

JUNE 4, 2008
BOARD OF APPEALS
MINUTES

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:13 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:

Anne C. Magner, Associate County Attorney
William Edelen, DER/Code Enforcement
Kenneth Harrison, DER/Code Enforcement

DISCUSSION/DECISION

VARIANCES

V-205-07 Daniel Irving

Request for variances of 20 feet front yard depth, 13 feet side street yard depth, 16 feet rear yard depth/width and an additional 16.6% net lot coverage to validate existing conditions, construct a second-floor addition to a 10' x 28' portion of the house, a second-floor addition to a one-story addition on the rear of the house and a second-floor addition to the attached garage at 1103 Cedar Heights Drive, Capitol Heights. **Hearing on the matter was postponed until August 2008.**

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 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 revised site plan, Exhibit 13, and the approved elevation plan, Exhibit 3.**

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-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 to allow the Board and counsel to review Petitioner's Memorandum of Points and Authority.**

APPROVED

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.**

MINUTES FOR APPROVAL FROM MAY 21, 2008 -- The Board resolved, unanimously, that the minutes be APPROVED.

CASES FOR HEARING**NEW CASES****VARIANCES**V-47-08 Sandra Leon & Felix Garcia

Request for a variance of 6.1% net lot coverage and a waiver of the parking area requirement to validate existing conditions and obtain a building permit for new driveway area in the front yard at 2114 Chapman Road, Hyattsville. **The matter was taken under advisement.**

V-45-08 Ana Caballero-Herrera, et al.

Request for variances of 25 feet side street line setback and 16 feet rear lot line setback for an existing retaining wall and fence to validate and obtain a building permit for a two-foot-high retaining wall topped with a six-foot-high wooden fence at 6828 Ingraham Street, Riverdale. **The record was held open until 9/24/08 to allow Beacon Heights Citizens Association to comment on the request.**

V-46-08 Keith & Toni Crowder

Request for a variance of 3 feet side yard width and a waiver of the parking area requirement to validate an existing condition and construct additional driveway area in the front yard to widen an existing driveway at 1206 Darlington Street, District Heights. **The record was held open to allow the Board an opportunity to view the site.**

At 7:58 p.m. the Board recessed and reconvened at 8:08 p.m.

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

ADMINISTRATIVE APPEALAA-1616 T. T. Marlh, Inc.

An appeal from the determination of the Department of Environmental Resources to cite Petitioner with Clean Lot Violation Notice PM-621-9-08 for violations of County Code Section 13-264 (allowing

weeds to exist in height greater than twelve (12) inches) and Section 13-265 (accumulation of litter), on R-R (Rural Residentail) zoned property located at Lot 8, Block N, Littens Addition to Windbrook Subdivision, being 12101 Deka Road, Clinton. **Petitioner was not present. The Board resolved, unanimously, that the appeal be DISMISSED.**

THE MEETING ADJOURNED AT 8:16 P.M.

Prepared and submitted by:

(Original Signed)
Anne F. Carter
Administrator