

MAY 21, 2008
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:04 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-36-08 Sergio & Stephanie Perez

Request for a variance of 11 feet rear yard depth/width to construct a deck at 10220 Glen Way, Fort Washington. **The record shall continue to be held open for comments/approval from Rose Valley Cluster Homeowners Association.**

MINUTES FOR APPROVAL FROM MAY 7, 2008 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING

NEW CASES

VARIANCES

V-34-08 Moises Perla

Request for a variance of 2 feet side lot line setback for an accessory building and a waiver of the parking area requirement to validate existing conditions and obtain a building permit for an existing driveway in the front yard at 2003 Van Buren Street, Hyattsville.

At 6:28 p.m. the Board recessed for Executive Session for legal advice and reconvened at 6:34 p.m.

The Board resolved, unanimously, that a variance of 2 feet side lot line setback for an accessory building and a waiver of the parking area requirement be DENIED.

V-38-08 Raymond & Sheila Whiteman

Request for a variance of 5.1% net lot coverage to validate existing conditions and construct an attached two-car garage with second-floor living space at 3202 Shortridge Lane, Mitchellville. **The record was held open for comments from the Subdivision Section, M-NCPPC.**

V-39-08 Frank & Linda Taylor

Request for a variance of 19.7% net lot coverage to construct a detached garage and additional driveway area at 6606 Furman Court, Riverdale. **The Board resolved, by majority vote, Ms. Mack in the minority, that a variance of 19.7% net lot coverage be APPROVED. Approval of the**

APPROVED

variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.

At 7:44 p.m. the Board recessed and reconvened at 7:59 p.m.

V-40-08 Domingo Martinez

Request for a variance of 4 feet 10 inches side yard width to validate existing conditions and obtain a revised building permit for a two-story addition and a second-story addition at 1503 Hannon Street, Takoma Park. **The record was held open for submittal of a brief by Petitioner's attorney and for the Board to obtain legal advice as to whether evidence from previous variance requests for the subject property should be incorporated into the record.**

V-41-08 Douglas & Elaine Compton

Request for a waiver of the rear yard location requirement for an accessory building to validate an existing detached garage and construct a new single-family dwelling at 16010 McKendree Road, Brandywine. **The record was held open for comments from the Subdivision Section, M-NCPPC.**

V-42-08 William Blake III

Request for variances of 2.8 feet side yard width and 3.5% net lot coverage to construct a two-story addition and a second-floor addition at 6605 Valley Park Road, Seat Pleasant. **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-44-08 Tracey Woodard

Request for a variance of 5.54% net lot coverage to construct a new single-family dwelling and driveway at 3405 Brightseat Road, Landover. **The Board resolved, unanimously, that a variance of 5.54% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 3, and the approved elevation plan, Exhibit 4.**

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. **Neither Petitioner was present. The Board resolved, unanimously, that the request be DISMISSED.**

At 9:40 p.m. the Board recessed and reconvened at 10:00 p.m.

DISCUSSION/DECISION (Cont'd)

VARIANCES

REQUEST FOR RECONSIDERATION

V-24-08 Carla & John DeGrouchy

Request for a variance of 7.8% net lot coverage and a waiver of the rear yard requirement for an accessory building in order to validate and obtain a building permit for an existing shed and driveway area on the property located at Lot 4, Park Avenue Estate Subdivision, being 8639 Park Avenue,

Bowie. **The Board resolved, unanimously, that Petitioners' request for reconsideration be DENIED.**

THE MEETING ADJOURNED AT 10:03 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator