03 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED