

NOVEMBER 28, 2012
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:14 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

CASE FOR HEARING

ADMINISTRATIVE APPEAL

AA-1653 San Jose Fidelity LLC

An appeal from the determination of the Department of Environmental Resources, Property Standards Division, to issue Violation Notice No. PM-407-7-12, dated August 21, 2012, citing Petitioner with violations of County Code Sections 13-240 (Every exterior surface, wall and foundation shall be free of holes, breaks, loose or rotting boards, timber or other materials, and any conditions which might admit rain or dampness to the interior portions of the walls; all exterior surface materials, including wood, composition, cinderblock, or metal siding shall be maintained in a weatherproof condition, properly surface-coated and free of graffiti); Section 13-241 (Roofs and drainage systems shall be structurally sound and tight and without defects which might admit rain or cause dampness or deterioration in the interior portion of the building; roof water shall not be discharged in a manner which creates a private or public nuisance); and 13-243(a) (Canopies, marquees, signs, metal awnings, stairways, fire escapes, standpipes, exhaust ducts, and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition; they shall be protected from the elements against decay and rust by periodic application of a weather-resistant material such as paint or other protective treatment), and requiring Petitioner to repaint the entire building, replace/restore the roof and supporting trusses so as to meet specifications and repair the holes underside of the canopy, on M-U-T-C (Mixed-Use Town Center) zoned property located at Lot 1, Block G, Crosier Gardens Subdivision, being 4910 Silver Hill Road, Suitland. **Hearing rescheduled to 1/23/13.**

The Board recessed as the Board of Administrative Appeals and reconvened as the Board of Zoning Appeals.

DISCUSSION/DECISION

VARIANCE

V-79-12 Felicia Buadoo

Request for a waiver of the fence height requirement to construct a 6-foot steel fence in the front yard at 2018 Shadyside Avenue, Suitland. **The Board resolved, unanimously, that a waiver of the fence height requirement be DENIED.**

MINUTES FOR APPROVAL FROM NOVEMBER 14, 2012 -- The Board resolved, unanimously, that the minutes be APPROVED.

APPROVED

CASES FOR HEARING (Cont'd)

NEW CASES

VARIANCES

V-82-12 Marcus Balogun III

Request for a variance of 2,862 square feet net lot area to validate an existing condition and obtain a use and occupancy permit for a used car lot at 9071 Lanham Severn Road, Lanham.

At 6:55 p.m. the Board recessed for Executive Session for legal advice and reconvened at 7:30 p.m.

The Board resolved, unanimously, that a variance of 2,862 square feet net lot area be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3.

V-84-12 Donald Bolin, Jr.

Request for a variance of 13.6% net lot coverage and a waiver of rear yard location requirement for an accessory building to validate an existing condition and construct a detached garage and driveway extension at 6612 Calmos Street, Capitol Heights. **The Board resolved, by majority vote, Ms. Mack in the minority, that a variance of 13.6% net lot coverage and a waiver of the rear yard location requirement for an accessory building be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 19, and the approved elevation plan, Exhibit 3.**

THE MEETING ADJOURNED AT 8:14 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED