

APRIL 24, 2013
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
Manda C. Fordyce, Administrative Aide

DISCUSSION/DECISION

V-12-13 Juan Ruiz & Rosa Yanez

Request for a variance of 8.9% net lot coverage and a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached single-family dwelling at 2418 Kirston Street, Hyattsville. **The Board resolved, unanimously, that a variance of 4.7% net lot coverage and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18.**

MINUTES FOR APPROVAL FROM APRIL 10, 2013 – The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

OTHER ZONING APPEALS

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. **Continuance granted until 6/19/13.**

V-8-13 Darryl & Teanne Featherstone

An appeal from the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z-1882-9-13, dated February 7, 2013, citing Petitioners with violation of Zoning Ordinance Section 27-442(I)Table VIII (Accessory buildings used for housing animals or fowl (except pigeon) fails to meet minimum setback requirements of twenty-five (25) feet from the side and rear lot lines, sixty (60) feet from the front street line and fifty (50) feet from a dwelling on an adjoining lot) and requiring Petitioners to relocate the accessory building (to include kennel/dog pen area) on the premises used for housing dogs, to conform to the above specifications or remove it from the premises, which is R-R (Rural Residential) zoned property located

APPROVED

at Lot 1, Block B, Camden Estates Subdivision, being 10406 Sarah Landing Drive, Cheltenham.
Petitioners withdrew the appeal. The Board resolved, unanimously, that the appeal be DISMISSED.

VARIANCES

V-9-13 Charli Jackson

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2.4 feet front yard depth and 19.3% net lot coverage to validate existing conditions and construct a second-floor addition and deck at 3911 Lawrence Street, Brentwood.

At 6:32 p.m. the Board recessed and reconvened at 6:34 p.m.

The case was recessed until later in the meeting.

V-10-13 Par Management, LLC

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 7 feet front yard depth and 17 feet side street yard depth to validate existing conditions and construct a covered wrap-around porch at 3909 Newton Street, Colmar Manor. **The Board resolved, unanimously, that variances of 1,000 square feet net lot area, 10 feet front building line width, 7 feet front yard depth and 17 feet side street yard depth be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

V-9-13 (Jackson) was reconvened.

At 7:32 p.m. the Board recessed and reconvened at 7:41 p.m.

The Board resolved, unanimously, that variances of 1,000 square feet net lot area, 10 feet front building line width, 2.4 feet front yard depth and 19.3% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.

V-14-13 Julia Grisar-Shryock & Charles Shryock IV

Request for variances of 3 feet front yard depth, 7 feet side street yard depth, 6 feet side yard width, 3.9% net lot coverage and a waiver of the fence height requirement to validate existing conditions and construct a 6-foot wooden fence on a corner lot in the side yard abutting a street at 4014 30th Street, Mount Rainier.

At 8:04 p.m. the Board recessed for Executive Session for legal advice and reconvened at 8:16 p.m.

The record was held open for Petitioners to submit a revised site plan which incorporates the City of Mount Rainier's modifications. An additional hearing will be held on 5/8/13.

V-17-13 Dionne Duren

Request for variances of 21.3% net lot coverage, and 2 feet side lot line setback and 1 foot rear lot line setback for an accessory building to validate existing conditions and construct a driveway at 522 69th

APPROVED

Street, Capitol Heights. **The record was held open for a revised site plan. Petitioner agreed to move the proposed driveway to the left, farther from the side property line, in order to leave sufficient space to plant shrubs along the property line.**

V-18-13 Marlene Patterson

Request for a waiver of the fence height requirement to construct a 6-foot privacy fence on a corner lot in the side yard abutting a street at 13204 Harrison Avenue, Fort Washington. **The Board resolved, unanimously, that a waiver of the fence height requirement 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.**

THE MEETING ADJOURNED AT 9:19 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED