

DECEMBER 4, 2013
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
Mike Royer, Multi-Media Specialist

CASES FOR HEARING

NEW CASES

VARIANCES

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

Request for variances of 12.7% 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. **Hearing on the matter was rescheduled to 12/20/13 due to the need to readvertise.**

V-100-13 Carmen Solorzano Castro

Request for variances of 1,000 square feet net lot area, 10 feet front building line width and 12 feet front yard depth to validate existing conditions and construct an open, uncovered front porch at 3413 41st Avenue, Brentwood. **The Board resolved, unanimously, that variances of 1,000 square feet net lot area, 10 feet front building line width and 12 feet front yard depth 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) through (d).

V-107-13 Juanita Batiste

Request for variances of 1 foot side yard width and .2% net lot coverage to construct a sunroom, landing and steps at 7803 New Ascot Lane, Clinton. **The record was held open for approval from the homeowners association of the plan submitted with the variance application.**

V-102-13 Franco Fresco

Request for variances of 2 feet side yard width, 12 feet rear yard depth/width, 7.1% net lot coverage; and 3 feet side street line setback, 4 feet 8 inches accessory building height and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and obtain a building permit to complete construction of a detached garage at 9100 Armstrong Lane, Upper Marlboro. **The record was held open for technical assistance and for Petitioner to submit any available information regarding development of the lots immediately to the east of the subject property.**

At 7:44 p.m. the Board recessed and reconvened at 7:53 p.m.

APPROVED

DISCUSSION/DECISION

VARIANCES

V-97-13 Christopher Brown & Nataka Wilson

Request for a waiver of the location requirements for an accessory building used to house animals to validate an existing dog kennel at 18005 Sappling Court, Accokeek. **The record was held open for additional technical assistance and for the homeowners association to submit written approval of the request.**

V-101-13 Juan Carrillo

Request for variances of 6 feet front yard depth, 9.5% net lot coverage and 1 foot rear lot line setback for an accessory building to validate existing conditions and obtain a building permit to construct a covered front porch at 2016 Roanoke Street, Hyattsville. **The Board resolved, unanimously, that variances of 6 feet front yard depth, 6.2% net lot coverage and 1 foot rear lot line setback for an accessory building 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.**

V-103-13 Jason & Karen Hendrix

Request for a variance of 12.7 feet rear yard depth/width to construct a deck and steps at 3906 Bridle Ridge Road, Upper Marlboro. **The Board resolved, unanimously, that a variance of 12.7 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

MINUTES FOR APPROVAL FROM NOVEMBER 20, 2013 – The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 8:10 P.M.

Prepared and submitted by:

(Original Signed)

Anne F. Carter

Administrator

APPROVED