

AUGUST 21, 2013
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:18 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

Also Present:
Thomas Mitchell, Associate County Attorney
Kelli Armour, DER, Building Inspector

DISCUSSION/DECISION

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. **The record was held open until 9/11/13 for Petitioner to submit revised site and elevation plans. The Board will review the revised plans together with all other materials submitted and the matter will be an agenda item for discussion/decision at the Board's meeting on 9/25/13.**

V-56-13 Gary Styles & Bernice Bryant

Request for a variance of 941 square feet net lot area and a waiver of the parking area location requirement to validate an existing condition and construct a driveway in the front yard at 4202 Cottage Terrace, Cottage City. **The Board resolved, unanimously, that a variance of 941 square feet net lot area and a waiver of the parking area location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 21.**

MINUTES FOR APPROVAL FROM AUGUST 7, 2013 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

VARIANCES

V-54-13 Hayder Qaadri, Humaira Syed & Atiya Qaadri

Request for variances of 2 feet rear yard depth/width and 1.1% net lot coverage to validate an existing condition and obtain a building permit for a screened porch at 9509 Greenspring Court, Lanham. **The Board resolved, unanimously, that variances of 2 feet rear yard depth/width and 1.1% net lot coverage 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.**

APPROVED

V-57-13 Shabbir Hussain

Request for a variance of 2.8% net lot coverage to validate existing conditions and obtain a building permit for a shed at 7602 Charlton Avenue, College Park. **The Board resolved, unanimously, that a variance of 2.8% net lot coverage 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-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 record was held open for Petitioners to submit a revised site plan showing the existing shed in the rear yard.**

V-76-13 Steve Jaggernath

Request for variances of 5 feet front yard depth, 5.8% net lot coverage and 6 feet rear lot line setback for an accessory building to validate existing conditions and construct two additions on an existing detached garage at 10705 Montgomery Road, Beltsville.

At 7:45 p.m. the Board recessed for Executive Session for legal advice and reconvened at 7:59 p.m.

The record was held open for a new hearing to be held on 9/11/13. Petitioner shall submit a revised site plan to show a proposed extension of the driveway in front of the proposed garage addition (right side), pay a readvertising fee and maintain posting on the property until 9/11/13.

V-77-13 David & Mary Jo Shapiro

Request for a variance of 0.6% net lot coverage to validate an existing condition and replace an existing driveway at 3419 41st Avenue, Colmar Manor. **The Board resolved, unanimously, that a variance of 0.6% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2.**

At 8:40 p.m. the Board recessed and reconvened at 8:48 p.m.

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

ADMINISTRATIVE APPEALAA-1656 Cody & Jessica Leiuwen

An appeal from the determination of the Department of Environmental Resources, Licenses and Inspections Division, to issue Violation Notice No. BVN 12958-13-01, dated May 15, 2013, citing Petitioners with violating IRC Code Sections R105.1 & R104.4 and Prince George's County Code Section 9-112 and requiring Petitioners to take the following corrective action: obtain the required building permit for a two-story structure in rear yard or remove, and restore area to previous condition and stabilize yard with ground cover; furnish certification from a Maryland registered structural engineer or architect responsible for foundation, framing, insulation, electric, and completion of structure built and installed without the required inspections; and obtain the required electric permit for branch circuits installed in two-story structure in rear yard, or remove two-story structure, on R-55 (One-Family Detached Residential) zoned property located at 8504 60th

APPROVED

Avenue, Berwyn Heights. **The Board resolved, unanimously, that the determination of the Department of Environmental Resources, Licenses and Inspections Division, to issue Violation Notice No. BVN 12958-13-01, dated May 15, 2013, be AFFIRMED.**

THE MEETING ADJOURNED AT 9:11 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator

APPROVED