

JANUARY 15, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:18 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  
Manda C. Fordyce, Administrative Aide

**CASES FOR HEARING  
VARIANCES**

V-106-13 Audrey & Clifford Sweeney, Jr.

Request for variances of 26.4% net lot coverage and 13 feet side lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new covered deck at 7511 South Osborne Road, Upper Marlboro. **Hearing indefinitely postponed.**

V-112-13 Olive Street Property LLC

Request for variances of 25 feet front yard setback, 22 feet side yard setback, and a waiver of the fence/wall yard location requirement to validate an existing 8-foot concrete wall and an 8-foot chain link fence (partly sight-tight) in order to obtain a use and occupancy permit at 1721 Olive Street, Capitol Heights. **Case to be readvertised for hearing on 2/12/14.**

**OTHER ZONING APPEAL**

V-31-12 Iglesia Christiana Rios De Agua Viva Inc.

An appeal from the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z-1620-6-12, dated April 18, 2012, citing Petitioner with violation of Zoning Ordinance Section 27-441(b)(1) (Operation of a business, including the practice of having employees report to the property for work and/or storage of equipment and materials) and requiring Petitioner to cease use of the premises for said purpose and remove all vehicles, trailers, equipment, materials and supplies associated with the use from the site, which is R-80 (One-Family Detached Residential) zoned property located at Tax Map 73, Grid E3, Parcel 255, being 7222 Walker Mill Road, Capitol Heights. **Hearing continued to 5/21/14.**

**CASES FOR HEARING (Cont'd)**

**VARIANCES**

**NEW HEARING**

V-98-13 Riccardo Ferracuti

Request for a variance of 3 feet side yard width to construct an attached two-car garage, with second-story living space, and driveway at 2803 Cheverly Avenue, Hyattsville. **The Board resolved, unanimously, that a variance of 3 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 21, and the approved elevation plan, Exhibit 3.**

**APPROVED**

**NEW CASES**V-116-13 Carl Johnson

Request for a variance of 13.5 feet side yard width to construct an attached two-story garage and breezeway at 12705 Willow Marsh Lane, Bowie. **The Board resolved, unanimously, that a variance of 13.5 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plans, Exhibits 4 (garage) and 5 (breezeway).**

V-108-13 Minram & Shielwatie Deonarain

Request for a variance of 6 feet side street yard depth to validate an existing condition and construct a one-story addition (with upper dormer windows) at 4711 Greencastle Road, Laurel. **The Board resolved, unanimously, that a variance of 6 feet side street yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) through (d).**

V-109-13 Carlisa Miles

Request for variances of 10 feet rear yard depth/width and 4.6% net lot coverage to validate an existing condition and construct a deck and screened porch at 602 Bonhill Drive, Fort Washington. **The Board resolved, unanimously, that variances of 10 feet rear yard depth/width and 4.6% 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 plans, Exhibits 3(a) and (b).**

V-110-13 Winston & Brenda DeCruise

Request for a variance of 3.8% net lot coverage to validate an existing condition and construct a detached garage and driveway extension at 16002 Baden Naylor Road, Brandywine. **The Board resolved, unanimously, that a variance of 3.8% 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, Exhibits 3(a) through (d).**

At 7:54 p.m. the Board recessed and reconvened at 8:06 p.m.

V-111-13 Milton & Darlene Harrison

Request for variances of 6.5 feet side yard width, .3% net lot coverage, and a waiver of the dog kennel location requirements to validate existing conditions and obtain a building permit to complete construction of an attached carport at 7518 Blanford Drive, Fort Washington. **The record was held open for technical assistance.**

V-113-13 Theodore & Juanita Battle

Request for variances of 1 foot side yard width, 8.9% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for an existing driveway at 8605 Riggs Road, Hyattsville. **The Board resolved, unanimously, that variances of 1 foot side yard width, 8.9% 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.**

**APPROVED**

V-114-13 Vivian Obianyio

Request for a variance of 5.5 feet side yard width to construct a landing and steps to an existing deck on a semi-detached dwelling at 2007 Ray Leonard Road, Landover. **The Board resolved, unanimously, that a variance of 5.5 feet side yard 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.**

**DISCUSSION/DECISION****VARIANCES**V-97-13 Christopher Brown & Nataka Wilson

Request for a waiver of the location requirements for an accessory building used to house animals to validate an existing dog kennel at 18005 Sappling Court, Accokeek. **The record was held open for legal research and for the homeowners association to submit written approval of the request.**

V-102-13 Franco Fresco

Request for variances of 2 feet side yard width, 12 feet rear yard depth/width, 7.1% net lot coverage; and 3 feet side street line setback, 4 feet 8 inches accessory building height and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and obtain a building permit to complete construction of a detached garage at 9100 Armstrong Lane, Upper Marlboro. **The matter was taken under advisement.**

V-107-13 Juanita Batiste

Request for variances of 1 foot side yard width and .2% net lot coverage to construct a sunroom, landing and steps at 7803 New Ascot Lane, Clinton. **The record was held open for approval from the homeowners association of the plan submitted with the variance application.**

**MINUTES FOR APPROVAL FROM DECEMBER 4, 2013 – The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 9:21 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**