

***BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND
Sitting as the Board of Zoning Appeals***

Date: June 23, 2008

Petitioners: Richard Day & Anne Stephen

Appeal No.: V-57-08

Subject Property: Part of Lot 33 & Outlot A, South Piscataway Subdivision, being 14714
Livingston Road, Accokeek, Prince George's County, Maryland

Action taken by the Board: June 18, 2008

Board Members Present and Voting: Bobbie S. Mack, Chairperson
Albert C. Scott, Vice Chairman
Anastasia T. Johnson, Member

RESOLUTION

This appeal was brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), pursuant to Section 27-229 of the Zoning Ordinance.

Petitioners proposed to validate existing conditions and construct a 2-foot-high extension on top of an existing 6-foot-high privacy fence on the subject property. In order to obtain a building permit, Petitioners requested that the Board approve variances from Section 27-442(d)(Table III) of the Zoning Ordinance, which prescribes that each lot shall have a minimum width of 100 feet measured along the front building line and 70 feet measured along the front street line; Section 27-442(e)(Table IV) of the Zoning Ordinance, which prescribes that each lot shall have one side yard at least 9 feet in width; Section 27-442(c) (Table II) of the Zoning Ordinance, which prescribes that not more than 25% of the net lot area shall be covered by buildings and off-street parking; Section 27-442(i)(Table VIII) of the Zoning Ordinance, which prescribes that accessory buildings shall be set back 2 feet from any side lot line and generally be located only in the rear yard; and Section 27-420(a) of the Zoning Ordinance, which prescribes that fences and walls more than 6 feet high shall not be located in any required yard, and shall meet the setback requirement for main buildings.

Petitioners' request for variances of 42 feet front building line width, 40 feet front street line width, 4 feet side yard width, 12.9% net lot coverage, 1 foot side lot line setback and a waiver of the rear yard location requirement for an existing shed, and a waiver of the fence location requirements for an 8-foot-high fence was duly advertised and called for hearing on June 18, 2008. Petitioner Anne Stephen was present and stated that she would like to withdraw the variance request.

BE IT THEREFORE RESOLVED, unanimously, that the subject appeal be and hereby is DISMISSED.

BOARD OF ZONING APPEALS

By: (Original Signed)
Bobbie S. Mack, Chairperson

cc: Petitioners
Adjoining Property Owners
Park and Planning Commission
Building Official, DER
Accokeek Development Review District Commission