

OCTOBER 22, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:28 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

Also Present:

Bryon S. Bereano, Associate County Attorney  
Michael Karhumaa, Construction Standards Inspector, DPIE

**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 record was held open for Petitioners to submit a copy of Tantallon Estates Homeowners Association's approval of the request.**

**MINUTES FOR APPROVAL FROM OCTOBER 8, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**CASES FOR HEARING  
NEW CASES  
VARIANCES**

V-73-14 Juan Reina

Request for variances of 4.8% net lot coverage, 2 feet side lot line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and construct a driveway extension in the front yard at 7004 23rd Avenue, Hyattsville. **Translations services were provided. The Board resolved, unanimously, that variances of 4.8% net lot coverage, 2 feet side lot line setback for an accessory building and a waiver of the parking area location requirement be DENIED.**

V-74-14 Jose Guardado

Request for variances of 1 foot front yard depth, 7 feet side yard width, 10 feet rear yard depth/width and 8.8% net lot coverage to validate existing conditions and construct a second-floor deck at 5515 Carters Lane, Riverdale. **Hearing rescheduled to 11/5/14.**

V-66-14 Housing Initiative Partnership, Inc.

Request for variances of 9 feet front yard depth and 2.9% net lot coverage to construct a covered front porch at 7743 Burnside Road, Hyattsville. **The Board resolved, unanimously, that variances of 8 feet front**

**APPROVED**

yard depth and 2.9% 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 plan, Exhibit 3.

V-67-14 Housing Initiative Partnership, Inc.

Request for a variance of 7.7 feet front yard depth to construct a covered front porch and steps at 7111 Nimitz Drive, District Heights. **The Board resolved, unanimously, that a variance of 7.7 feet front 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) and (b).**

The Board recessed as the Board of Zoning Appeals and reconvened as the Board of Administrative Appeals.

### **ADMINISTRATIVE APPEAL**

AA-1669 Abraham Green

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue Violation Notice BVN-17183-14-01, dated June 24, 2014, citing Petitioner with violation of Prince George's County Code Section 32-162(a)(1) (Drainage shall convey surface and ground water to prevent ponding or nuisance of any kind) and requiring that Petitioner eliminate the ponding of water at right side of house, on the property located at Lot 19, Block G, Lake Arbor Subdivision, being 10203 Indian Summer Court, Mitchellville. **The Board resolved, unanimously, that the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue Violation Notice BVN-17183-14-01, dated June 24, 2014, be AFFIRMED.**

THE MEETING ADJOURNED AT 8:10 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**