

FEBRUARY 27, 2013  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:20 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

Also Present:  
Manda C. Fordyce, Administrative Aide

**DISCUSSION/DECISION**  
**VARIANCE**

V-1-13 Stephen & Sheree Haughton

Request for variances of 5.9% net lot coverage and 1.5 feet side lot line setback for one shed and .5 foot side lot line setback for a second shed to validate existing conditions and obtain a building permit for a detached garage addition and driveway extension at 8604 Dunbar Avenue, Hyattsville. **The record was held open for Petitioners to further revise the site plan to remove all references to the two sheds which will be removed.**

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

**ADMINISTRATIVE APPEAL**

AA-1652 Jan Daniels

An appeal from the determination of the Department of Environmental Resources, Property Standards Division, to issue Violation Notice CSD 156-012-033, dated March 13, 2012, citing Petitioner with violation of Housing Code Sections 13-118(a) (Exterior property area has/have dead tree(s) and is being used for open storage of items to include but not limited to rubbish, garbage and building materials); 13-118(d) (Exterior property area has an accumulation of tall grass and weeds); 13-118(f) (Premises has the unlawful storage of wrecked, dismantled, inoperable, and/or unlicensed motor vehicle(s)); and 13-118(g) (Firewood is stacked on the ground), and requiring Petitioner to remove dead tree(s), debris and stored items and maintain the premises in a clean and sanitary condition; maintain all premises and exterior property from weeds or plant growth in excess of twelve inches; remove and maintain the premises free of any wrecked, dismantled, inoperable, and/or unlicensed vehicle(s); and maintain cut firewood to lengths for final use neatly stacked at least eighteen (18) inches above the ground in open racks, or not less than six (6) inches above a weed free surface); at the subject premises, which is R-R (Rural Residential) zoned property located at Lot 3, Middleton Valley Subdivision, being 5907 Center Drive, Temple Hills. **The County submitted a progress report on 2/26/13. The County having found Petitioner to have come into compliance with the Housing Code violations involving debris on the property (cited under Housing Code Sections 13-118(a), (d) and (g)), a further extension is granted to Petitioner in which to correct the remaining violation involving Housing Code Section 13-118(f) (Premises has the unlawful storage of wrecked, dismantled, inoperable, and/or unlicensed motor vehicle(s)).** Petitioner is granted an extension until 4/1/13, to correct the remaining violation and remove the

**APPROVED**

vehicles from the property or have them properly tagged. The County shall inspect the subject property to determine whether the remaining violation has been corrected and submit another progress report to the Board by 4/10/13.

**MINUTES FOR APPROVAL FROM FEBRUARY 6, 2013 -- The Board resolved, by majority vote, Mr. Scott abstaining, 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**

##### **NEW CASES**

##### **VARIANCES**

###### V-90-12 Samuel Adofo

Request for variances of 1,300 square feet net lot area and 10 feet front building line width to validate existing conditions and construct a two-story single-family dwelling, with basement, and driveway at 6305 61st Place, Riverdale.

The Board recessed at 6:38 p.m. and reconvened at 6:39 p.m.

**The Board resolved, unanimously, that variances of 1,300 square feet net lot area and 10 feet front building line width be DENIED.**

###### V-2-13 Elizabeth & Peggy Greene

Request for a waiver of the fence location requirement to construct a 6-foot privacy fence (includes one foot of lattice) in the side yard abutting a street at 12101 Backus Drive, Bowie.

**The matter was recessed until later in the meeting.**

###### V-5-13 Michael Velez

Request for a variance of 8.3% net lot coverage to construct a detached garage and extend an existing driveway at 6914 23rd Place, Hyattsville. **The Board resolved, unanimously, that a variance of 8.3% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-2-13 (Elizabeth & Peggy Greene) was recalled.

**The Board resolved, unanimously, that a waiver of the fence location requirement 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)-(d).**

THE MEETING ADJOURNED AT 8:09 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**