

FEBRUARY 25, 2015
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:21 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
Cody Cox, Communications Specialist

Also Present:
Janssen Evelyn, Associate County Attorney
Jon Rasmussen, Dpie, Property Standards Inspector

CASES FOR HEARING

VARIANCES

NEW CASES

V-1-15 Derik Siliezar

Request for variances of 10 feet rear yard depth/width, 2.8% net lot coverage and 9.5 feet rear lot line setback for an accessory building to validate existing conditions and obtain a building permit to complete conversion of an existing attached garage into living space at 8701 Riggs Road, Hyattsville. **Spanish language translation services were provided. The Board resolved, unanimously, that variances of 10 feet rear yard depth/width, 2.8% net lot coverage and 9.5 feet rear lot line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in conformance with the approved revised site plan, Exhibit 17, and the approved revised elevation plans, Exhibits 18(A) through (C).**

At 6:50 p.m. the Board recessed and reconvened at 6:59 p.m.

V-3-15 Adrienne Weaver

Request for variances of 11 feet left side, 13 feet right side and 20 feet rear lot line setbacks for an accessory building for housing animals to construct a dog kennel at 6503 Good Luck Road, Riverdale.

At 7:42 p.m. the Board recessed and reconvened at 7:45 p.m.

The matter was taken under advisement.

V-6-15 Daniel & Winifred Walker

Request for a variance of 7 feet rear yard depth/width to construct a sunroom at 4505 Sprucewood Court, Temple Hills. **The Board resolved, unanimously, that a variance of 7 feet rear yard depth/width be APPROVED. Approval of the variances is contingent upon development in conformance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).**

APPROVED

V-8-15 Stephen Jarvis

Request for a waiver of the parking area location requirement to validate and obtain a building permit for a new driveway in the front yard at 4504 Simmons Lane, Temple Hills. **The Board resolved, unanimously, that a waiver of the parking area location requirement be APPROVED. Approval of the variance is contingent upon development in conformance with the approved site plan, Exhibit 2.**

At 8:52 p.m. the Board recessed and reconvened at 9:00 p.m.

The Board recessed as the Board of Zoning Appeals and reconvened as the Board of Administrative Appeals.

ADMINISTRATIVE APPEALS

AA-1672 Sun Services, LLC

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue a violation notice, dated July 22, 2014, citing Petitioner with violating County Code Sections 32-126 and 32-127 (Except as exempted in Section 32-127, no person shall do, nor shall the property owner permit any site development or grading of land for any purpose without the owner/permittee of the said land first having obtained a grading permit from the Director) and requiring Petitioner to remove asphalt millings or obtain a grading permit to install millings, on I-2 (Heavy Industrial) zoned property located at Lots 9 thru 30, Block 56, Beltsville Subdivision, being 11210 Somerset Avenue, Beltsville. **Hearing rescheduled to 4/8/15.**

AA-1670 Gary Shipp

An appeal from the determination of the Department of Permitting, Inspections and Enforcement, Inspections Division, to issue Building Violation Notice No. 26890-14-00, dated July 22, 2014, citing Petitioner with violating 2012 IBC Sections 105.1 (as amended by Prince George's County Code Section 4-111) and 107.4 and Prince George's County Code Sections 32-126, 32-179, 4-352(i)24 and 9-112 requiring Petitioner to obtain the required permits for all work done including, but not limited to, placement of mobile office trailer, placement of steel conex boxes used for storage, construction of two story wooden office structure inside steel building, and additional parking area; install handicap parking in accordance with the approved site plan; obtain the required grading permit for all grading performed in excess of 5,000 square feet; install all bio-retention areas in accordance with the approved SWM plan; and obtain an electrical permit for electrical work in the two story office and mobile office trailer, on I-2 (Heavy Industrial) zoned property located at Lots 9 thru 30, Block 56, Beltsville Subdivision, being 11210 Somerset Avenue, Beltsville.

At 9:30 p.m. the Board recessed and reconvened at 9:32 p.m.

At 9:32 p.m. the Board recessed for Executive Session for legal advice and reconvened at 9:36 p.m.

At 10:02 p.m. the Board recessed for Executive Session for legal advice and reconvened at 10:05 p.m.

The County informed the Board that the issues of conex boxes used for storage, bio-retention areas and a grading permit are dismissed. The County further informed the Board that there will be follow-up on the issues of an electrical permit, handicapped parking and the mobile office trailer. Testimony and evidence was presented relative to the two story wooden office structure inside a

APPROVED

steel building. The record was held open for the County to submit a copy of 2012 International Building Code Section 105.1 as amended by Prince George's County Code Section 4-111 and a copy of the use and occupancy permit issued for the property in 2009. The record was also held open for an additional hearing on 4/8/15.

MINUTES FOR APPROVAL FROM FEBRUARY 11, 2015 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 10:20 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED