

APRIL 9, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:18 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  
Mike J. Royer, Communications Specialist

Also Present:  
Jon Rasmussen, DPIE, Property Standards Inspector

**CASES FOR HEARING**

**VARIANCES**

**NEW CASE**

V-16-14 Willie & Miyoshi Davis

Request for variances of 8 feet side yard width and 20 feet rear yard depth/width for a brick wall/fence, 16.9% net lot coverage, and waivers of the fence location and height requirements for a fence with brick columns in the front and side yards and in the triangle area of the corner portion of a 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, measuring 76 inches in height, at 1156 Booker Drive, Seat Pleasant. **Case to be readvertised for hearing on 5/7/14.**

**DISCUSSION/DECISION**

**VARIANCES**

V-119-13 Syed Ahmad

Request for a variance of 8 feet rear yard depth/width to validate an existing condition and obtain a building permit for a new screened porch and landing with steps at 9507 Greenspring Court, Lanham.

**The Board resolved, unanimously, that the record be reopened to administratively correct a typographical error on the site plan.**

V-13-14 Neil Zsak

Request for variances of 6 feet front yard depth, an additional 5 feet rear yard depth/width and 4% net lot coverage to validate existing conditions and construct a covered front porch at 5604 Seminole Street, College Park. **The Board resolved, unanimously, that variances of 6 feet front yard depth, an additional 5 feet rear yard depth/width and 4% net lot coverage 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.**

V-15-14 Cecilio & Juana Vasquez

Request for a variance of 8.3% net lot coverage to validate an existing condition and construct a second-floor addition and covered deck at 5221 Tilden Road, Bladensburg. **The Board resolved, unanimously, that a variance of 8.3% net lot coverage be APPROVED. Approval of the variance is contingent**

**APPROVED**

**upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

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

### **ADMINISTRATIVE APPEAL**

AA-1660 Mark & Mechelle Myers

An appeal from the determination of the Department of Environmental Resources, Property Standards Division, to issue Violation Notice No. CSD Case No. 0202689, dated November 1, 2013, citing Petitioners with violating County Code Section 13-118(f) (Premises has the unlawful storage of wrecked, dismantled, inoperable, and/or unlicensed motor vehicle(s)) and requiring Petitioners to remove and maintain premises free of any wrecked, dismantled, inoperable, and/or unlicensed motor vehicle(s) (does not apply to any one (1) such vehicle kept in a wholly enclosed garage), on R-E (Residential-Estate) zoned property located at Parcel 23, Tax Map 83, Grid E3, being 2708 Brown Station Road, Largo, 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. **A progress report from the County stated that the property was brought into compliance, the violation will be closed and dismissal of the appeal was requested. The Board resolved, unanimously, that the subject appeal be DISMISSED.**

**MINUTES FOR APPROVAL FROM MARCH 26, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**MINUTES FOR APPROVAL FROM APRIL 2, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.**

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

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

#### **VARIANCES**

#### **NEW CASE**

V-17-14 Boyce W. Elliott, Sr. Trust

Request for a variance of 5 feet front yard depth to construct a partially covered front porch at 5908 Holton Lane, Temple Hills. **The Board resolved, unanimously, that a variance of 5 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) & (b).**

THE MEETING ADJOURNED AT 6:47 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**