

NOVEMBER 6, 2013
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:13 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
Manda C. Fordyce, Administrative Aide

CASES FOR HEARING

NEW CASES

VARIANCES

V-91-13 Gecko Realty, Inc.

Request for a variance of 11 feet front yard depth to validate existing conditions and obtain a building permit to complete construction of a one-story addition at 6411 61st Place, Riverdale.

The Board resolved, unanimously, that a variance of 11 feet front yard depth be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 27, and the approved elevation plan, Exhibit 5.

V-92-13 Keith & Andrea Glenn

Request for a variance of an additional 1.52% net lot coverage to construct an attached two-car garage, addition to an existing attached garage with second story, two-story addition with basement, and extension to a pavilion at 2805 Westbrook Lane, Bowie. **The Board resolved, unanimously, that a variance of an additional 1.52% net lot coverage be APPROVED.**

Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, the approved elevation plans, Exhibits 3(a) through (f), and the approved supplemental elevation plan, Exhibit 20.

V-95-13 Lindel & Irish Reid

Request for a variance of 6 feet rear yard depth/width to construct a deck with steps at 7507 Starshine Drive, District Heights. **The Board resolved, unanimously, that a variance of 6 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 plans, Exhibit 3(a) and (b).**

At 8:03 p.m. the Board recessed and reconvened at 8:12 p.m.

DISCUSSION/DECISION

VARIANCES

V-83-13 Henry & Paula Graves

Request for a variance of 5 feet front yard depth and a height variance of 11 inches for an accessory building to validate existing conditions and obtain final inspection of an enclosed porch,

APPROVED

deck, attached garage, driveway extension and shed with deck at 9219 Sherry Lane, Clinton. **The Board resolved, unanimously, that a variance of 5 feet front yard depth and a height variance of 11 inches 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 plans, Exhibit 3(a) and (b).**

V-88-13 Edwin & Patricia Giles

Request for variances of 18.5 feet rear yard depth/width, and .5 foot side and 1 foot rear lot line setbacks for an accessory building to validate existing conditions and construct a sunroom, deck, landing and steps at 6413 Juanita Court, Suitland. **The Board resolved, by majority vote, Mr. Scott abstaining, that variances of 18.5 feet rear yard depth/width, and .5 foot side and 1 foot rear lot line setbacks 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-93-13 Mary Phillips

Request for a variance of 3.5 feet front yard depth and a waiver of the parking area location requirement; and a variance of 18 feet front street line setback and a waiver of the rear yard location requirement for an accessory building to validate existing conditions and construct a driveway in the front yard at 6910 22nd Place, Hyattsville. **The Board resolved, unanimously, that a variance of 3.5 feet front yard depth, waiver of the parking area location requirement and a variance of 18 feet front street line setback and 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 site plan, Exhibit 19.**

OTHER ZONING APPEAL

V-78-13 Rochelle Vaughan

An appeal from the determination of the Property Standards Inspector, Department of Environmental Resources, to issue Zoning Violation Notice Z-1-6-14, dated July 5, 2013, citing Petitioner with 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 Luxurious Dream Travel) and requiring Petitioner 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; and violation of Zoning Ordinance Section 27-441(b)(5) (Use of a building, structure or land as a Recreational or Entertainment Establishment of a Commercial Nature) and requiring Petitioner to immediately cease use of the premises for this purpose, on R-E (Residential-Estate) zoned property located at 14607 Dunbarton Drive, Upper Marlboro. **The matter was taken under advisement.**

MINUTES FOR APPROVAL FROM OCTOBER 23, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.

APPROVED

THE MEETING ADJOURNED AT 8:30 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED