

FEBRUARY 19, 2014
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:54 p.m. the Chairperson convened the meeting and the following members were present:

Bobbie S. Mack, Chairperson
Anastasia T. Johnson, Member
Emerson S. Davis, Sr., Attorney
Anne F. Carter, Administrator
Manda C. Fordyce, Administrative Aide

CASES FOR HEARING

NEW CASES

VARIANCES

V-112-13 Olive Street Property LLC

Request for variances of 30 feet setback from the street line of Olive Street, 35 feet setback from the street line of North Addison Road, and waivers of the fence/wall yard location requirement and outdoor storage screening requirement to validate an existing 8-foot concrete wall and an 8-foot chain link fence in order to obtain a use and occupancy permit for the premises at 1721 Olive Street, Capitol Heights. **The Board resolved, by majority vote, Mr. Scott absent, that variances of 30 feet setback from the street line of Olive Street, 35 feet setback from the street line of North Addison Road, and waivers of the fence/wall yard location requirement and outdoor storage screening requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plans, Exhibits 4(a) through (d).**

V-1-14 Chimunso Iwundu

Request for variances of 4 feet front yard depth, 21.2% net lot coverage, 4 feet front street line setback for an accessory building and waivers of the location and height requirements for a fence in the front and side yards on a corner lot to validate existing conditions and obtain a building permit for a retaining wall up to 5 feet in height, a wooden privacy fence and gate up to 6 feet in height, and new concrete parking area at 7201 East Forest Road, Landover. **The matter was taken under advisement until 3/12/14.**

V-2-14 Gary Wilson & Linda Rogers

Request for variances of 15 feet side street yard depth for an in-ground swimming pool and waivers of the fence location and height requirements for a fence in the side yard on a corner lot to construct an in-ground swimming pool and 6-foot vinyl privacy fence at 11100 Colorado Street, Clinton. **The Board resolved, by majority vote, Mr. Scott absent, that variances of 15 feet side street yard depth for an in-ground swimming pool and waivers of the fence location and height requirements for a fence in the side yard on a corner lot be 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.**

APPROVED

V-3-14 Janice & Ronald Minor

Request for variances of 3 feet front yard depth, 4.7% net lot coverage, and 37 feet front street line setback and a waiver of the rear yard location requirement for an accessory structure to validate existing conditions and obtain a building permit to complete construction of a shed at 6911 Walker Mill Road, Capitol Heights. **The Board resolved, by majority vote, Mr. Scott absent, that variances of 3 feet front yard depth, 4.7% net lot coverage, and 37 feet front street line setback and a waiver of the rear yard location requirement for an accessory structure be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).**

MINUTES FOR APPROVAL FROM JANUARY 29, 2014 – The Board resolved, by majority vote, Mr. Scott absent, that the minutes be APPROVED.

DISCUSSION/DECISION

VARIANCES

V-106-13 Audrey & Clifford Sweeney, Jr.

Request for variances of 24.6% net lot coverage and 13 feet side lot line setback for an accessory building to validate existing conditions and obtain a building permit for a new covered deck at 7511 South Osborne Road, Upper Marlboro. **On 2/14/14, Petitioners withdrew the appeal and requested a full refund of the Two Hundred Dollar (\$200.00) filing fee. The Board resolved, by majority vote, Mr. Scott absent, that the appeal be DISMISSED; and further resolved, by majority vote, Mr. Scott absent, that a fifty percent (50%) refund of the filing fee be GRANTED. A refund in the amount of One Hundred Dollars (\$100.00) will be forthcoming from the Office of Finance.**

THE MEETING ADJOURNED AT 9:16 P.M.

Prepared and submitted by:

(Original Signed)

Anne F. Carter
Administrator

APPROVED