

SEPTEMBER 11, 2013  
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  
Manda C. Fordyce, Administrative Aide

**MINUTES FOR APPROVAL FROM AUGUST 21, 2013 - The Board resolved, unanimously, that the minutes be APPROVED.**

**CASES FOR HEARING**

**VARIANCES**

**NEW CASES**

V-59-13 Clara Aldana

Request for variances of 1,000 square feet net lot area, 10 feet front building line width and 3 feet 9 inches front yard depth to validate existing conditions and construct a covered front porch at 805 Drum Avenue, Capitol Heights. **The Board resolved, unanimously, that variances of 1,000 square feet net lot area, 10 feet front building line width and 3 feet 9 inches front yard depth be APPROVED. Approval of the variances is contingent upon development in accordance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3.**

**NEW HEARING**

V-76-13 Steve Jaggernath

Request for variances of 5 feet front yard depth, 6.8% net lot coverage and 6 feet rear lot line setback for an accessory building to validate existing conditions, construct two additions on an existing detached garage and extend the existing driveway at 10705 Montgomery Road, Beltsville. **The Board resolved, by majority vote, Ms. Mack in the minority, that variances of 5 feet front yard depth, 6.8% net lot coverage and 6 feet rear lot line setback for an accessory building be APPROVED. Approval of the variances is contingent upon development in accordance with the approved revised site plan, Exhibit 22, and approved elevation plan, Exhibit 3.**

**NEW CASES (Cont'd)**

V-79-13 LaShawn Eley

Request for variances of 1 foot side yard width, 32.9% net lot coverage and a waiver of the parking area location requirement to validate existing conditions and obtain a building permit for a driveway in the front, side and rear yards and a 6-foot privacy fence at 9125 Lanham Severn Road, Lanham. **The record was held open for Petitioner to submit a revised site plan.**

V-80-13 Stuven Family Trust/Henry & Susan Stuven

Request for variances of 1 foot rear yard depth/width, 10.7% net lot coverage, and 2 feet side and rear lot line setbacks for an accessory building to validate existing conditions and replace an existing driveway at

**APPROVED**

10105 Dubarry Street, Glenn Dale. **The Board resolved, unanimously, that variances of 1 foot rear yard depth/width, 10.7% net lot coverage and 2 feet side and rear lot line setbacks for an accessory building be APPROVED. Approval of the variances is contingent upon development in accordance with the approved site plan, Exhibit 3.**

## **DISCUSSION/DECISION**

### **VARIANCES**

#### V-58-13 Ernest & Callie Gripper

Request for a variance of 7 feet rear yard depth/width to construct a one-story addition at 318 Pemberton Street, Kettering. **The Board resolved, unanimously, that a variance of 7 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in accordance with the approved revised site plan, Exhibit 16, and approved elevation plan, Exhibit 3.**

At 7:46 p.m. the Board recessed and reconvened at 8:00 p.m.

## **CASES FOR HEARING (Cont'd)**

### **NEW CASES**

#### V-60-13 SM Waterford Estates LLC

Request for a variance of .3% net lot coverage to construct a new single-family dwelling and driveway at 13104 Contee Manor Road, Bowie. **The Board resolved, unanimously, that a variance of .3% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

#### V-61-13 SM Waterford Estates LLC

Request for a variance of .1% net lot coverage to construct a new single-family dwelling and driveway at 3700 Thomas Spriggs Road, Bowie. **Withdrawn by Petitioner.**

#### V-62-13 SM Waterford Estates LLC

Request for a variance of .8% net lot coverage to construct a new single-family dwelling and driveway at 12802 Isaac Duckett Road, Bowie. **The Board resolved, unanimously, that a variance of .8% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

#### V-63-13 SM Waterford Estates LLC

Request for a variance of 1.1% net lot coverage to construct a new single-family dwelling and driveway at 12803 Isaac Duckett Road, Bowie. **The Board resolved, unanimously, that a variance of 1.1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

#### V-64-13 SM Waterford Estates LLC

Request for a variance of .8% net lot coverage to construct a new single-family dwelling and driveway at 12804 Isaac Duckett Road, Bowie. **The Board resolved, unanimously, that a variance of .8% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

**APPROVED**

V-65-13 SM Waterford Estates LLC

Request for a variance of 1% net lot coverage to construct a new single-family dwelling and driveway at 12805 Isaac Duckett Road, Bowie. **The Board resolved, unanimously, that a variance of 1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

V-66-13 SM Waterford Estates LLC

Request for a variance of .4% net lot coverage to construct a new single-family dwelling and driveway at 12900 Isaac Duckett Road, Bowie. **The Board resolved, unanimously, that a variance of .4% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

V-67-13 SM Waterford Estates LLC

Request for a variance of 1% net lot coverage to construct a new single-family dwelling and driveway at 12901 Isaac Duckett Road, Bowie. **The Board resolved, unanimously, that a variance of 1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

V-68-13 SM Waterford Estates LLC

Request for a variance of .5% net lot coverage to construct a new single-family dwelling and driveway at 12903 Isaac Duckett Road, Bowie. **The Board resolved, unanimously, that a variance of .5% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

V-69-13 SM Waterford Estates LLC

Request for a variance of 2.1% net lot coverage to construct a new single-family dwelling and driveway at 12905 Isaac Duckett Road, Bowie. **The Board resolved, unanimously, that a variance of 2.1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

V-70-13 SM Waterford Estates LLC

Request for a variance of 1.1% net lot coverage to construct a new single-family dwelling and driveway at 3702 Thomas Spriggs Road, Bowie. **The Board resolved, unanimously, that a variance of 1.1% net lot coverage be APPROVED. Approval of the variance is contingent upon development in accordance with the approved site plan, Exhibit 3, and approved elevation plan, Exhibit 4.**

V-72-13 SM Waterford Estates LLC

Request for a variance of .8% net lot coverage to construct a new single-family dwelling and driveway at 12902 Halls Purchase Lane, Bowie. **The record was held open for technical assistance from The Maryland-National Capital Park and Planning Commission.**

V-73-13 SM Waterford Estates LLC

Request for a variance of 5.8% net lot coverage to construct a new single-family dwelling and driveway at 12800 Contee Manor Road, Bowie. **Withdrawn by Petitioner.**

**APPROVED**

V-74-13 SM Waterford Estates LLC

Request for a variance of .6% net lot coverage to construct a new single-family dwelling and driveway at 12801 Contee Manor Road, Bowie. **Withdrawn by Petitioner.**

At 9:10 p.m. the Board recessed and reconvened at 9:11 p.m.

**DISCUSSION/DECISION (Cont'd)**

**VARIANCES**

V-45-13 Vincent & Angelina Chukwuocha

Request for variances of 15 feet rear yard depth/width and 6.4% net lot coverage to construct a one-story addition with second-floor deck at 4608 Holmehurst Way, Bowie. **Revised site and elevation plans were accepted into the record. The matter was taken under advisement.**

THE MEETING ADJOURNED AT 9:17 P.M.

Prepared and submitted by:

(Original Signed)

Anne F. Carter

Administrator

**APPROVED**