

MARCH 19, 2008
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:06 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:

Bridgette Greer, Associate County Attorney, Fire/EMS Dept., DER
Roger Leak, County Fire Inspector, Fire Prevention Unit, Fire/EMS Dept., DER
Edmund Kalie, Assistant Associate Director, Licenses & Inspections Group, DER

MINUTES FOR APPROVAL FROM MARCH 5, 2008 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

VARIANCES

NEW CASES

V-16-08 Garry & Miranda Sumblin

Request for variances of 3 feet side yard width, 13.9% net lot coverage and 1.8% rear yard coverage in order to validate existing conditions and construct a detached two-car garage over an existing concrete pad at 2016 Gaither Street, Temple Hills. **The record was held open to allow the Board the opportunity to view the site.**

NEW HEARING

V-4-08 Sandra Leon & Felix Garcia

Request for variances of 9.1% net lot coverage and a waiver of the parking area requirement to validate and obtain a building permit for new driveway area and to construct a second-floor addition at 2114 Chapman Road, Adelphi. **The record was held open for technical assistance regarding permits/ variances obtained for other nearby driveways and to allow the Board the opportunity to view the site.**

NEW CASES (Cont'd)

V-17-08 Mabel Karydakakis, Trustee

Request for variances of 4 feet side street yard depth and 12 feet rear yard width in order to construct a one-story addition at 2027 Woodreeve Road, Hyattsville.

At 7:40 p.m. the Board recessed for Executive Session for legal advice and reconvened at 8:12 p.m.

APPROVED

The record was held open for an opinion from counsel for Petitioner regarding the sufficiency of the power of attorney document submitted.

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

ADMINISTRATIVE APPEAL

AA-1615 Bunker Hill Volunteer Fire & Rescue Association, Inc.

An appeal from the determination of the Fire/EMS Department, Fire Prevention Unit, to issue a Correction Order to Station 55, dated February 16, 2008, requiring Petitioner to cease and desist all activities due to the lack of the proper permits such as dance license and use and occupancy permits and to obtain proper permits immediately, on M-U-TC (Mixed-Use Town Center) zoned property at 3716 Rhode Island Avenue, Mount Rainier. **The County agreed to withdraw the Correction Order in light of the fact that a temporary use and occupancy permit was secured. Petitioner then withdrew the appeal.**

At 8:56 p.m. the Board recessed and reconvened at 9:13 p.m.

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

DISCUSSION/DECISION

VARIANCES

V-121-05 Philip & Donna Rosenheim

Request for a variance of 10.7% net lot coverage to extend an existing driveway and construct parking spaces and a covered animal exercise area at 16901 Melbourne Drive, Laurel. **The Board resolved, unanimously, that the appeal be DISMISSED.**

V-140-05 Moises & Amilia Apollon

Request for a variance of 3 feet side yard width to construct first- and second-floor additions at 4606 Timber Lane, Lanham. **The Board resolved, unanimously, that the appeal be DISMISSED.**

V-159-05 Robert Sims

Request for a variance of 8.4% net lot coverage to construct a detached garage and extend an existing driveway at 4917 Kirbywood Street, Clinton. **The Board resolved, unanimously, that the appeal be DISMISSED.**

V-71-07 Malcolm Snelgrove

Request for a variance of 2.3% net lot coverage to construct a new single-family dwelling and driveway at 6323 Kenilworth Avenue, Riverdale. **The Board resolved, unanimously, that the appeal be DISMISSED.**

V-151-07 Roy & Christine Vickery

Request for variances of 14.4% net lot coverage and 1.5 feet rear lot line setback for a detached garage to validate existing conditions and construct a sunroom at 9108 6th Street, Lanham. **The Board resolved, unanimously, that the appeal be DISMISSED.**

V-202-07 Marjorie McAbee

Request for variances of 8 feet side yard width, 1.7% net lot coverage, a variance of 15 feet front street line setback and a waiver of the rear yard location requirement for a detached carport, a variance of 17 feet front street line setback and a waiver of the rear yard location requirement for one shed, and a waiver of the rear yard location requirement for a second shed to validate and obtain a building permit for an existing detached carport, five sheds and three metal canopies at 14716 Livingston Road, Accokeek. **The record was held open for Petitioner to submit a revised site plan (#4) indicating that the detached carport is no closer than 45 feet from the front street line or pay the required fee to readvertise the request.**

V-9-08 Lilowtie & Chanan Persaud

Request for a variance of 3,907 square feet net lot area to validate an existing condition and construct a new single-family dwelling and driveway at 14614 Old Stage Road, Bowie. **The record was held open for Petitioners to submit a revised site plan and any necessary documentation to resolve inconsistencies in the record (parcel numbers, ownership of the subject and adjoining properties, lot size and legal description of property boundaries); and for technical assistance from the Subdivision Section of the Maryland-National Capital Park and Planning Commission.**

V-11-08 Margaret Barott

Request for a variance of 2 feet side yard width to validate an existing condition and construct a sunroom over an existing deck at 6113 Quebec Place, Berwyn Heights. **The record was held open for comments from the Town of Berwyn Heights.**

THE MEETING ADJOURNED AT 9:41 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator