

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

Board of Appeals

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March 23, 2016

THE MEETING ADJOURNED AT 8:40 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED