

JULY 22, 2009  
BOARD OF APPEALS  
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:16 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

**DISCUSSION/DECISION**

**VARIANCES**

V-28-09 Frederick Wade

Request for a variance of 8 feet rear yard depth/width to construct a deck at 7001 Copper Sky Court, Upper Marlboro. **The record was held open until 9/9/09 for Petitioner to submit an approval letter from Oakhurst Community Association and evidence that (1) the WSSC right-of-way has in fact been abandoned and (2) the Department of Public Works & Transportation has signed off on the deck extending into the surface drainage easement. The Board's administrator shall inform Petitioner in writing that submission of the foregoing must be made by no later than 9/9/09 unless Petitioner makes a written request for an extension until a date certain.**

V-31-09 Brandywine Corporex Plaza II LP

Request for variances of 25 feet street line setback and 20 feet rear yard setback for an existing fence and wall in excess of 6 feet in height, and a waiver of the outdoor storage screening requirement to validate existing conditions in order to obtain a use and occupancy permit at 7131 Virginia Manor Court, Laurel. **The Board resolved, unanimously, that variances of 25 feet street line setback and 20 feet rear yard setback for an existing fence and wall in excess of 6 feet in height, and a waiver of the outdoor storage screening requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan (#2), Exhibit 34.**

V-35-09 Robert Graham

Request for a variance of 7.7 feet side yard width to validate and obtain a building permit to complete enclosure of an existing porch and second-floor dormer at 5011 Luci Lane, Suitland. **The Board resolved, unanimously, that a variance of 7.7 feet side yard width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 19, and the approved elevation plans, Exhibit 3(A)&(B).**

**MINUTES FOR APPROVAL FROM JULY 8, 2009 -- The Board resolved, unanimously, that the minutes be APPROVED.**

**APPROVED**

**CASES FOR HEARING**

**VARIANCES**

**NEW CASES**

V-37-09 Mary Baldwin

Request for a variance of 30 feet front street line setback and a waiver of the rear yard location requirement to construct a detached carport over existing driveway area at 4505 Venton Place, Lanham. **The Board resolved, unanimously, that a variance of 30 feet front street line setback and a waiver of the rear yard location requirement be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, 2, and the approved elevation plan, Exhibit 3.**

V-40-09 Freddy & Blanca Rodriguez

Request for a waiver of the parking area requirement and a variance of .9% net lot coverage to validate existing conditions and obtain a building permit for new driveway area, a portion of which is in the front yard, at 3503 Fullerton Street, Beltsville. **The record was held open until 8/19/09 to allow the Board an opportunity to view the site.**

At 7:25 p.m. the Board recessed and reconvened at 7:37 p.m.

V-41-09 Terrence & Erika Kelley

Request for a variance of 11 feet rear yard depth/width to construct a deck at 13109 Crossview Court, Beltsville. **The Board resolved, unanimously, that a variance of 11 feet rear yard depth/width be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2, and the approved elevation plans, Exhibit 3(A)-(D).**

V-42-09 Hogan Development, LLC

Request for a variance of 173 feet front building line width to validate an existing condition and construct a new single-family dwelling and driveway at 18305 Acquasco Road, Brandywine. **The record was held open for technical assistance regarding whether Section 27-442(d)(Table III) (Footnote 1) applies to the property and for Petitioner to determine whether the submitted site plan should be supplemented with an additional page that depicts the far rear portion of the property.**

THE MEETING ADJOURNED AT 8:35 P.M.

Prepared and submitted by:

(Original Signed)  
Anne F. Carter  
Administrator

**APPROVED**