

AUGUST 7, 2013  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:16 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:

Matthew Gordon, Associate County Attorney  
Kina Campbell, DPIE, Associate Director (former Building Code Official)  
William Edelen, DPIE, Acting Associate Director  
Ronnie Twine, DPIE, Inspectors Supervisor  
Brenda Purvis, DPIE, Property Standards Inspector

**DISCUSSION/DECISION**

**VARIANCES**

V-48-13 Sheri Page

Request for a variance of 6.5 feet front yard depth to construct a covered front porch at 5607 Lockwood Road, Cheverly. **The Board resolved, unanimously, that a variance of 6.5 feet front yard depth 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), (c) and (d).**

V-49-13 Lisandro Acosta & Reina Hernandez

Request for variances of 5 feet front yard depth and 20.2% net lot coverage to validate existing conditions and construct a second-floor addition at 2407 University Boulevard E., Hyattsville.

**Appeal No. V-49-13 was recessed until later in the meeting.**

**MINUTES FOR APPROVAL FROM JULY 24, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-50-13 Francis & Margaret Harley

Request for variances of 2 feet front yard depth, 10 feet rear yard depth/width and 4.6% net lot coverage to validate existing conditions and construct a sunroom at 7809 Berry Place, Forestville. **The Board resolved, unanimously, that variances of 2 feet front yard depth, 10 feet rear yard depth/width and 4.6% 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 plans, Exhibits 3(a) and (b).**

**APPROVED**

V-53-13 Jacobus Schols & Margarita Schols-Deen

Request for variances of 5.5 feet side yard width, 11.1 feet rear yard depth/width, 8.6% net lot coverage and waivers of the fence height and location requirements to validate existing conditions and replace a wooden privacy fence up to 10 feet 9 inches in height in the side yard (of a corner lot) at 5801 Bucknell Terrace, College Park. **The Board resolved, unanimously, that variances of 5.5 feet side yard width, 11.1 feet rear yard depth/width, 8.6% net lot coverage and waivers of the fence height and location requirements be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibit 3(a) and (b).**

V-55-13 John & Penny Bradley

Request for a variance of 7 feet front yard depth to validate an existing condition and construct a covered front porch at 1411 Farmingdale Avenue, Capitol Heights. **The Board resolved, unanimously, that a variance of 7 feet front yard depth 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-56-13 Gary Styles & Bernice Bryant

Request for a variance of 941 square feet net lot area and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard at 4202 Cottage Terrace, Cottage City. **The record was held open for the Board's administrator to contact Petitioners in writing regarding corrections to be made to Petitioners' site plan, for Petitioners to discuss their variance request with the Town of Cottage City and for the Town to submit comments to the Board.**

At 7:59 p.m. the Board recessed and reconvened at 8:14 p.m.

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

**ADMINISTRATIVE APPEAL**AA-1657 Agubuzo/Ameritech Automotive, Inc.

An appeal from the determination of the Building Code Official, Department of Environmental Resources, dated May 24, 2013, to revoke Use & Occupancy Permit No. 32082-2009-U pursuant to Prince George's County Code, Part II, Title 17, Subtitle 4, Section 4-112(c), amending International Building Code (2012 Ed.) Section 105.6, and International Building Code (2012 Ed.) Section 111.4, for the property located at 3501 Maryland Avenue, Hyattsville.

At 10:07 p.m. the Board recessed and reconvened at 10:19 p.m.

**The record was held open and an additional hearing scheduled for 9/18/13 at 6:00 P.M.**

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

**APPROVED**

**DISCUSSION/DECISION (Cont'd)**

**VARIANCES**

V-49-13 Lisandro Acosta & Reina Hernandez was reconvened. **The Board resolved, unanimously, that variances of 5 feet front yard depth and 20.2% net lot coverage be DENIED.**

THE MEETING ADJOURNED AT 11:25 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**