

MAY 21, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:12 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  
Langley Wiggins, Jr., Communications Specialist

## **CASES FOR HEARING**

### **NEW CASES**

### **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. **On 5/16/14, Petitioner withdrew the appeal. The Board resolved, unanimously, that the appeal be DISMISSED.**

### **VARIANCES**

V-86-13 Nathaniel Brown

Request for variances of 6.5 feet side yard width, 3.1% net lot coverage and 19 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and obtain a building permit for a deck with steps under construction at 1115 Brooke Road, Capitol Heights. **The Board resolved, unanimously, that variances of 5.5 feet side yard width, 3.1% net lot coverage and 19 feet front street line setback and a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved revised elevation plan, Exhibit 31.**

V-30-14 Linus Nchenku

Request for waivers of the fence location and height requirements for a fence in the front yard to construct a 6-foot-high wooden privacy fence at 5903 Magnolia Hill Lane, Riverdale. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence in the front yard be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

**APPROVED**

V-31-14 Katherine Dance

Request for a variance of 9.1% net lot coverage to construct a one-car detached garage and driveway extension at 4221 Kennedy Street, Hyattsville. **The record was held open to allow the City of Hyattsville the opportunity to submit comments.**

V-32-14 Shivana Oudit

Request for variances of 8.36 feet front building line width, 1.2 feet total side yard width and a waiver of the parking area location requirement to validate an existing condition and construct a new single-family dwelling, driveway and shed at 7602 Allentown Road, Fort Washington. **The Board resolved, unanimously, that variances of 8.36 feet front building line width, 1.2 feet total side yard width and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).**

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 record was held open for Petitioners to submit letters with original signatures from four neighbors.**

At 8:17 p.m. the Board recessed and reconvened at 8:22 p.m.

**DISCUSSION/DECISION****VARIANCES**V-12-14 Sadie McIntosh

Request for a variance of 11 feet rear yard depth/width to validate and obtain a building permit for a new sunroom at 7208 Purple Avens Avenue, Upper Marlboro. **The Board resolved, unanimously, that a variance of 11 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 plans, Exhibits 3(a) and (b).**

V-25-14 Zilly Myers-Spencer

Request for variances of 4 feet front yard depth, 4% 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 824 Cox Avenue, Hyattsville. **The Board resolved, unanimously, that variances of 4 feet front yard depth, 2.2% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 19.**

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 record was held open for clarification from the City of Glenarden regarding the City's comments.**

**MINUTES FOR APPROVAL FROM MAY 7, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**APPROVED**

THE MEETING ADJOURNED AT 8:40 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**