

APRIL 23, 2014
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:16 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
Michael J. Royer, Communications Specialist

CASES FOR HEARING

NEW CASES

OTHER ZONING APPEAL

V-115-13 The Chem-Met Company

An appeal from the determination of the Property Standards Inspector, Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Zoning Violation Notice Z-1064-9-14, dated December 4, 2013, for violation of Zoning Ordinance Section 27-253(a)(1) and County Code Section 4-118(c) (Use of a building, structure or land without a use and occupancy permit for MVK Enterprises LTD Partnership) and requiring occupant to cease use of the premises and remove all vehicles, equipment, materials, and items related to the use until a valid use and occupancy permit, including final approval of the permit, is granted by the Department of Environmental Resources, on I-2 (Heavy Industrial) zoned property, located at Lot 17, Yochelson Subdivision, and Part of an Abandoned Street, being 6419 Yochelson Place, Clinton. **Hearing postponed until 11/5/14.**

VARIANCES

V-18-14 Barry & Roni Polisar, Trustees

Request for variances of 12.5 feet front yard depth, 13.4% net lot coverage, and 1 foot 6 inches side lot line and 1 foot 4 inches rear lot line setbacks for an accessory building to validate existing conditions and reconstruct/restore an existing covered front porch with steps at 4510 Riverdale Road, Riverdale Park.

The record was held open to allow the Town of Riverdale Park the opportunity to submit comments.

V-19-14 Lucille & Donald Hunter, Sr.

Request for a variance of 18 feet rear yard depth/width and a waiver of the fence location requirement to construct an 8-foot high chain link fence around a basketball court in the rear yard at 3311 Valley Forest Drive, Upper Marlboro. **The record was held open for written comments from Sun Valley Estates Homeowners Association.**

V-21-14 Ralph Newell

Request for a variance of 6 feet side yard width to construct an attached garage and driveway extension at 3703 Spring Terrace, Temple Hills. **The record was held open for Petitioner to submit a revised site plan.**

APPROVED

DISCUSSION/DECISION

VARIANCE

V-11-14 Bardon, Inc.

Request for a variance of 7.5 feet front yard depth to construct a conveyor bridge over McKendree Road at 14801 McKendree Road, Brandywine. **The record was held open for a copy of the District Council's final decision in Special Exception 4647 (SE-4647), on remand from the Circuit Court. Copies of the Zoning Hearing Examiner's final decision in SE-4647 (January 30, 2013) and the Petition for Review and Order of Court in Circuit Court Case No. CAL 13-18906 were entered into the record.**

MINUTES FOR APPROVAL FROM APRIL 9, 2014 -- The Board resolved, unanimously, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 8:04 P.M.

Prepared and submitted by:

(Original Signed)

Anne F. Carter

Administrator

APPROVED