

OCTOBER 23, 2013  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:15 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

Also Present:  
Janssen Evelyn, Associate County Attorney

**CASES FOR HEARING**

**NEW CASES**

**ADMINISTRATIVE APPEAL**

AA-1658 Linda F. Davis

An appeal from the determination of the Department of Environmental Resources, Property Standards Division, to issue Violation Notice CSD No. 2150407, dated May 9, 2013, citing Petitioner with violating County Code Sections 13-264, 13-265 and 13-267 (Accumulation of litter and rubbish, high grass and weeds (height greater than 12 inches), and/or wrecked, dismantled, unlicensed, abandoned motor vehicles) and requiring Petitioner to remove all trash and debris, cut grass and weeds and remove clippings, remove all wrecked, dismantled, unlicensed, abandoned vehicles from the property, which is R-55 (One-Family Detached Residential) zoned property at 6703 Patterson Street, Riverdale.

**Petitioner was not present. The County informed the Board that the subject violation has been closed and requested that the Board dismiss the appeal without prejudice. The Board resolved, unanimously, that the appeal be DISMISSED without prejudice.**

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

**VARIANCES**

V-81-13 Darrin Brown

Request for variances of 1 foot front yard depth and 8.5 feet rear yard depth/width to validate existing conditions and construct a deck at 2806 White Pine Court, Temple Hills.

At 6:24 p.m. the Board recessed and reconvened at 6:27 p.m.

**The Board resolved, unanimously, that variances of 1 foot front yard depth and 8.5 feet rear yard depth/width 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.**

**APPROVED**

V-93-13 Mary Phillips

Request for a variance of 3.5 feet front yard depth and a waiver of the parking area location requirement; and a variance of 18 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and construct a driveway in the front yard at 6910 22nd Place, Hyattsville. **The record was held open until 11/6/13 to allow Petitioner the opportunity to submit a revised site plan.**

V-94-13 Wesley & Monica Minter

Request for a variance of 3 feet rear yard depth/width to construct a deck at 300 Major King Lane, Fort Washington. **The Board resolved, unanimously, that a variance of 3 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plans, Exhibits 4(a), (b) and (c).**

**DISCUSSION/DECISION****VARIANCES**V-45-13 Vincent & Angelina Chukwuocha

Request for variances of 15 feet rear yard depth/width and 6.4% net lot coverage to construct a one-story addition with second-floor deck at 4608 Holmehurst Way, Bowie. **The Board resolved, unanimously, that variances of 15 feet rear yard depth/width and 6.4% net lot coverage be APPROVED.**

**Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 31, and the approved revised elevation plans, Exhibits 32(a) through (f).**

V-79-13 LaShawn Eley

Request for variances of 1 foot side yard width, 32.9% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a driveway in the front, side and rear yards and a 6-foot privacy fence at 9125 Lanham Severn Road, Lanham. **The Board resolved, unanimously, that variances of 1 foot side yard width, 32.9% net lot coverage and a waiver of the parking area location requirement be DENIED.**

V-83-13 Henry & Paula Graves

Request for a variance of 5 feet front yard depth and a height variance of 11 inches for an accessory building to validate existing conditions and obtain final inspection of an enclosed porch, deck, attached garage, driveway extension and shed with deck at 9219 Sherry Lane, Clinton. **The record was held open until 11/6/13 for a legal opinion regarding the authority of the Board to grant a variance to maximum accessory building height.**

V-85-13 Jerome & Kelly Taylor

Request for waivers of the fence location and height requirements for a fence in the front yard to construct a 6-foot aluminum picket fence in the front yard at 5803 Chapel Glebe Court, Bowie. **The Board resolved, by majority vote, Mr. Scott abstaining, that waivers of the fence location and height requirements 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-88-13 Edwin & Patricia Giles

Request for variances of 18.5 feet rear yard depth/width, and .5 foot side and 1 foot rear lot line setbacks for an accessory building to validate existing conditions and construct a sunroom, deck, landing and steps

**APPROVED**

at 6413 Juanita Court, Suitland. **The record was held open until 11/6/13 for Petitioner to submit the written approval of the homeowners association for Skyline Hills Subdivision (cluster development).**

V-89-13 Mehret Y. Hadera

Request for variances of 7 feet side yard width, 14.9% net lot coverage, a waiver of the parking area location and variances of 59.4 feet front street line and 1.5 feet side lot line setbacks for an accessory building to validate existing conditions and construct a driveway in the front yard of a semi-detached single-family dwelling at 2423 Sheridan Street, Hyattsville. **The Board resolved, by majority vote, Mr. Scott abstaining, that variances of 7 feet side yard width, 12.5% net lot coverage, a waiver of the parking area location and variances of 59.4 feet front street line and 1.5 feet side lot line setbacks for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17.**

V-90-13 Troy & Sonya Stovall

Request for waivers of the fence location and height requirements for a fence in the front yard to construct a 6-foot black aluminum fence in the front yard at 13106 Vicar Woods Lane, Bowie. **The Board resolved, by majority vote, Mr. Scott abstaining, that waivers of the fence location and height requirements 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.**

**MINUTES FOR APPROVAL FROM OCTOBER 9, 2013 -- The Board resolved, by majority vote, Mr. Scott abstaining, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:05 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**