

**AGENDA  
VIRTUAL HEARINGS – 6:00 P.M.  
March 23, 2022**

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session.

**NEW VARIANCES**

V-133-21 Olga Rubio

Request for variances of 3 feet front yard depth, 1-foot side yard width, 8 feet front building line width and a waiver of the parking area location requirement and obtain a building permit for a driveway partially located in front of the house at 3107 Lancer Place, Hyattsville.

V-7-22 Jack and Linda Bannister

Request for variances of 5.9 feet front yard depth, 2 feet side yard width, 19 feet side street yard depth, 1.3 feet rear yard depth/width, and .2% net lot coverage and obtain a building permit for the construction of a two-story dwelling with basement, garage, and driveway at 1517 Pacific Avenue, Capitol Heights.

V-10-22 James Stevens

Request for variances of 9 feet side yard width, 1-foot rear yard depth/width, 2 feet side lot line setback and 1.5 feet rear lot line setback for accessory buildings (two sheds) and obtain a building permit for the construction of a covered carport over existing driveway at 5138 Flintridge Drive, Lanham.

**DISCUSSION/DECISION**

V-129-21 Nhi Tuc Lam and Van Chung, Vietnamese Language Translator provided.

Request for a variance of 308 square feet net lot area and obtain a building permit for the construction of a two-story frame single-family dwelling with basement, open deck, covered front porch and driveway at 11000 Queen Anne Avenue, Beltsville. **The record was held open to allow the Civic Association to the opportunity to provide comments.**

V-117-21 Cheryl Lowe

Request for variances of 1-foot rear lot line setback for accessory buildings (two sheds and garage) and 2 feet rear lot line setback for accessory building (for a third shed) and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Kirby Road) at 6300 Kirby Road, Clinton. **The record was held open to allow the petitioner to provide a revised site plan (demonstrating the location of existing and proposed fences and shed(s) to be removed).** Attorney Bruce Johnson will clarify if there is an SHA easement on Ms. Lowe's property.

V-8-22 Judine Slaughter

Request for variances of 1,508 square feet net lot area, 3 feet front yard depth and a waiver of the parking area location requirement and obtain a building permit for widening of the driveway in front of the house at 6104 Osborn Road, Hyattsville. **The record was held open to allow the petitioner time to obtain the Site/Road Permit for a double driveway.**

V-13-22 Hannah Cole-Chu and William McKindley-Ward

Request for variances of 425 square feet net lot area, 13.5 feet front yard depth and 21.2 % net lot coverage and proposed wooden stairs and covered landing to access to the rear yard, at 309 Perry Street, Mount Rainier. **The record was held open to allow the City of Mount Rainier the opportunity to provide comments.**

V-141-21 Joseph Garrison & Laura Moore

Request for a variance of 5 feet front yard depth and a waiver of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting Shepherd Street) and obtain a building permit for the unauthorized construction of a 6-foot wooden privacy fence at 4046 34<sup>th</sup> Street, Mount Rainier. **The record was held open to allow the HOA the opportunity to provide comments.**

**RECONSIDERATION**

V-65-21 India and Gayle Clark

Request for a variance of 2.1% net lot coverage and a waiver of fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Brightfield Lane) to validate an existing condition (net lot coverage) and obtain a building permit for the construction of a 6-foot fence at 7606 Brightfield Place, Upper Marlboro. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that variance of 2.1% net lot coverage and a waiver of the fence location and height requirement for a fence over 4 feet in height in the front yard/side yard (abutting Brightfield Lane) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20 and approved elevation plan, Exhibit 3. Discussion regarding the approved site plan from the HOA and the revised plan from Petitioner.**

**MINUTES FOR APPROVAL FROM March 9, 2022**