

SEPTEMBER 3, 2014  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:10 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  
Michael J. Royer, Communications Specialist

**MINUTES FOR APPROVAL FROM AUGUST 20, 2014 -- Held for consideration at the Board's next regular meeting.**

**CASES FOR HEARING**

**NEW CASES**

**OTHER ZONING APPEAL**

V-46-14 J.D. Clark Professional Services, LLC

An appeal from the determination of the Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Zoning Violation Notice Z-2673-7-14, dated June 13, 2014, citing Petitioner with violation of Zoning Ordinance Section 27-441(b)(8) (Parking or storage of commercial vehicles on R-55 (One-Family Detached Residential) zoned property is restricted to one (1), which may not exceed 17,000 pounds manufacturers' gross vehicle weight specification. If the vehicle contains advertising in letters exceeding 4 inches in height, advertising other than a firm name, or similar designation, exceeds 300 cubic feet of load space, exceeds 8,500 pounds manufacturer's vehicle weight specification, has dual rear axles, or is a stake platform, dump, crane or tow truck, it must be parked in a wholly enclosed garage); Section 27-253(c) (Use of property not in conformance with the use and occupancy permit and/or accompanying site plan); and Sections 27-596(a), 27-598(a) and 27-593(a)(1) (Signs shall not be displayed unless a permit has been issued by the Department of Permits, Inspections and Enforcement. Permits for the sign(s) may only be obtained when the proposed sign(s) meets the requirements of the sign ordinance) and requiring Petitioner to remove all commercial vehicles from the property, revert property back to the approved use and site plan for the approved Use and Occupancy Certificate #11488-2010-0 and obtain a sign permit or remove sign, on R-55 (One-Family Detached Residential) zoned property located at Parcel 85, Tax Map 81, Grid D1, being 6501 Walker Mill Road, Capitol Heights. **On 9/3/14, the appeal was withdrawn by Petitioner. The Board therefore resolved, by majority vote, Mr. Scott absent, that the appeal be DISMISSED.**

**VARIANCES**

V-55-14 Anke Scultetus & Angela Kurtz

Request for a variance of 5 feet front yard depth to construct a one-story addition at 7503 16th Avenue, Takoma Park. **The Board resolved, by majority vote, Mr. Scott absent, that a variance of 5 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 revised elevation plans, Exhibits 18(a) through (c).**

At 6:52 p.m. the Board recessed and reconvened at 7:01 p.m.

**APPROVED**

V-57-14 Marshall & Bhanmatte Ramroop

Request for a variance of 5% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit to complete construction of a one-story addition at 2215 Metzerott Road, Adelphi. **The Board therefore resolved, by majority vote, Mr. Scott absent, that a variance of 5% net lot coverage and a waiver of the parking area location requirement 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).**

THE MEETING ADJOURNED AT 7:18 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**