

**AGENDA  
VIRTUAL HEARINGS – 6:00 P.M.  
February 9, 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-129-21 Nhi Tuc Lam & Van Chung Vietnamese Language Translator, Thanh Vo**

Request for a variance of 308 square feet net lot area and a waiver of the parking area location requirement 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 located in front of the proposed dwelling at 11000 Queen Anne Avenue, Beltsville.

**V-71-21 Serenity Maryland Properties, LLC**

Request for a variance of 62 square feet net lot area and a waiver of the parking area location requirement and obtain a building permit for the construction of a two-story dwelling and a driveway in front of the property at 5903 L Street, Fairmount Heights.

**V-106-21 Velma P. Cole**

Request for variances of 5 feet front yard depth from Watkins Park Drive, 38 feet front street line setback, a waiver of the rear yard location requirement for an accessory building (shed) and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Watkins Park Drive) and obtain a building permit to replace the six-foot galvanized-rusty-chain fence at 125 Weymouth Street, Upper Marlboro.

**V-138-21 Humberto Valencia Rubio**

Request for variances of 4 feet side street yard depth, 3 feet rear yard depth/width and 2% net lot coverage and obtain a building permit for the construction of one-story addition, front porch w/roof, concrete steps, and walkway at 3223 Hiland Avenue, Glenn Dale.

**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.

**V-2-22 Sally and Ralph Quesenberry and Ever Salmeron**

Request for variances of 2 feet front yard depth and 2 feet rear lot line setback for an accessory building (shed) and obtain a building permit for the construction of a two-story dwelling, basement, covered porch, open deck, driveway, and shed at 11405 Howard Court, Beltsville.

V-4-22 Glover & Associates Inc. Profit Sharing Plan

Request for variances of 9 feet front yard depth, 1.25 feet side yard width, 500 square feet net lot area, 5 feet front building line width and waiver of the parking area location requirement and obtain a building permit for the unauthorized construction of enclosed front porch 1304 Oates Street, Capitol Heights.

**DISCUSSION/DECISION**

V-61-21 Max Alberto Joel Rivera

Request for variances of 5 feet side street yard depth, 5.65 feet rear yard depth/width, 2 feet rear lot line setback (shed) and a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (33<sup>rd</sup> Avenue) and obtain a building permit for the construction of a 6-foot wooden privacy fence at 3300 Lancer Drive, Hyattsville.

**The record was held open to allow the Town of Riverdale the opportunity to provide comments and petitioner submit a revised site plan.**

V-118-21 Parris Homes, LLC /Duckling Properties, LLC

Request for a variance of 15 feet front building line width and obtain a building permit for the construction of a two-story house with basement, deck with steps, covered porch with steps, a two-car garage, driveway and concrete walk at 8813 Sterling Street, Landover. **Record was held to allow the petitioner an opportunity to discuss plans with neighbor. Variances will be needed for each lot if intention is to build on all four lots.**

V-124-21 Stacy Hughes and Elaine Pickens

Request for a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (abutting Woodyard Road) to construct a 6-foot vinyl fence at 8001 Hunter Drive, Clinton. **Record was held open to allow the HOA to provide comments. The dimensions of the Long Fence Drawings must be noted by the HOA.**

V-131-21 Dakia McNeill

Request for a waiver of height requirements for a wall over 6 feet in height in the side yard and obtain a building permit to construct a 16-foot-tall privacy wall by 10-foot long adjacent to the left side of the dwelling at 12072 Hallandale Terrace. **The Record was held open to allow the HOA the opportunity to provide its approval for the 16-foot wall and 6-foot fence.**

V-132-21 Charles and Denise Shelton

Request for variances of 34,290 square feet net lot area and 1.6% net lot coverage to validate an existing condition (net lot area) and obtain a permit building for the construction of a pool house at 12803 Contee Manor Road, Bowie. **Record open to allow comments from the HOA concerning the pool and pool house.**

**RECONSIDERATION**

V-30-21 Javier Rubio

Request for variances of 1-foot front building line width, 7.89 feet front yard depth and a waiver of the fence location requirement and height requirements for a fence over 4 feet in height in the front yard (abutting Kent Village Drive) to validate existing conditions (front building line, front yard depth, waiver of fence) and obtain a building permit for the unauthorized constructions of a porch, a one-story-rear addition, and driveway extension at 7001 East Forest Road, Landover. **The variances were DENIED on October 20, 2021 due to the Petitioner not submitting the requested documents (revised site plan demonstrating the correct dimensions of the driveway and did not submit the requested photographs of the rear of the house.**

**Request for Reconsideration submitted by Board Administrator, as revised site plan and photographs were submitted, but staff erroneously did not bring them to the Board attention.**

**Record was held open to allow the BOARD to reconsider additional information.**

**Record was held open since Ms. Johnson was not present during the initial hearing.**

**MINUTES FOR APPROVAL FROM JANUARY 26, 2022**