

MARCH 12, 2014
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:50 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
Manda C. Fordyce, Administrative Aide

CASES FOR HEARING

NEW CASES

ADMINISTRATIVE APPEAL

AA-1661 First Transit, Inc.

An appeal from the determination of the Department of Permitting, Inspections and Enforcement (DPIE), Building Plan Review Division, Life Safety/Fire Protection Section (Case #20517-2013-CEW-00), dated October 25, 2013, to deny Petitioner's request for a waiver for installing a 10,000 gallon above ground gasoline storage tank on I-1 (Light Industrial) zoned property at 8621 Central Avenue, Capitol Heights. Petitioner withdrew the appeal. The Board resolved, unanimously, that the appeal be DISMISSED; and the Board further resolved, unanimously, that a fifty percent (50%) refund of the filing fee be GRANTED. A refund in the amount of One Hundred Fifty Dollars (\$150.00) will be forthcoming from the Office of Finance.

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

VARIANCES

V-10-14 Charles & LaTanya Booker

Request for variances of 11 feet front yard depth and 3.9% net lot coverage to validate existing conditions and construct a detached carport at 7100 Flagstaff Street, Landover. **The record was held open for Petitioners to either subdivide Lot 15 and/or obtain a minor final plat to adjust the lot lines or revise the site plan to only reflect lots in their entirety (Lots 16 and 17), in accordance with the record plat, for the purpose of one building site (per Subdivision Section, Maryland-National Capital Park and Planning Commission).**

At 7:18 p.m. the Board recessed and reconvened at 7:20 p.m.

V-9-14 Ricky Enwere

Request for variances of 12 feet front yard depth and 11.1% net lot coverage to validate existing conditions and construct a two-story addition at 4018 36th Street, Mount Rainier. **It was determined that a variance of 12 feet front yard depth is unnecessary as the variance was granted (Appeal No. V-112-99) for construction of the dwelling, including the porch. The Board resolved, unanimously, that a variance of 11.1% net lot coverage be APPROVED. Approval of the**

APPROVED

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

DISCUSSION/DECISION

VARIANCES

V-1-14 Chimunso Iwundu

Request for variances of 4 feet front yard depth, 21.2% net lot coverage, 4 feet front street line setback for an accessory building and waivers of the location and height requirements for a fence in the front and side yards on a corner lot to validate existing conditions and obtain a building permit for a retaining wall up to 5 feet in height, a wooden privacy fence and gate up to 6 feet in height, and new concrete parking area at 7201 East Forest Road, Landover. **The Board resolved, by majority vote, Mr. Scott abstaining, that variances of 4 feet front yard depth, 21.2% net lot coverage, 4 feet front street line setback for an accessory building and waivers of the location and height requirements for a fence in the front and side yards on a corner lot be DENIED.**

V-6-14 Juan Perez & Norma Ramirez

Request for a variance of 10 feet front yard depth to validate an existing condition and obtain a building permit for a new two-story addition and proposed open wood porch with steps at 5005 Oglethorpe Street, Riverdale. **The Board resolved, unanimously, that a variance of 10 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 27, and the approved elevation plans, Exhibits 3(a) and (b).**

MINUTES FOR APPROVAL FROM FEBRUARY 26, 2014 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 7:47 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED