

MARCH 23, 2016  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:26 p.m. the Vice Chairman convened the meeting and the following members were present:

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

**CASES FOR HEARING**

**NEW CASES**

**OTHER ZONING APPEAL**

V-129-15 CTI Towing LLC

An appeal from the determination of the Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Zoning Violation Notice Z-788-5-16, dated October 6, 2015, citing Petitioner with violation of Zoning Ordinance Section 27-253(c) (use of the property not in conformance with the use and occupancy permit and/or accompanying site plan) and requiring Petitioner to revert the property back to the approved use and site plan for the approved Use and Occupancy Certificate #31367-2012, on I-1 (Light Industrial) zoned property at 4825 Lydell Road, Hyattsville. **Hearing rescheduled to 4/13/16.**

**VARIANCES**

V-8-16 Edgar & Yendy Vasquez

Request for variances of 1 foot side street yard depth, 1 foot side yard width, and waivers of the fence height and location requirements for a fence over 4 feet in height in the side yard abutting a street to validate existing conditions and construct a 6-foot wooden privacy fence at 8630 Leslie Avenue, Glenarden. **The record was held open until 4/13/16 to allow Petitioners the opportunity to discuss the request with the City of Glenarden and the City the opportunity to further comment on the request.**

At 7:04 p.m. Bobbie S. Mack, Chairperson, arrived at the meeting.

V-9-16 Alberto Lima & Carolina Ramirez

Request for a variance of 3 feet front yard depth and waivers of the fence height and location requirements for a fence over 4 feet in height in the side yard abutting a street to validate an existing condition and construct a 6-foot white vinyl privacy fence at 6014 Cipriano Road, Lanham. **The Board resolved, unanimously, that a variance of 3 feet front yard depth be APPROVED. Approval of the variances is contingent on development in conformance with the approved revised site plan, Exhibit 19.**

V-10-16 Phillip Vaughn, Jr.

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard abutting the street to construct a 6-foot white vinyl privacy fence at 14101 Owings Avenue, Brandywine. **The Board resolved, unanimously, that waivers of the fence location and height**

**APPROVED**

requirements for a fence over 4 feet in height in the side yard abutting the street be **APPROVED**. Approval of the variances is contingent on development in conformance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).

V-12-16 Kareema Dyce

Request for a waiver of the parking area location requirement to construct a driveway in the front yard of a semi-detached dwelling at 7020 Freeport Street, Hyattsville. **The Board resolved, unanimously, that a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent on development in conformance with the approved site plan, Exhibit 2.**

**DISCUSSION/DECISION**

**VARIANCES**

V-3-16 Alexander Velasquez & Aminda Sola

Request for variances of 3 feet front yard depth, 6 feet side yard width and 1 foot side lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new deck with steps at 6403 Greig Street, Capitol Heights. **The Board resolved, unanimously, that variances of 3 feet front yard depth, 6 feet side yard width and 1 foot side lot line setback for an accessory building be DENIED.**

V-5-16 Jaime Escobar

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a driveway extension in the front yard at 5002 40th Place, Hyattsville. **The Board resolved, by majority vote, Chairperson Mack abstaining, that a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent on development in conformance with the approved site plan, Exhibit 2.**

At 8:17 p.m. the Board recessed for Executive Session for legal advice and reconvened at 8:38 p.m.

**OTHER ZONING APPEAL**

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 Board resolved, unanimously, that 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 be AFFIRMED.**

**MINUTES FOR APPROVAL FROM FEBRUARY 10, 2016 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**MINUTES FOR APPROVAL FROM MARCH 9, 2016 -- The Board resolved, by majority vote, Chairperson Mack abstaining, that the minutes be APPROVED.**

**APPROVED**

THE MEETING ADJOURNED AT 8:40 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**