

**Virtual Hearing**  
**APPROVED**  
**MINUTES**  
**September 12, 2022**

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:00 p.m. the Chairperson convened the meeting, and the following members were present:

Bobbie Mack, Chair - Present  
Anastasia Johnson – Present  
Wm. Carl Isler – Present  
Renee Alston -Absent

**Others Present:**

Emerson Davis, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara Stone, Administrator  
Celeste Barlow, Administrative Aide  
Olga Antelo-Vasquez, Administrative Aide

**NEW VARIANCES**

**V-139-21 Deborah Douglas**

Request for variances of (1.) 8.15 feet lot frontage (street line) and (2.) 4.2 feet side yard width to validate an existing condition (lot frontage) and obtain a building permit to construct a 10' x 10' gazebo on top of a 16' x 17' wooden deck at 9107 Patrick Drive, Clinton. **The record was held open to allow the Petitioner to submit the Homeowners Association approval letter.**

**V-56-22 Andres Quintanilla**

Request for variances of (1.) 830 square feet net lot area, (2.) 20 feet lot width, (3.) 7 feet lot frontage, (4.) 10 feet side street yard width and (5.) 3 feet side yard width to validate existing conditions (net lot area, lot width, lot frontage) and obtain a building permit to construct a 6' x 11' porch, 12' x 25' addition and 9' x 25' covered porch at 4626 Quimby Avenue, Beltsville. **The record was held open for the Petitioner to submit Apron Permit and to readvertise as the side street frontage variance was incorrect at 10 feet. The correct setback is a 16-foot variance.**

**OTHER ZONING APPEALS**

**V-60-22 Fairwood Community Association**

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 request of Counsel, Derek J. Baumgardner, Law Offices of Whiteford, Taylor and Preston, L.L.P. as an application for a zoning appeal on behalf of Fairwood Community Association, Inc. ("Fairwood"), pursuant to the Prince



# BOARD *of* APPEALS

Zoning and Administrative

George's County Code, Subtitle 2, Division 4, Section 2-122,  
regarding the zoning designation indicated

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on the preliminary plan of subdivision, Application No. 4-21047, filed by the Applicant, Chance Manor LLC ("Chance Academy"). Fairwood objects to the zoning use designation of Chance Academy as a "private school" and requests a hearing before the Board of Zoning Appeals on Residential Estate (RE) Zoned property located Map 54, Grid A1, Parcel 43, being 4600 Fairview Vista Drive, Bowie, Prince George's County, Maryland. **Rescheduled to October 26, 2022.**

### **ADMINISTRATIVE APPEAL**

#### AA-1758 Joseph Smith and Son

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, (DPIE), Enforcement Division to issue Violation Notice CSD No. 22-00005852, dated June 2, 2022, citing Petitioners with violating Zoning Code Section 27-253(a)(1), 4-118(c) and requiring Petitioners to cease use of the premises, including adjoining properties and right of way area. Remove all vehicles, equipment, materials, and items until a valid use and occupancy permit, including final approval of the permit, is granted by the Department of Permitting, Inspections and Enforcement, on IH (Heavy Industrial) Zoned property located at 2001 Kenilworth Avenue, Capitol Heights, 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. **The record was held in continuance with monthly status reports from Petitioner's Counsel.**

MINUTES FOR APPROVAL FROM October 12, 2022. **The Board resolved, by majority vote 2-0-1, Mr. Isler abstaining and Ms. Alston absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:32 p.m.

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "Barbara J. Stone", is written over a light blue rectangular background.