

**AGENDA  
VIRTUAL HEARINGS – 6:00 P.M.  
April 6, 2022d**

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. For location of variances on reference site plan, see #'s below.

**NEW VARIANCES**

V-3-22 C&C Investors Group, LLC

Request for a (#1) waiver of the parking area location requirement to obtain a building permit for the construction of a driveway in front of the house at 6709 Gateway Boulevard, District Heights.

V-12-22 Dwayne Sharps

Request for a (#1) waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Parnu Court) to obtain a building permit for the construction of a 6-foot white vinyl fence at 9700 Varus Place, Upper Marlboro.

V-14-22 Diane Watson

Request for variances of (#1) 11 feet rear yard depth/width and (#2) 7.9% net lot coverage to obtain a building permit for the construction of a screened sunroom at 10301 Brandywine Road, Clinton.

V-15-22 David and Karen Miles

Request for variances of (#1) 8 feet front street line setback and a (#2) waiver of the rear yard location requirement for an accessory building (shed) and a (#3) waiver of the parking area location requirement to obtain a building permit for the construction of a carport with an attached shed at 2407 Rockwood Road, Accokeek.

V-19-22 Brenda W. Via

Request for a variance of (#1) 5.7 feet rear yard depth/width to validate an existing condition (rear yard depth/width) and obtain a building permit for the construction of a sunroom at 5501 Burrell Court, Clinton.

**DISCUSSION / DECISION**

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 34th Street, Mount Rainier. **The record was held open due to the lack of a quorum.**

V-7-22 Jack and Linda Bannister *See corrections below. Brackets: deletion; underline: correction; Strike through: removed.*

Request for variances of [~~1,500~~] 1,000 square feet net lot area, 15 feet front building line width, [~~4-foot each side yard width~~] and 1.8% net lot coverage are requested and obtain a building permit for the construction of a two-story dwelling with basement, garage, and driveway at 1517 Pacific Avenue, Capitol Heights. **The record was held open to allow the petitioner to provide notes on the site plan and a height measurement on the elevation Plans. No readvertisement required as corrections are less than advertised.**

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. **The record was held open to allow the petitioner the opportunity to provide a revised site plan and submit the elevation plans.**

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 3209 Perry Street, Mount Rainier. **The record was held open due to the lack of a quorum.**

## **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.

**The record was held open due to the lack of a quorum.**

**MINUTES FOR APPROVAL FROM March 9, 2022, and March 23, 2022.**