

JANUARY 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  
Albert C. Scott, Vice Chairman  
Anastasia T. Johnson, Member  
Emerson S. Davis, Sr., Attorney  
Anne F. Carter, Administrator

**DISCUSSION/DECISION**

**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 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. **An additional postponement of the hearing for 90 days was granted. Hearing on the matter is postponed until 4/24/13.**

**MINUTES FOR APPROVAL FROM DECEMBER 12, 2012 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-87-12 Housing Initiative Partnership, Inc.

Request for variances of 3 feet front yard depth and 8 feet side street yard depth to construct a covered wrap-around front porch and deck at 4631 Dowell Lane, Suitland. **The Board resolved, unanimously, that variances of 3 feet front yard depth and 8 feet side street yard depth 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-88-12 Housing Initiative Partnership, Inc.

Request for a variance of 10.2 feet front yard depth to construct a covered front porch with deck at 3624 Key Turn, District Heights. **The Board resolved, unanimously, that a variance of 10.2 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-89-12 Housing Initiative Partnership, Inc.

Request for variances of 8 feet front yard depth and 2 feet side yard width to validate existing conditions and construct a covered front porch, two one-story additions and a landing with steps at 3409 Navy Day

**APPROVED**

Drive, Suitland. **The Board resolved, unanimously, that variances of 8 feet front yard depth and 2 feet side yard width 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) & (b). Prior to the issuance of a building permit, Petitioner shall be required to submit and obtain approval of a minor final plat (pursuant to Section 24-108 of the Subdivision Regulations) to have the existing 25-foot building restriction line along Navy Day Drive (Duvall Street on the plat) removed. A minor final plat must be prepared by an appropriate professional and submitted for approval to the Subdivision Section of the Maryland-National Capital Park and Planning Commission.**

THE MEETING ADJOURNED AT 7:46 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**