

MAY 3, 2017  
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  
Al Scott, Vice Chair  
Anastasia Johnson  
Emerson S. Davis, Sr., Attorney  
Barbara J. Stone, Acting Administrator  
Aminah Bushrod, Communications Specialist

Also Present:  
Mark Maier, Spanish Language Interpreter

**CASES FOR HEARING**

**NEW CASES**

**VARIANCES**

V-31-17 Yesenia Cruz

Request for variances of 6.5 feet side yard width and 1.5% net lot coverage to validate existing conditions and obtain a building permit for a new covered deck and covered patio at 1810 Clayton Drive, Oxon Hill. **Spanish Language Interpreter Services were provided. The record was held open for applicant to revise the site plan to relocate the shed to the current location.**

V-35-17 Henry Padilla and Heidy Arita Pena

Request for a waiver of the parking area location requirement to construct a driveway extension at 9602 Lanham Severn Road, Lanham. **Spanish Language Interpreter Services were provided. The record was held open for Petitioner to provide SHA approval of the driveway apron.**

V-24-17 Delcarmen and Armando Sanchez, Jr.

Request for variances of 17 feet side/total side yard width and 20 feet rear yard depth/width and a waiver of the fence location requirement for a fence over 6 feet in height to validate existing conditions and obtain a building permit for a deck, gazebo, in-ground pool, shed and construct a 7-foot wooden privacy fence at 15403 Bounds Avenue, Laurel. **The site plan shows improvements over the property line onto adjoining property. The Board voted to approve the variances for existing conditions for on-site improvements only. Subsequently, reconsidered the vote to hold the record open for Petitioner to either remove the improvements off the adjoining property or consider a lot line adjustment.**

**The Board recessed at 8:09 P.M.**

**The Board reconvened at 8:15 P.M.**

V-33-17 Roman Smith

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Windbrook Drive) to construct a 6-foot white vinyl privacy fence at 3602 Chado Road, Clinton. **The Board resolved, unanimously, that waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Windbrook Drive) be**

**APPROVED**

**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-36 -17 Lincoln Tyson

Request for waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Vicar Woods Lane) to construct a 6-foot wrought iron fence at 13007 Vicar Woods Lane, Bowie. **Petitioner has requested a continuance until May 24, 2017.**

**OTHER ZONING APPEAL**

V-19-17 X4B

This appeal was filed with the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland, from the determination of the Code Enforcement Officer, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue a Notice of Revocation of Use and Occupancy Permit, dated January 26, 2017, informing Petitioner that Use and Occupancy Permit No. 45960-2006-00 is revoked and that all activities in the building, structure, and on the land shall cease immediately, on C-S-C (Commercial Shopping Center) zoned property located at Map 97, Grid A4, Parcel C, Huntley Square Subdivision, being 3279 Brinkley Road, Temple Hills, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists. **Appeal withdrawn by Petitioner. The Board resolved, unanimously, that the appeal be DISMISSED.**

**DISCUSSION/DECISION VARIANCES**

V-25-17 Maria Nolasco

Request for a waiver of the parking area location requirement to construct a driveway in the front yard at 810 Berkshire Drive, Hyattsville. **Spanish Language Interpreter Services were provided. The Board resolved, unanimously, that a waiver of the parking area location requirement to construct a driveway in the front yard be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17.**

**MINUTES FOR APPROVAL FROM APRIL 12, 2017 – The Board resolved, unanimously, that the minutes be APPROVED.**

**MINUTES FOR APPROVAL FROM APRIL 26, 2017 – The Board resolved, unanimously, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:35 P.M.

Prepared and submitted by:



Barbara J. Stone  
Acting Administrator

**APPROVED**