

JUNE 10, 2015  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:12 p.m. the Vice Chairman, acting as Chair, convened the meeting and the following members were present:

Albert C. Scott, Vice Chairman  
Anastasia T. Johnson, Member  
Emerson S. Davis, Sr., Attorney  
Anne F. Carter, Administrator  
Langley Wiggins. Royer, Communications Specialist

Also Present:  
Amanda Appelbaum, Associate County Attorney

**CASE FOR HEARING  
OTHER ZONING APPEAL**  
V-7-15 Shenin Sparks

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue Violation Notice BVN No. 32947-14-01, dated December 5, 2014, citing Petitioner with violation of Zoning Ordinance Section 27-442(i) (The accessory structure (dog pen/run) must be 25 feet from the side and rear lot line or remove the same), on R-80 (One-Family Detached Residential) zoned property located at Lot 62, Block 1, Northview at Belair Village Subdivision, being 15018 Narrows Lane, Bowie. **Petitioner's request for a continuance was granted and the matter is rescheduled for hearing on 8/5/15.**

**DISCUSSION/DECISION  
VARIANCES**

V-33-15 Good Knight Child Empowerment Network, Inc.

Request for waivers of the fence location and height requirements to obtain a building permit to replace an 8-foot plywood privacy fence with an 8-foot vinyl privacy fence at 11001 Rhode Island Avenue, Beltsville. **The record was held open for further information from staff of The Maryland-National Capital Park and Planning Commission.**

V-35-15 Adeyemi Ogunsola

Request for variances of 8 feet front yard depth, 2 feet side yard width and 12.6% net lot coverage to validate existing conditions and obtain a building permit to repair an existing driveway at 4509 Buchanan Street, Hyattsville. **The Board resolved, by majority vote, Ms. Mack absent, that a variance of 12.6% net lot coverage be APPROVED. Approval of the variance is contingent upon development in conformance with the approved site plan, Exhibit 2.**

V-36-15 Keith Winston

Request for variances of 15 feet front yard depth, 2 feet side yard width and 7.7% net lot coverage to validate existing conditions to obtain a new building permit to complete the renovation of a two-story frame dwelling and driveway at 3725 Wells Avenue, Mount Rainier. **The Board resolved, by**

**APPROVED**

**majority vote, Ms. Mack absent, that variances of 15 feet front yard depth, 2 feet side yard width and 7.7% net lot coverage be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).**

V-39-15 Vincent & Haydee Estrella

Request for a variance of 10 feet rear yard depth/width to construct a deck with landing and steps to replace an existing deck at 7007 Shagbark Court, Fort Washington.

At 6:34 p.m. the Board recessed for Executive Session for legal advice and reconvened at 6:39 p.m.

**The Board resolved, by majority vote, Ms. Mack absent, that a variance of 10 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) through (c).**

**MINUTES FOR APPROVAL FROM MAY 27, 2015 -- The Board resolved, by majority vote, Ms. Mack absent, that the minutes be APPROVED.**

**CASES FOR HEARING**

**VARIANCES**

**ON REMAND FROM THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY**

V-312-06 Sandra Whetstone

Request for a variance of 4.2 feet side yard width to validate existing conditions and construct a one-story extension on the front of an existing attached garage at 3006 Ivy Bridge Road, Fort Washington. **The record was held open for staff to provide an aerial photograph of the neighborhood.**

**NEW CASES**

V-47-15 Cynthia & Edward Hendel IV

Request for variances of 11.1 feet side street yard depth for the dwelling and 4.5 feet front street line setback for an accessory building to validate existing conditions and construct a one -story addition with crawl space at 10431 Edgefield Drive, Hyattsville. **The Board resolved, by majority vote, Ms. Mack absent, that variances of 11.1 feet side street yard depth for the dwelling and 4.5 feet front street line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

At 7:55 p.m. the Board recessed and reconvened at 8:03 p.m.

V-48-15 Darrell & Annette Dreher

Request for waivers of the fence location and height requirements to construct a 6-foot white vinyl privacy fence with lattice in the front yard on a corner lot at 601 Kawa Court, Fort Washington. **The matter was taken under advisement.**

**APPROVED**

THE MEETING ADJOURNED AT 9:39 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**