

JANUARY 27, 2016  
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  
Anastasia T. Johnson, Member  
Emerson S. Davis, Sr., Attorney  
Anne F. Carter, Administrator  
Michael Royer, Communications Specialist

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-132-15 Betriani Chalhub

Request for variances of 7 feet side street yard depth, 5 feet side yard width and 6.4% net lot coverage to validate existing conditions and obtain a building permit and final inspection for a second-floor addition at 7206 East Ridge Drive, Landover.

At 6:34 p.m. the Board recessed and reconvened at 6:36 p.m.

**The record was held open for Petitioner to submit a revised site and/or elevation plan, for Petitioner to have the County determine if the carport under the addition meets building code requirements, and for comments from the Subdivision Section, Maryland-National Capital Park and Planning Commission regarding a recorded building restriction line on the property.**

**OTHER ZONING APPEAL**

V-121-15 Harley Riders Motorcycle Club

An appeal from the determination of the Code Enforcement Officer, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Zoning Violation Notice Z-669-8-16, dated October 6, 2015, citing Petitioner with violation of Zoning Ordinance Section 27-475.06.06(a) (The hours of operation shall be limited to 5:00 p.m. to 3:00 a.m.) and requiring Petitioner to immediately comply with the permissible hours of operation, on property zoned C-M (Commercial Miscellaneous) and located at Lot 1, Small Subdivision, being 6510 Old Branch Avenue, Temple Hills. **Hearing rescheduled to 2/10/16.**

**DISCUSSION/DECISION**

**VARIANCES**

V-71-14 Cory Chase

Request for variances of 8 feet side yard width, 2.2% net lot coverage and a waiver of the rear yard location requirement for an accessory building to validate existing conditions, widen an existing gravel driveway and construct an enclosed breezeway, detached carport and shed at 13805 Old Indian Head Road, Brandywine. **The matter remains under advisement.**

**APPROVED**

V-60-15 Cody & Jessica Lieuwen

Request for variances of 2.5 feet side yard width, 12.6% net lot coverage, and .85 foot side lot line setback, .37 foot rear lot line setback and 1 foot 2 inches building height for an accessory building to validate existing conditions and obtain a building permit for an existing two-story shed at 8504 60th Avenue, Berwyn Heights. **The matter was taken under advisement.**

V-126-15 John Bly

Request for a variance of 7.1% net lot coverage and a waiver of the parking area location requirement to construct a circular driveway at 2301 Apache Street, Adelphi. **The matter remains under advisement.**

V-134-15 Carla Morales

Request for variances of 1.8% net lot coverage, 43 feet front street line setback for an accessory building and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a new driveway at 4834 66th Avenue, Hyattsville. **The matter was taken under advisement.**

**OTHER ZONING APPEALS**

V-5-15 Harley Riders Motorcycle Club

An appeal from the determination of the Code Enforcement Officer, Department of Permitting, Inspections and Enforcement, to issue Zoning Violation Notice Z-1024-9-15, dated January 21, 2015, citing Petitioner with violation of Zoning Ordinance Sections 27-253(a)(1) (use of a building, structure or land without a use and occupancy permit) and 27-264(1)(b) (adult entertainment is not allowed in the C-M (Commercial Miscellaneous) Zone without a Special Exception granted to an existing establishment with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment"), and requiring Petitioner to cease all adult entertainment activities in the building, structure, and on the land per Section 27-264(b), which is C-M (Commercial Miscellaneous) zoned property located at Lot 1, Small Subdivision, being 6510 Old Branch Avenue, Temple Hills. **The matter remains under advisement.**

V-99-15 BL Hyattsville, LLC

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, dated September 10, 2015, to deny Permit Application No. 26179-2015 for a building permit and use and occupancy permit for a freestanding vehicle parts store, for property on C-S-C (Commercial Shopping Center) zoned property at 5324-5326 Baltimore Avenue, Hyattsville. **The matter remains under advisement.**

**MINUTES FOR APPROVAL FROM JANUARY 13, 2016 -- Held until 2/3/16.**

THE MEETING ADJOURNED AT 7:15 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**