

Submitted March 12, 2016

Approved September 10, 2016

**MINUTES OF THE ROCKVILLE BOARD OF APPEALS
MEETING NO. 01-2016
Saturday, January 9, 2016**

The City of Rockville Board of Appeals convened in regular session in the Mayor and Council Chambers at 9:00 a.m., Saturday, January 9, 2016.

PRESENT

Jeryl O. Gegan, Chair
Peter Mork
Steven Wilcox (Arrived Late)
W. Thomas Curtis

Staff Present: Cindy Walters, Deputy City Attorney
Jodi Schultz, Senior Assistant City Attorney
Jim Wasilak, Chief of Zoning
Bobby Ray, Planning Supervisor
Nicole Walters, Senior Planner

I. PUBLIC HEARING

- A. Variance Application VAR2016-00056**, Brian Shahkarami, 544 West Montgomery Avenue - for a maximum variance of 14'-6" from the minimum front yard setback requirement of 25 feet to construct a covered enclosed porch; and a 5'-7" variance from the minimum front yard setback for the original placement of the house on the west side. The property is zoned R-60 (Single Unit Detached Dwelling, Residential Zone).

Nicole Walters presented the staff report and recommendation, which is for approval.

Dr. Mork asked about the side setbacks as they apply to this corner lot.

Mr. Shahkarami explained the reasons for requesting the variance. In response to a question from Mr. Curtis, he stated that he would trim the trees that currently screen the porch.

Dr. Mork moved, seconded by Dr. Wilcox, to approve Variance Application VAR2016-00056, based on the findings stated in the staff report and the conditions stated in the staff report, with an additional condition to maintain screening between Aberdeen Road and the enclosed porch. The motion passed by a vote of 3-0.

II. COMMISSION ITEMS

- A. OLD BUSINESS** – None.
- B. NEW BUSINESS** – Dr. Mork asked whether the Board could meet on the second Saturday rather than the first Saturday of the month due to a family conflict. Mr. Wasilak noted that there is a Special Exception that has been filed and would be heard in April. Mr. Curtis suggested that the Rules of Procedure be changed to reflect the actual 9:00 a.m. meeting start time, rather than 9:30 as shown. *Dr. Mork moved, seconded by Dr. Wilcox, that the Board meet the first Saturday of the month, beginning with the May meeting. The motion passed 3-0.* Jim Wasilak noted that the Board's 2016 calendar would be published to reflect the new meeting dates.
- C. MINUTES** – November 14, 2015, Meeting No. 7-2015 – *Dr. Mork moved, seconded by Dr. Wilcox, to approve the minutes as shown. The motion passed 3-0.*
- D. ADJOURNMENT** - There being no further business to come before the Board, the meeting was adjourned at 9:26 a.m.