

OCTOBER 9, 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  
Anastasia T. Johnson, Member  
Emerson S. Davis, Sr., Attorney  
Anne F. Carter, Administrator  
Manda C. Fordyce, Administrative Aide

Also Present:

Erin C. McCoy, Associate County Attorney  
Robert Gentry, DER, Property Standards Inspector  
Lt. Alfred Dunn, Police Department

**MINUTES FOR APPROVAL FROM SEPTEMBER 25, 2013 – The Board resolved, by majority vote, Mr. Scott absent, that the minutes be APPROVED.**

**CASES FOR HEARING**

**NEW CASES**

**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. **Petitioner was not present. The matter was recessed until later in the meeting.**

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 record was held open for the Board's administrator to contact Woodmore North Homeowners Association in writing to request that the Association comment on the request by 10/23/13.**

V-87-13 Keith & Arlene Byrd

Request for a variance of 9.5% net lot coverage to validate an existing condition and construct a one-story addition on a semi-detached single-family dwelling at 2403 Matthew Henson Avenue, Landover. **The Board resolved, by majority vote, Mr. Scott absent, that a variance of 9.5% 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-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 at 6413 Juanita Court, Suitland. **The record was held open for Petitioner to submit the written approval of the homeowners association for Skyline Hills Subdivision (cluster development).**

**APPROVED**

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 record was held open to allow Petitioner the opportunity to submit a revised site plan.**

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 record was held open for the Board's administrator to contact Woodmore North Homeowners Association in writing to request that the Association comment on the request by 10/23/13.**

At 8:30 p.m. the Board recessed and reconvened at 8:55 p.m.

**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 record was held open for Petitioner to submit copies of the modified flyer which she posted on her Facebook page and e-mail/text message correspondence with members of the Police Department (due by 10/18/13) and for the County to file a written response to the additional evidence submitted and a memorandum of law (due by 10/31/13).**

**VARIANCES**V-81-13 Darrin Brown

**The matter was reconvened. Petitioner not being present, the hearing was rescheduled to 10/23/13.**

THE MEETING ADJOURNED AT 11:04 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**