

Virtual Hearing
APPROVED
MINUTES
March 9, 2022

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:01 p.m. the Chairperson convened the meeting, and the following members were present:

Bobbie Mack, Chair
Al Scott, Vice Chair
Anastasia Johnson (absent)

Others Present:

Emerson Davis, Board Attorney
Ellis Watson, Staff Attorney
Donna Brown, Clerk
Barbara Stone, Administrator
Celeste Barlow, Administrative Aide
Olga Antelo-Vasquez, Administrative Aide

NEW VARIANCES

V-129-21 Nhi Tuc Lam and Van Chung, Vietnamese Language Translator, Thanh Vo

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 Board voted 2-0 to hold record open to allow the Civic Association 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 Board voted 2-0 to hold record open to allow the petitioner to provide a revised site plan (demonstrating the location of the existing and proposed fences and sheds to be removed). Attorney Bruce Johnson must clarify if there is a State Highway easement on Ms. Lowe's property.**

V-5-22 Erick Jairo Martinez

Request for variances of 8 feet front yard depth and 3.4% net lot coverage and proposed addition with basement at 5622 31st Avenue, Hyattsville. **The Board resolved, by majority vote, that variances of 8 feet front yard depth and 3.4% net lot coverage be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (a) thru (d).**

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 the driveway for two cars in front of the house at 6104 Osborn Road, Hyattsville. **The Board voted 2-0 to hold record open to allow the petitioner to obtain a two car apron permit from the Site/Road Division.**

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 wood stairs and landing with partial roof to access to the rear of the main floor at 309 Perry Street, Mount Rainier. **The Board voted 2-0 to hold the record open to allow the City of Mount Rainier the opportunity to provide comments.**

DISCUSSION/DECISION

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. **The Board resolved by majority vote, Ms. Anastasia Johnson absent, that 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) be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3.**

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. **The Board resolved by majority vote, Ms. Anastasia Johnson absent, that a waiver of the fence location and height requirement be Approved. The variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 4.**

V-134-21 Levi and Laura Shanks

Request for variances of 13 feet front yard depth and 22% net lot coverage and obtain a building permit to re-construct the covered front porch, covered right side porch and open deck with wood steps at 4514 Riverdale Road, Riverdale. **The Board resolved by majority vote, Ms. Anastasia Johnson absent, that variances of 13 feet front yard depth and 22% net lot coverage be APPROVED. The variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (a) thru (r).**

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 Board voted 2-0 to hold record open to allow the City of Mount Rainier provide comments.**

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.**
- **Record was held open for additional information on driveway. Recalculate lot coverage worksheet**

MINUTES FOR APPROVAL FROM FEBRUARY 23, 2022. The Board resolved by a 2-0 vote, that the minutes be APPROVED.

THE MEETING ADJOURNED AT 10:07 p.m. Motion 2-0, Mrs. Anastasia Johnson absent

Prepared and submitted by:

Olga Antelo Vasquez

