

MARCH 30, 2016  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:25 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  
Aminah Bushrod, Communications Specialist

Also Present:  
Bryon Bereano, Associate County Attorney  
William Edelen, DPIE, Code Enforcement Officer

**CASES FOR HEARING**

**NEW CASES**

**OTHER ZONING APPEALS**

V-13-15 Ebony Inn

An appeal from the determination of the Enforcement Division Inspector, Department of Permitting, Inspections and Enforcement, to issue Zoning Violation Notice Z-1026-5-15, 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 valid use and occupancy permit) and 27-461(b) (adult entertainment is not allowed in the C-M (Commercial Miscellaneous) or C-S-C (Commercial Shopping Center) zones, absent the granting of a Special Exception 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 the violation and all adult entertainment activities in the building, structure, and on the land per Section 27-264(b), which is M-U-I (Mixed-Use Infill) zoned property located at Parcel 13, Tax Map 65, Grid F1, being 5367 Sheriff Road, Fairmount Heights. **Petitioner's request for a 90-day postponement was granted. Due to scheduling conflicts with earlier dates, the hearing was rescheduled to 9/7/16.**

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. **The parties informed the Board that an agreement had been reached that the County would stay enforcement for 60 days (until June 1, 2016) and Petitioner would comply with Zoning Ordinance Section 27-475.06.06(a) and operate only between the hours of 5:00 p.m. and 3:00 a.m. The County stated that if Petitioner is found to be operating outside the designated hours of operation on June 1, 2016, the County will take all available enforcement action. Petitioner withdrew the subject appeal. The Board therefore resolved, unanimously, that the appeal be DISMISSED.**

**APPROVED**

THE MEETING ADJOURNED AT 6:33 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**