

MARCH 11, 2015  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:34 p.m. the Vice Chairman convened the meeting and the following members were present:

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

Also Present:  
Janssen Evelyn, Associate County Attorney

## DISCUSSION/DECISION

### VARIANCES

#### V-3-15 Adrienne Weaver

Request for variances of 11 feet left side, 13 feet right side and 20 feet rear lot line setbacks for an accessory building for housing animals to construct a dog kennel at 6503 Good Luck Road, Riverdale.

**The Board resolved, by majority vote, Ms. Mack absent, that variances of 11 feet left side, 13 feet right side and 20 feet rear lot line setbacks for an accessory building for housing animals be DENIED.**

**MINUTES FOR APPROVAL FROM FEBRUARY 25, 2015 -- The Board resolved, by majority vote, Ms. Mack absent, that the minutes be APPROVED.**

### CASES FOR HEARING

#### NEW CASES

#### OTHER ZONING APPEAL

#### V-5-15 Harley Riders Motorcycle Club

An appeal from the determination of the Code Enforcement Officer, Department of Permitting, Inspections and Enforcement, to issue Zoning Violation Notice Z-1024-9-15, dated January 21, 2015, citing Petitioner with violation of Zoning Ordinance Sections 27-253(a)(1) (use of a building, structure or land without a use and occupancy permit) and 27-264(1)(b) (adult entertainment is not allowed in the C-M (Commercial Miscellaneous) Zone without a Special Exception granted to an existing establishment with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment"), and requiring Petitioner to cease all adult entertainment activities in the building, structure, and on the land per Section 27-264(b), which is C-M (Commercial Miscellaneous) zoned property located at Lot 1, Small Subdivision, being 6510 Old Branch Avenue, Temple Hills. **Petitioner's request for a continuance of the hearing was granted. The County did not oppose a continuance up to 60 days. The hearing was rescheduled to 5/13/15.**

At 6:47 p.m. the Board recessed and reconvened at 6:50 p.m.

**APPROVED**

**VARIANCES**

V-9-15 Zakiya & Joseph Haden, Jr.

Request for a variance of 10.1% net lot coverage and a waiver of the parking area location requirement to validate an existing condition and construct a driveway extension in front of the house at 13105 Hunters Ridge Lane, Mitchellville. **The Board resolved, by majority vote, Ms. Mack absent, that a variance of 10.1% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

At 7:19 p.m. the Board recessed and reconvened at 7:34 p.m.

V-10-15 Roosevelt & Nereka Wilson

Request for a variance of 3.3% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard at 1306 Chapel Lane, Capitol Heights. **The Board resolved, by majority vote, Ms. Mack absent, that a variance of 3.3% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

THE MEETING ADJOURNED AT 8:21 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**