

JULY 10, 2013
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:12 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

VARIANCES

V-36-12 Manuel Maldonado

Request for variances of 5.8 feet front yard depth and 3.7 feet side yard width to construct a covered front porch and construct a roof over an existing side deck and areaway at 5902 Tecumseh Street, College Park. **The Board resolved, unanimously, that variances of 5.8 feet front yard depth and 3.3 feet side yard width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved revised elevation plans, Exhibits 22(a) and (b).**

AMENDED MINUTES FOR APPROVAL FROM JUNE 5, 2013 -- The Board resolved, unanimously, that the amended minutes be APPROVED.

MINUTES FOR APPROVAL FROM JUNE 19, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

OTHER ZONING APPEAL

V-15-13 Salvation Ministries Church, Inc.

An appeal from the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z-2176-9-13, dated March 20, 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 and land without a use and occupancy permit), 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, for R-E (Residential-Estate) zoned property located at 12112 Brandywine Road, Brandywine. **The appeal was withdrawn by Petitioner. The Board resolved, unanimously, that the appeal be DISMISSED.**

VARIANCES

V-27-13 Edy Najeras & Esmeraldy Ciciliano

Request for variances of 2,500 square feet net lot area, 25 feet front building line width, 6 feet front street line depth and 11.1% net lot coverage to validate existing conditions and obtain a building

APPROVED

permit for an existing driveway at 3404 40th Avenue, Brentwood. **The Board resolved, unanimously, that variances of 2,500 square feet net lot area, 25 feet front building line width, 6 feet front street line depth and 11.1% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-40-13 Frank Pipitone & Amanda Truett

Request for a variance of 17.2 feet side yard width to construct a one-story addition and deck at 3100 E. Ridge Road, Accokeek. **The Board resolved, unanimously, that a variance of 17.2 feet side yard 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), (c) and (d).**

At 6:50 p.m. the Board recessed and reconvened at 7:01 p.m.

V-42-13 Caro Fonji

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 7916 Allendale Drive, Landover. **The Board resolved, unanimously, that a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

V-43-13 Brian Stoute

Request for waivers of the fence location and height requirements to construct a 6-foot vinyl privacy fence on a corner lot in the side yard abutting a street at 14917 Doveheart Lane, Bowie. **The Board resolved, unanimously, 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 3, and the approved elevation plans, Exhibits 4(a) and (b).**

V-44-13 DeWayne Black

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 8154 Allendale Drive, Hyattsville. **The matter was taken under advisement.**

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 record was held open until 8/21/13 for Tunde Oyalowo to submit a copy of the governing Association's by-laws, for Petitioners and the Legend Glen Community Architectural Control Committee to reach a clear understanding regarding exactly what may be built on Petitioners' property, and for Petitioner to submit revised site and elevation plans.**

At 8:55 p.m. the Board recessed and reconvened at 9:02 p.m.

V-46-13 Nina Smith

Request for a variance of 5 feet rear yard depth/width to validate and obtain a building permit for an existing one-story addition at 312 Ridgely Street, Upper Marlboro. **The Board resolved, unanimously, that a variance of 5 feet rear yard depth/width be APPROVED. Approval of the variance is**

APPROVED

contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a), (b) and (c).

V-47-13 Thomas & Brenda Green

Request for waivers of the fence location and height requirements to construct a 6-foot vinyl privacy fence in the front yard at 13320 L'Enfant Drive, Fort Washington. **The Board resolved, unanimously, 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.**

THE MEETING ADJOURNED AT 10:05 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED