



Agenda for Meeting 03-2020
CITY OF ROCKVILLE BOARD OF APPEALS

Alan Frankle, Chair
Scott Maravilla
Roy Deitchman

Alternate - Nicholas Kutchak

Thursday, March 12, 2020 at
7:00 p.m.
Mayor and Council Chambers
City Hall, 111 Maryland Avenue

Deane Mellander, Staff Liaison
Marlaine White, Senior Assistant City Attorney
Nicole Walters, Senior Planner

Board of Appeals Agendas and Staff Reports are available online at:
<http://www.rockvillemd.gov/AgendaCenter/Board-of-Appeals-7>

I. PUBLIC HEARINGS

- A. **Variance Application VAR2020-00081:** Vinco Milovanovic, applicant; 1604 Martha Terrace – a variance from the side yard setback to retain an existing sunroom that was constructed without a permit . The sunroom will maintain a 3 foot setback, where 9 feet is required. The property is zoned R-75 (Single Unit Detached Dwelling, Residential Zone). Planner: Nicole Walters 240-314-8215.
- B. **Variance Application VAR2020-00083:** Vinco Milovanovic, applicant; 1604 Martha Terrace – a variance from the side yard setback to retain an existing carport that was constructed without a permit. The carport will maintain a 2-foot 4 inch setback, where 9 feet is required. The property is zoned R-75 (Single Unit Detached Dwelling, Residential Zone). Planner: Nicole Walters 240-314-8215.
- C. **Variance Application VAR2020-00082:** Rigoberto Mario Mendoza, applicant; 712 Douglas Avenue – The applicant seeks approval of three (3) variances in order to retain the existing detached one-car garage that was constructed without a permit. They are as follows: 1) a variance from Section 25.09.a.2(b) to exceed the maximum allowed gross floor area of 500 square feet for accessory buildings by 70 square feet, 2) a setback variance to allow for the shed to maintain a 5 foot 5 inch setback, instead of 6 feet where the height of the shed is 13 feet 2 inches; and 3) a lot coverage variance to allow for the combined square footage of all buildings to be 1,562 square feet instead of

1,500 square feet as permitted in the Lincoln Park Conservation District. The property is zoned R-60 (Single Unit Detached Dwelling, Residential Zone). Planner: Nicole Walters 240-314-8215.

II. COMMISSION ITEMS

A. OLD BUSINESS:

1. 1902 Chapman Avenue – Graffiti on noise wall
2. Further discussion of revisions to the Rules of Procedure

B. NEW BUSINESS

C. MINUTES – February 13, 2020 draft minutes for review.

D. ADJOURNMENT

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF BOARD OF APPEALS PROCEEDINGS

1. Board of Appeals Chair Opens Meeting:
 - a. Introduces members of the Board and City Staff present
 - b. Chair describes procedures for the public hearings
2. Staff presentation
3. Applicant presentation
4. Public comment in support of application
5. Public comment in opposition to application
6. Applicant response to comments
7. Public hearing closed
8. Board work session
9. Board decision

II. BOARD OF APPEALS BROADCAST SCHEDULE

- Watch LIVE at 7:00 p.m. on Comcast Cable Rockville Channel 11 and online at www.rockvillemd.gov
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand

III. FUTURE MEETING DATES

- March 12, 2020

IV. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch

Maryland law and the Board of Appeals' Rules of Procedure regarding ex parte (extra record) communication require all discussion, review, and consideration of this matter take place only during the Board's consideration of the item at a scheduled meeting. Telephone calls and meetings with Board members in advance of the meeting are not permitted. Written communication will be directed to appropriate staff members for response and included in briefing materials for all members of the Board.