

JUNE 18, 2008  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:14 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-38-08 Raymond & Sheila Whiteman

Request for a variance of 5.1% net lot coverage to validate existing conditions and construct an attached two-car garage with second-floor living space at 3202 Shortridge Lane, Mitchellville. **The Board resolved, unanimously, that a variance of 5.1% 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 plans, Exhibit 3(a)-(d).**

V-40-08 Domingo Martinez

Request for a variance of 4 feet 10 inches side yard width to validate existing conditions and obtain a revised building permit for a two-story addition and a second-story addition at 1503 Hannon Street, Takoma Park. **The record was held open until 7/2/08 for legal research by the Board's attorney.**

V-41-08 Douglas & Elaine Compton

Request for a waiver of the rear yard location requirement for an accessory building to validate an existing detached garage and construct a new single-family dwelling at 16010 McKendree Road, Brandywine. **The Board resolved, unanimously, that a waiver of the rear yard location requirement for an accessory building 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-42-08 William Blake III

Request for variances of 2.8 feet side yard width and 3.5% net lot coverage to construct a two-story addition and a second-floor addition at 6605 Valley Park Road, Seat Pleasant. **The Board resolved, unanimously, that variances of 2.8 feet side yard width and 3.5% net lot coverage be DENIED.**

V-46-08 Keith & Toni Crowder

Request for a variance of 3 feet side yard width and a waiver of the parking area requirement to validate an existing condition and construct additional driveway area in the front yard to widen an existing driveway at 1206 Darlington Street, District Heights. **The Board resolved, unanimously, that a variance of 3 feet side yard width and a waiver of the parking area requirement be**

**APPROVED**

**APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-47-08 Sandra Leon & Felix Garcia

Request for a variance of 6.1% net lot coverage 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 2114 Chapman Road, Hyattsville. **The record was held open to allow the Board an opportunity to view the site.**

**MINUTES FOR APPROVAL FROM JUNE 4, 2008 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-43-08 Joanne Foster

Request for a variance of 31% net lot coverage to validate and obtain a building permit for new driveway area in the rear yard at 6011 Riggs Road, Hyattsville. **The record was held open to allow the Board an opportunity to view the site.**

V-49-08 Washington Coca Cola Bottling Co., Inc.

Request for variances of 25 feet street line setback from Dunmore Place for an existing 8-foot-high wrought iron fence, and 16 feet street line setback from Ashwood Drive and 30 feet side yard setback for an existing 8-foot-high chain link fence topped with 3 strands of barbed wire to validate existing conditions and obtain a building permit for an 8-foot-high wrought iron fence at 500 Dunmore Place, Capitol Heights. **The Board resolved, unanimously, that variances of 25 feet street line setback from Dunmore Place for an existing 8-foot-high wrought iron fence, and 16 feet street line setback from Ashwood Drive and 30 feet side yard setback for an existing 8-foot-high chain link fence topped with 3 strands of barbed wire be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

At 7:16 p.m. the Board recessed and reconvened at 7:25 p.m.

V-50-08 Joseph Johnson

Request for variances of 10 feet front yard depth, 15 feet side street yard depth and 7.5% net lot coverage to validate existing conditions and construct a one-story addition at 3308 40th Avenue, Brentwood. **It was determined that since the existing house was built in 1921 and no proposed construction extends further into the front yard setback, no variance for front yard depth is needed. The record was held open until 7/16/08 for comments from the Town of Colmar Manor.**

V-51-08 Alec & Katherine Waterhouse

Request for variances of 5 feet front yard depth from Osage Street for a proposed two-story addition, and 57.5 feet street line setback from Osage Street, 16 feet street line setback from Berwyn Road and a waiver of the rear yard location requirement for a detached garage to validate existing conditions and

construct a two-story addition, second-floor addition, an addition to a detached garage and to widen the existing driveway at 5705 Berwyn Road, Berwyn Heights. **The Board resolved, unanimously, that variances of 5 feet front yard depth from Osage Street for a proposed two-story addition, and 57.5 feet street line setback from Osage Street, 16 feet street line setback from Berwyn Road and a waiver of the rear yard location requirement for a detached garage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site and elevation plans, Exhibit 2(a)&(b).**

V-53-08 Macklin Thornton

Request for a variance of 1.5% net lot coverage to validate existing conditions and obtain a building permit for an existing shed and driveway at 7600 Mountain View Way, Landover. **The record was held open for technical assistance and Petitioner to submit copies of building permits for his garage and driveway.**

V-54-08 Alice Wright

Request for variances of 37 feet front building line width, 11.81 feet front street line width and a waiver of the parking area requirement to validate existing conditions, construct a one-story addition, with basement, and extend an existing driveway at 9522 Croom Road, Upper Marlboro. **The record was held open for comments from M-NCPPC, Permit Review Section, and Croom Citizens Association.**

V-55-08 Paul Bartels

Request for variances of 7 feet front yard depth and 1 foot side yard width to validate an existing condition and construct a covered front porch and side screened porch over an existing deck at 2806 Belleview Avenue, Cheverly. **The Board resolved, unanimously, that variances of 7 feet front yard depth and 1 foot 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 plans for the screened porch, Exhibit 3(a)-(b), and the approved elevation plan for the front porch, Exhibit 4.**

V-56-08 Victor & Billie Chambers

Request for a variance of 13.1% net lot coverage to validate existing conditions and construct a covered front porch at 10815 Trillum Terrace, Upper Marlboro. **The record was held open for comments from M-NCPPC, Development Review Division, and submittal of Melwood Springs Homeowners Association's approval.**

At 9:24 p.m. the Board recessed and reconvened at 9:31 p.m.

V-57-08 Richard Day & Anne Stephen

Request for variances of 42 feet front building line width, 40 feet front street line width, 4 feet side yard width, 12.9% net lot coverage, 1 foot side lot line setback and a waiver of the rear yard location requirement for an existing shed, and a waiver of the fence location requirements for an 8-foot-high fence to validate existing conditions and construct a 2-foot-high extension on top of an existing 6-foot-

high privacy fence at 14714 Livingston Road, Accokeek. **Petitioners withdrew their variance request.**

THE MEETING ADJOURNED AT 10:02 P.M.

Prepared and submitted by:

(Original Signed)

Anne F. Carter

Administrator