

NOVEMBER 20, 2013
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:14 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
OTHER ZONING APPEAL**

V-78-13 Rochelle Vaughan

An appeal from the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z-1-6-14, dated July 5, 2013, citing Petitioner with violation of Zoning Ordinance Section 27-253(a)(1) and County Code Section 4-118(c) (Use of a building, structure or land without a use and occupancy permit for Luxurious Dream Travel) and requiring Petitioner to cease use of the premises and remove all vehicles, equipment, materials and items related to the use until a valid use and occupancy permit, including final approval of the permit, is granted by the Department of Environmental Resources; and violation of Zoning Ordinance Section 27-441(b)(5) (Use of a building, structure or land as a Recreational or Entertainment Establishment of a Commercial Nature) and requiring Petitioner to immediately cease use of the premises for this purpose, on R-E (Residential-Estate) zoned property located at 14607 Dunbarton Drive, Upper Marlboro. **The Board resolved, by majority vote, Mr. Scott abstaining, that the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z-1-6-14, dated July 5, 2013, be AFFIRMED.**

MINUTES FOR APPROVAL FROM NOVEMBER 6, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

VARIANCES

V-100-13 Carmen Solorzano Castro

Request for variances of 1,000 square feet net lot area, 10 feet front building line width and 12 feet front yard depth to validate existing conditions and construct an open, uncovered front porch at 3413 41st Avenue, Brentwood. **Hearing rescheduled to 12/4/13.**

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

APPROVED

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. **Joint request for a continuance granted. Hearing rescheduled to 1/15/14.**

VARIANCES (Cont'd)

V-103-13 Jason & Karen Hendrix

Request for a variance of 12.7 feet rear yard depth/width to construct a deck and steps at 3906 Bridle Ridge Road, Upper Marlboro. **The record was held open for submittal of written approval of the request by the homeowners association.**

V-97-13 Christopher Brown & Nataka Wilson

Request for a waiver of the location requirements for an accessory building used to house animals to validate an existing dog kennel at 18005 Sappling Court, Accokeek. **The record was held open for Petitioners to submit a revised site plan, technical assistance/legal research regarding the difference between a "pen", "kennel" and "doghouse", the Board's administrator to contact the homeowners association in writing and the homeowners association to submit written approval of the request.**

V-98-13 Riccardo Ferracuti

Request for a variance of 3 feet side yard width to construct an attached two-car garage and driveway at 2803 Cheverly Avenue, Hyattsville. **It was determined that a new hearing is necessary. Petitioner revised the site plan to indicate that second floor living space is proposed in the attached two-car garage. Petitioner shall repost the property and notices of a new hearing to be held on 1/15/14 shall be sent to all parties.**

At 7:54 p.m. the Board recessed and reconvened at 8:05 p.m.

V-99-13 Wanda Thomas

Request for a variance of 2.7% net lot coverage to construct a screened room over an existing deck on a semi-detached single-family dwelling at 987 Central Hills Lane, Landover. **The Board resolved, unanimously, that a variance of 2.7% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) through (c).**

V-101-13 Juan Carrillo

Request for variances of 6 feet front yard depth, 9.5% net lot coverage and 1 foot rear lot line setback for an accessory building to validate existing conditions and obtain a building permit to construct a covered front porch at 2016 Roanoke Street, Hyattsville. **The record was held open for comments from the Subdivision Section, Maryland-National Capital Park and Planning Commission regarding the recorded 25-foot building restriction line.**

APPROVED

THE MEETING ADJOURNED AT 8:48 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED