

JUNE 18, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:30 p.m. the Chairperson convened the meeting and the following members were present:

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

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

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.

At 6:42 p.m. Bobbie S. Mack, Chairperson, arrived at the meeting.

**The record was held open for Mr. Dyer to submit copies of deeds, a tax map, correspondence and the title insurance policy, for the Board's attorney to do legal research and for technical assistance.**

V-40-14 Cesar Vivar

Request for a variance of 2% net lot coverage and a waiver of the parking area location requirement to validate and obtain a building permit for a new concrete driveway at 9229 Alcona Street, Lanham. **The Board resolved, unanimously, that a variance of 2% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in accordance with the approved site plan, Exhibit 2.**

At 7:42 p.m. the Board recessed and reconvened at 7:58 p.m.

**DISCUSSION/DECISION**

V-11-14 Bardon, Inc.

Request for a variance of 7.5 feet front yard depth to construct a conveyor bridge over McKendree Road at 14801 McKendree Road, Brandywine. **The Board resolved, by majority vote, Ms. Mack abstaining, that a variance of 7.5 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan(s), Exhibits 4(a) and (b), and the approved elevation plan, Exhibit 5.**

V-16-14 Willie & Miyoshi Davis

Request for variances of 4 feet front yard depth for a covered front porch, 6.5 feet rear yard depth/width for an attached carport, 16.9% net lot coverage, 8 feet rear lot line setback for an accessory building; 25 feet side street yard depth, 8 feet side yard width and 20 feet rear yard depth/width for a brick wall/fence over 6 feet in height; and waivers of the fence/wall location and height requirements for fence/wall structures in the front and side yards and in the triangle area of a

**APPROVED**

corner lot to validate existing conditions and obtain a building permit for an existing wrought iron fence (with brick columns) up to 52 inches in height and brick wall (topped with wrought iron fence) 76 inches in height at 1156 Booker Drive, Seat Pleasant. **The Board resolved, unanimously, that variances of 4 feet front yard depth for a covered front porch, 6.5 feet rear yard depth/width for an attached carport, 16.9% net lot coverage, 8 feet rear lot line setback for an accessory building; 25 feet side street yard depth, 8 feet side yard width and 20 feet rear yard depth/width for a brick wall/fence over 6 feet in height; and waivers of the fence/wall location and height requirements for fence/wall structures in the front and side yards and in the triangle area of a corner lot be DENIED.**

V-26-14 Rahjan Murray

Request for waivers of the fence location and height requirements for a fence in the side yard on a corner lot to construct a 6-foot wooden privacy fence at 3508 Tyrol Drive, Glenarden. **The Board resolved, unanimously, that waivers of the fence location and height requirements be DENIED.**

V-33-14 Dinora Chevez & Armando Quezada

Request for a variance of .4% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard and a shed at 6607 60th Avenue, Riverdale. **The Board resolved, unanimously, that a variance of .4% net lot coverage and a waiver of the parking area location requirement be DENIED.**

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 wooden privacy fence at 5606 Windsor Court, Suitland. **An additional hearing shall be scheduled and Petitioner shall pay a readvertisement fee.**

V-36-14 Gladis Guevara & Rene Portillo

Request for variances of 680 square feet net lot area, 1 foot side yard width, 4.4% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and construct a driveway in the front yard at 1508 7th Street, Glenarden. **The Board resolved, unanimously, that variances of 680 square feet net lot area, 1 foot side yard width, 4.4% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in accordance with the approved site plan, Exhibit 2.**

V-38-14 Elizabeth Van Nort Revocable Trust

Request for a variance of 2.73 feet side yard width to construct a second-floor addition at 4218 30th Street, Mount Rainier. **The Board resolved, unanimously, that a variance of 2.73 feet side yard width be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) through (d).**

**MINUTES FOR APPROVAL FROM JUNE 4, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.**

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

**APPROVED**

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

**ADMINISTRATIVE APPEAL**

**AA-1666 Woodyard Land LLC**

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice No. PM-329-9-14, dated April 18, 2014, citing Petitioner with violation of County Code Sections 13-233 (Maintenance Requirements), 13-234 (Disposal of Garbage and Rubbish) and 13-237 (Weeds) and requiring Petitioner to remove all rubbish, litter, trash, debris, unlicensed, wrecked or dismantled vehicles from property and maintain in a clean, safe, sanitary condition; keep all rubbish inside closely covered dumpster, and maintain property in a clean, safe, secure and sanitary condition; and cut and remove weeds from the property, on R-T (Townhouse) zoned property located at Parcel 5, Tax Map 100, Grid A-3, being 5801 Woodyard Road (AKA 10500 Marlboro Pike), Upper Marlboro, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists. **Petitioner withdrew the appeal. The Board resolved, unanimously, that the appeal be DISMISSED.**

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

**V-41-14 David Hiles & Jennie Reinhardt**

Request for a variance of 3.5 feet setback from an alley for an accessory building to construct a detached carport at 4105 Gallatin Street, Hyattsville. **Hearing rescheduled to 7/23/14.**

THE MEETING ADJOURNED AT 8:22 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**