

FEBRUARY 13, 2008
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:15 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:
William Edelen, DER/Community Services Division

**DISCUSSION/DECISION
VARIANCES**

V-197-07 Claudia Villibord

Request for a variance of 6.5% net lot coverage and a waiver of the parking area requirement to validate and obtain a building permit for a new driveway at 6837 Standish Drive, Hyattsville. **The Board continued to hold the record open for Petitioner to submit a revised drainage plan, drawn up in consultation with William Soper, Department of Environmental Resources, and for written confirmation from adjoining property owner Peter Henry that the proposed drainage plan is acceptable.**

V-201-07 Willie & Thomasina Armwood

Request for variances of 2.22 feet front yard depth and 9.3 feet side street yard depth to validate an existing condition and construct a one-story addition at 6506 Lowland Drive, Upper Marlboro. **The Board resolved, unanimously, that variances of 2.22 feet front yard depth and 9.3 feet side street yard depth be DENIED.**

V-203-07 Dina White

Request for variances of 425 square feet net lot area, 20 feet front building line width, 4.4 feet front yard depth and 4.5 feet side yard width to validate existing conditions and construct a two-story addition and a second-story addition at 3800 Parkwood Street, Brentwood. **The record was held open for the Board's administrator to contact the Cottage City Volunteer Fire Company to request clarification as to the specific "historic society" referred to by Wayne Parker (President) in his letter of 1/31/08 and for further comments from the Fire Company.**

V-204-07 Saul Prudencio

Request for variances of 3 feet front yard depth, 8 feet side yard width and 1.9% net lot coverage to validate existing conditions and obtain a building permit for a new attached carport at 8403 14th Avenue, Hyattsville. **The Board resolved, unanimously, that variances of 3 feet front yard depth, 8 feet side yard width and 1.9% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2.**

APPROVED

V-211-07 Thomas & Michelle Jones

Request for a waiver of the fence location requirements to validate and obtain a building permit for a white vinyl fence over 6 feet in height (6-foot high panels) with fence posts 7 feet 3 inches in height at 102 Autumn Lake Way, Fort Washington. **The record was held open for the Board's administrator to contact the Fort Foote Forest Homeowners Association to request official comments on Association letterhead with the signature of an authorized Association representative and for the comments themselves.**

MINUTES FOR APPROVAL FROM JANUARY 30, 2008 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING**VARIANCES****ADDITIONAL HEARING**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. **Hearing rescheduled to 2/27/08.**

NEW CASESV-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. **Petitioners were not present. Petitioners to be contacted in writing regarding dismissal for non-pursuance.**

V-1-08 Pedro Medrano

Request for variances of 3.4 feet front yard depth, 4.5 feet side yard width and 5.4% net lot coverage to validate existing conditions and obtain a building permit for a new covered front porch, an existing shed and an existing 6-foot-high fence at 2214 Beechwood Road, Hyattsville. **The record was held open until 3/5/08 for the Department of Environmental Resources to do a site inspection to determine if the submitted site plan is accurate and report its findings to the Board.**

At 7:25 p.m. the Board recessed and reconvened at 7:39 p.m.

V-2-08 Lannie Prince

Request for a variance of 4.5% net lot coverage to construct a one-story addition and a two-story addition at 11210 Fruitwood Drive, Bowie. **The record was held open for comments from the Subdivision Section, M-NCPPC and to allow the Board an opportunity to view the site.**

V-3-08 Southern Maryland Electric Cooperative, Inc.

Request for a variance of 15 feet front street line setback to construct a 10-foot-high chain link fence with 1 foot of barbed wire on top around an electric substation at 18400 Livingston Road, Accokeek.

The record was held open for the Board's administrator to try to determine a current contact person and/or address for and inform the Simmons Acres Homeowners Association of the request, with an opportunity to submit comments, and for counsel for Petitioner to submit a copy of a legal opinion regarding PEPCO that was referenced at the hearing.

V-6-08 Hector Amaya

Request for a variance of 4.5% net lot coverage to validate existing conditions and obtain a building permit for an existing driveway at 7210 Kidmore Lane, Lanham. **The Board resolved, unanimously, that a variance of 4.5% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved revised site plan, Exhibit 10.**

V-7-08 Patricia Toles

Request for a variance of 11 feet front yard depth and a waiver of the parking area requirement to construct a two-story single-family dwelling and driveway at 4601 Largo Road, Upper Marlboro. **The Board resolved, unanimously, that variances of 11 feet front yard depth and a waiver of the parking area requirement 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.**

V-8-08 Thomas Anderson

Request for a variance of 5.2% net lot coverage to validate existing conditions and construct a one-story addition at 3756 Stonesboro Road, Fort Washington. **The Board resolved, unanimously, that a variance of 5.2% net lot coverage be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 11, and the approved elevation plan, Exhibit 3.**

THE MEETING ADJOURNED AT 9:01 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Adxministerator