

MARCH 26, 2014
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:22 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
Tina G. Loenichen, Administrative Aide
Manda C. Fordyce, Administrative Aide

MINUTES FOR APPROVAL FROM MARCH 12, 2014 – The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

VARIANCES

V-119-13 Syed Ahmad

Request for a variance of 8 feet rear yard depth/width to validate an existing condition and obtain a building permit for a new screened porch and landing with steps at 9507 Greenspring Court, Lanham. **The Board resolved, unanimously, that a variance of 8 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plan, Exhibit 3.**

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 final decision in Special Exception 4403, a copy of a letter to the Circuit Court from Robinswood Homeowner Association and Rose Creek Homeowner's Association and a written response to Petitioner's statement of justification from the associations. Counsel for Petitioner requested that the Board take administrative notice of the 2009 Master Plan for Subregion 5.**

At 8.33 p.m. the Board recessed and reconvened at 8:46 p.m.

V-12-14 Sadie McIntosh

Request for a variance of 11 feet rear yard depth/width to validate and obtain a building permit for a new sunroom at 7208 Purple Avens Avenue, Upper Marlboro. **The record was held open for the Board's administrator to request and for submission of the approval of Melwood Springs Homeowners Association.**

V-13-14 Neil Zsak

Request for variances of 6 feet front yard depth, an additional 5 feet rear yard depth/width and 4% net lot coverage to validate existing conditions and construct a covered front porch at 5604 Seminole Street, College Park. **The record was held open to allow the Town of Berwyn Heights the opportunity to submit comments.**

APPROVED

V-14-14 Michael Matese & Shannon Morris

Request for a variance of 1 foot side yard width to validate an existing condition and construct a two-story addition and covered porch at 1524 Elson Street, Takoma Park. **The Board resolved, unanimously, that a variance of 1 foot side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibits 3(a) and (b).**

V-15-14 Cecilio & Juana Vasquez

Request for a variance of 8.3% net lot coverage to validate an existing condition and construct a second-floor addition and covered deck at 5221 Tilden Road, Bladensburg. **The record was held open for corrected comments from the Town of Bladensburg.**

THE MEETING ADJOURNED AT 9:35 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED