

APRIL 23, 2008  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:07 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

**CASES FOR HEARING**

**NEW CASES**

**ADMINISTRATIVE APPEAL**

AA-1598 Petroleum Marketing Group, Inc.

An appeal from the determination of the Department of Environmental Resources, Construction Standards Division, to issue Violation Notice BVN 21819-2006 for violations of Section 27-358 (special exception for the gas station has expired), 105.6 IBC 2003 (Permit Nos. 43638-2005 and 6007-2006 are predicated on the expired special exception and are suspended until special exception is approved), 114.0 Stop Work (stop work until valid permits are obtained or return the site to its original condition – upon approval of the Building Official or designee), and 105.3 IBC 2007 (correct permit to show work performed - two tanks permitted, three in field) on C-S-C (Commercial Shopping Center) zoned property located at Parcel B, Tax Map 105, Grid C-1, being 6720 Saint Barnabas Road, Oxon Hill. **Appeal withdrawn by Petitioner.**

**VARIANCES**

V-31-08 Leon & Huttie Smith

Request for variances of 250 square feet net lot area and .7% net lot coverage to validate existing conditions and construct a sunroom at 11592 Old Baltimore Pike, Beltsville. **Hearing rescheduled to 5/7/08.**

**DISCUSSION/DECISION**

**VARIANCES**

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 for technical assistance.**

V-21-08 James & Diane Furr

Request for a variance of 3 feet side yard width to construct a two-story addition at 5615 Gregory Drive, Lanham. **The Board resolved, unanimously, that a variance of 3 feet side yard width be DENIED.**

**APPROVED**

V-24-08 Carla & John DeGrouchy

Request for a variance of 7.8% net lot coverage and a waiver of the rear yard location requirement for an accessory building to validate and obtain a building permit for an existing shed and driveway area at 8639 Park Avenue, Bowie. **The Board resolved, unanimously, that a variance of 7.8% net lot coverage and a waiver of the rear yard location requirement for an accessory building be DENIED.**

**MINUTES FOR APPROVAL FROM APRIL 2, 2008 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**CASES FOR HEARING (Cont'd)****VARIANCES****NEW HEARING**V-9-08 Lilowtie & Chanan Persaud

Request for variances of 4,015 square feet net lot area and 24.99 feet front street line width to validate existing conditions and construct a new single-family dwelling and driveway at 14614 Old Stage Road, Bowie. **The Board resolved, unanimously, that variances of 4,015 square feet net lot area and 24.99 feet front street line width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18(a)&(b), and the approved elevation plans, Exhibit 4(a)-(d).**

**NEW CASES**V-25-08 Delshone Jones

Request for variances of 1,000 square feet net lot area, 25 feet front building line width, 5 feet front street line width, .93 foot side yard width and 1.3% net lot coverage to validate existing conditions and construct a second-floor addition at 4013 Byers Street, Capitol Heights. **The Board resolved, unanimously, that variances of 1,000 square feet net lot area, 25 feet front building line width, 5 feet front street line width, .93 foot side yard width and 1.3% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 13, and the approved elevation plans, Exhibit 3(a)&(b).**

V-26-08 Jennifer Smith

Request for a waiver of the parking area requirement to construct a semi-circular driveway in the front yard at 8918 Loughran Terrace, Fort Washington. **The record was held open for Petitioner to submit a letter from the Veterans Administration or her father's doctor regarding his disability.**

V-27-08 Fred & Cheri Bateman

Request for a variance of 2.2% net lot coverage to construct a second-floor addition and one-story addition, with walk-out basement, at 15812 Wayne Avenue, Laurel. **The Board resolved, unanimously, that a variance of 2.2% 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 4.**

V-29-08 Deoram & Gaythree Deonarine

Request for variances of 10 feet front yard depth, 7 feet side yard width; and 8 feet front street line setback, .5 foot side lot line setback and a waiver of the rear yard location requirement for an existing shed to validate existing conditions and obtain a building permit for a covered front porch, garage and deck at 9201 5th Street, Lanham. **The record was held open for technical assistance and to allow the Board an opportunity to view the site.**

At 8:12 p.m. the Board recessed and reconvened at 8:25 p.m.

V-30-08 Anthony & Jannie Ferrell

Request for a variance of 12 feet rear yard depth/width to construct a new single-family dwelling and driveway at 4113 Henson Lane, Temple Hills. **The Board resolved, unanimously, that a variance of 12 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2(a)-(c), and the approved elevation plans, Exhibit 3(a)&(b).**

THE MEETING ADJOURNED AT 8:47 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator