

NOVEMBER 19, 2014
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:20 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
Michael J. Royer, Communications Specialist

CASES FOR HEARING

NEW CASES

OTHER ZONING APPEAL

V-65-14 Michael Strasburg

An appeal from the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z, dated August 29, 2014, citing Petitioner with violation of Zoning Ordinance Sections 27-441(b)(6) (Conversion of a One-Family Dwelling unit to a building containing up to three (3) units), 27-118.01(c) (Not more than one dwelling unit shall be located on any one recorded lot), 27-253(c) (Use of the property not in conformance with the use and occupancy permit and/or accompanying site plan) and Prince George's County Fire Code Section 11-161(a)(2)(3) (Dangerous conditions which would interfere with the efficiency of fire protection equipment specifically/ Lack of fire escapes, stairs, passageways or windows which interfere with the egress of the occupants and operations of the fire department in case of fire), and requiring Petitioner to cease use of the premises for said purpose and revert use of the structure to a One-Family Dwelling, reduce the number of dwelling units on the property to not more than one, revert the property back to the approved use and site plan for the Approved Use and Occupancy Certificate, cease use of the basement except for its original use, and vacate sleeping rooms immediately, on R-55 (One-Family Detached Residential) zoned property located at Lot 3, Block G, Hampshire Knolls Subdivision, being 6417 Knollbrook Drive, Hyattsville. **Petitioner withdrew the appeal. The Board resolved, unanimously, that the appeal be DISMISSED.**

VARIANCES

V-78-14 Tracy & Jeffery Hall, Sr.

Request for waivers of the fence location and height requirements for a fence in the side yard on a corner lot to validate and obtain a building permit for a 5-foot black aluminum picket fence at 6400 Chatham Park Drive, Brandywine. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence in the side yard on a corner lot 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) through (d).**

V-80-14 Cynthia Williams

Request for a variance of 3 feet front yard depth and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard of a triple-attached dwelling at 7845 Burnside Road, Landover. **The Board resolved, by majority vote, Ms. Mack in the minority,**

APPROVED

that a variance of 3 feet front yard depth 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, and the approved elevation plan, Exhibit 3.

V-81-14 David Rapp & Andrea Cerulli

Request for a variance of 4 feet side yard width and a waiver of the parking area location requirement to validate an existing condition and construct a covered front porch, covered side porch and a two-story addition as part of converting the garage into living space at 5719 Forest Road, Cheverly. **The Board resolved, unanimously, that a variance of 4 feet side yard width 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, and the approved elevation plan, Exhibit 3.**

V-82-14 Barbara & Carroll Shaw

Request for variances of 5.55 feet side yard width and 3.5% net lot coverage and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard at 6924 Elkins Avenue, Oxon Hill. **The Board resolved, unanimously, that variances of 5.55 feet side yard width and 3.5% 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 7:43 p.m. the Board recessed and reconvened at 7:59 p.m.

V-83-14 Paul Oriaifo

Request for variances of 18.4% net lot coverage, 9 feet rear lot line setback for one accessory building and 1 foot rear lot line setback for a second accessory building to validate and obtain a building permit for a deck, driveway area and two detached carports at 8714 Fort Foote Road, Fort Washington. **The record was held open for Petitioner to submit a revised site plan.**

V-84-14 Tarus & Yolanda Nelson

Request for waivers of the fence location and height requirements for a fence in the front yard on a corner lot to construct a 6-foot white vinyl privacy fence at 213 Blackberry Drive, Fort Washington. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence in the front yard on a corner lot 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.**

At 9:34 p.m. the Board recessed and reconvened at 9:42 p.m.

V-85-14 Tyro & William James, Jr.

Request for variances of 19 feet front yard depth, 1.5 feet side lot line setback and .5 rear lot line setback for one accessory building and 9.5 feet rear lot line setback for a second accessory building to validate existing conditions and enlarge and enclose an existing attached carport at 4908 Cleveland Court, Temple Hills. **The Board resolved, unanimously, that variances of 19 feet front yard depth, 1.5 feet side lot line setback and .5 rear lot line setback for one accessory building and 9.5 feet rear lot line setback for a second accessory building be APPROVED. Approval of the variances is contingent**

APPROVED

upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).

V-86-14 Firehiwot Kinde & Bruk Getachew

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 2205 Hannon Street, Hyattsville. **The record was held open to allow Petitioners the opportunity to submit a revised site plan.**

V-87-14 Ayana Seibles

Request for variances of 2.3% net lot coverage and a waiver of the rear yard location requirement for an accessory building to validate an existing condition and construct a detached garage in the side yard at 12707 Woodmore Road, Bowie. **The Board resolved, unanimously, that variances of 2.3% net lot coverage and a waiver of the rear yard location requirement for an accessory building be APPROVED, Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

**DISCUSSION/DECISION
VARIANCES**

V-58-14 Carrella Jubilee & Julius Penn

Request for variances of 7 feet rear yard depth/width and 5.3% net lot coverage to validate an existing condition and construct a deck at 601 Bonhill Drive, Fort Washington. **The Board resolved, unanimously, that 7 feet rear yard depth/width and 5.3% 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) through (c).**

MINUTES FOR APPROVAL FROM OCTOBER 22, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.

MINUTES FOR APPROVAL FROM NOVEMBER 5, 2014 -- The Board resolved, by majority vote, Ms. Johnson abstaining, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 10:54 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED