

JANUARY 30, 2008
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:08 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 Soper, DER, Licenses & Inspections Division
Edward Womer, DER, Licenses & Inspections Division

DISCUSSION/DECISION

VARIANCES

V-189-07 Darnell Self

Request for a variance of 4.6% net lot coverage to construct a new single-family dwelling and driveway at 12703 Millside Lane, Bowie. **The Board resolved, unanimously, that a variance of 4.6% net lot coverage 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-175-07 Robert & Helen Woideck

Request for variances of 8 feet front yard depth, 8 feet total side yard width and 10.2% net lot coverage to validate existing conditions and construct a sunroom at 101 Inverness Lane, Fort Washington. **The Board resolved, unanimously, that variances of 8 feet front yard depth, 3.18 feet total side yard width and 10.2% 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.**

V-198-07 Jose Guillen

Request for a variance of 8.7% net lot coverage to validate and obtain a building permit for new driveway area at 13216 Ronehill Drive, Beltsville. **The Board resolved, unanimously, that a variance of 8.7% net lot coverage be DENIED.**

V-200-07 Alejandrina Ferrer

Request for variances of 3.5 feet front yard depth and 2.5 feet side yard width to validate existing conditions and construct a one-story addition at 2909 Jamestown Road, Hyattsville. **The Board resolved, unanimously, that variances of 3.5 feet front yard depth and 2.5 feet side yard width 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-201-07 Willie & Thomasina Armwood

Request for variances of 2.22 feet front yard depth and 9.3 feet side street yard depth to validate an existing condition and construct a one-story addition at 6506 Lowland Drive, Upper Marlboro. **The record was held open to allow the Board an opportunity to view the site.**

V-203-07 Dina White

Request for variances of 425 square feet net lot area, 20 feet front building line width, 4.4 feet front yard depth and 4.5 feet side yard width to validate existing conditions and construct a two-story addition and a second-story addition at 3800 Parkwood Street, Brentwood. **The record was held open for comments from the Cottage City Fire Department and to inquire into the historic status of the adjoining fire department property.**

V-204-07 Saul Prudencio

Request for variances of 3 feet front yard depth, 8 feet side yard width and 1.9% net lot coverage to validate existing conditions and obtain a building permit for a new attached carport at 8403 14th Avenue, Hyattsville. **The record was held open to allow the Board an opportunity to view the site.**

V-206-07 Joseph Fletcher

Request for variances of 14.2 feet side street yard depth, 2.5 feet side yard width, 3.8 feet side street setback for an existing detached garage, 3.2 feet side street setback and 7 feet rear lot line setback for an existing shed, and 5.1% net lot coverage to validate existing conditions and replace an existing screened front porch with an enclosed front porch at 217 Maryland Park Drive, Capitol Heights. **The Board resolved, unanimously, that variances of 14.2 feet side street yard depth, 2.5 feet side yard width, 3.8 feet side street setback for an existing detached garage, 3.2 feet side street setback and 7 feet rear lot line setback for an existing shed, and 5.1% 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(a)&(b).**

MINUTES FOR APPROVAL FROM JANUARY 16, 2008 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING**VARIANCES****ADDITIONAL HEARING**V-197-07 Claudia Villibord

Request for a variance of 6.5% net lot coverage and a waiver of the parking area requirement to validate and obtain a building permit for a new driveway at 6837 Standish Drive, Hyattsville. **The record was held open for Petitioner to submit a revised drainage plan, drawn up in consultation with William Soper, Department of Environmental Resources, and for written confirmation from adjoining property owner Peter Henry that the proposed drainage plan is acceptable.**

NEW CASESV-205-07 Daniel Irving

Request for variances of 20 feet front yard depth, 13 feet side street yard depth, 16 feet rear yard depth/width and an additional 16.6% net lot coverage to validate existing conditions, construct a second-floor addition to a 10' x 28' portion of the house, a second-floor addition to a one-story addition on the rear of the house and a second-floor addition to the attached garage at 1103 Cedar Heights Drive, Capitol Heights. **The Board resolved, unanimously, that the joint motion of Petitioner and the Department of Environmental Resources to postpone the hearing for at least 60 days be GRANTED.**

V-209-07 Dartagnan & Yolanda Lawson

Request for a variance of 11.8% net lot coverage to validate existing conditions and construct a detached garage over an existing parking pad at 5714 Linda Lane, Temple Hills. **The Board resolved, unanimously, that a variance of 11.8% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibit 3(a-d).**

V-210-07 Trevor McLeod

Request for a variance of 4.1% net lot coverage to validate existing conditions and construct a one-story addition at 8106 Riggs Road, Hyattsville. **The Board resolved, unanimously, that a variance of 4.1% net lot coverage 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-211-07 Thomas & Michelle Jones

Request for a waiver of the fence location requirements to validate and obtain a building permit for a white vinyl fence over 6 feet in height (6-foot high panels) with fence posts 7 feet 3 inches in height at 102 Autumn Lake Way, Fort Washington.

At 7:33 p.m. the Board recessed for Executive Session for legal advice and reconvened at 7:44 p.m.

The record was held open for the Board's administrator to contact Fort Foote Forest Homeowners Association to request comments, for the Association to submit comments, and to allow the Board an opportunity to view the site.

V-212-07 Gwendolyn Blackney

Request for variances of 1,620 square feet net lot area, 14 feet front building line width, 3 feet side yard width and 8 feet rear yard depth/width to validate existing conditions and construct a one-story addition at 1112 Mentor Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 1,620 square feet net lot area, 14 feet front building line width, 3 feet side yard width and 8 feet rear yard depth/width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 10, and the approved elevation plans, Exhibit 3(a-c).**

V-214-07 Thomas & Norma Norris

Request for a variance of 6 feet rear yard depth/width to validate and obtain a building permit to complete construction of a new, one-story garage addition at 9425 Franklin Avenue, Lanham. **Since addition also includes living space, readvertisement was found to be necessary, and hearing will be rescheduled for 2/27/08.**

V-217-07 Mayor & Town Council of Colmar Manor

Request for variances of 13 feet front yard depth, 1 foot east side yard width and 13 feet rear yard depth/width in order to construct a new two-story municipal center building at 3701 Lawrence Street, Colmar Manor. **The Board resolved, unanimously, that variances of 13 feet front yard depth, 1 foot east side yard width and 13 feet rear yard depth/width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 4, and the approved elevation plans, Exhibit 5(a)&(b).**

THE MEETING ADJOURNED AT 9:10 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator