

JULY 16, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:17 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**

**VARIANCES**

**NEW CASES**

V-45-14 Harold & Mildred Reynolds

Request for a variance of 1.15 feet side yard width to construct a side porch addition with steps at 4203 Vine Street, Capitol Heights. **The Board resolved, unanimously, that a variance of 1.15 feet side yard 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) and (b).**

**ADDITIONAL HEARING**

V-35-14 Lynne Taylor

Request for variances of 6 feet side yard width, 20 feet rear yard depth/width and a waiver of the fence location requirement to construct a 14-foot-high vinyl privacy fence at 5606 Windsor Court, Suitland. **The Board resolved, unanimously, that its June 4, 2014 decision be VACATED. The Board further resolved, unanimously, that variances of 6 feet side yard width, 20 feet rear yard depth/width and a waiver of the fence location requirement to construct a 14-foot-high vinyl privacy fence be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 28, and the approved revised elevation plans, Exhibits 21(a) and (b).**

**NEW CASES (Cont'd)**

V-42-14 Emanuel & Pamela Bundy

Request for a variance of 7.5 feet rear yard depth/width to construct a one-story addition at 2520 St. Clair Drive, Temple Hills. **The Board resolved, unanimously, that a variance of 7.5 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 plan, Exhibit 3.**

V-43-14 Ceasar Hay & JoAnn Tillery

Request for a variance of 1.4% net lot coverage and waivers of the fence location and height requirements for a fence in the front yard to validate an existing condition and construct a 5-foot rod iron picket fence in the front yard at 5404 Center Avenue, Glendale. **The record was held open for Petitioners to submit a new site plan showing the second driveway on the property and indicating that the proposed fence will also extend along a portion of the right side lot line.**

**APPROVED**

V-44-14 Maritza Arevalo

Request for variances of 3.5 feet side yard width, 3 feet rear yard depth/width and 17.6% net lot coverage to validate existing conditions and obtain a building permit for a new one-story addition, proposed 6-foot wooden privacy fence and proposed 4-foot wooden picket fence at 4915 55th Avenue, Hyattsville. **The Board resolved, unanimously, that variances of 3.5 feet side yard width, 3 feet rear yard depth/width and 17.6% net lot coverage be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 21, and the approved elevation plans, Exhibit 3 (addition) and Exhibits 4(a) and (b) (fence).**

**DISCUSSION/DECISION**

V-39-14 Constance Christian & William Hamilton

Request for a variance of .62% net lot coverage and a waiver of the parking area location requirement to construct a new single-family dwelling and driveway at 23330 Neck Road, Aquasco. **The record was held open for the Board's attorney to do legal research and for technical assistance from the Department of Public Works and Transportation.**

**MINUTES FOR APPROVAL FROM JUNE 18, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:12 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**