

**AGENDA  
VIRTUAL HEARINGS – 6:00 P.M.  
January 26, 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-137-21 Flor Martinez Ernesto Luna, Language Spanish Translator

Request for a variance of 4 feet front yard depth, 11.9% net lot coverage and waiver of the parking area location requirement at 7711 Muncy Road, Hyattsville.

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) at 3300 Lancer Drive, Hyattsville.

V-130-21 Hutchinson Merton

Request for variances of 5 feet front yard depth, 13.1% net lot coverage, 2 feet rear lot line setback, (accessory buildings for two-sheds) and a waiver of the parking area location requirements at 7724 Penbrook Place, Hyattsville.

V-135-21 Helen P. and Charles Jones III

Request for a waiver of the fence location and height requirements for a fence/wall over 4 feet in height in the front yard/side yard (abutting Linwood Avenue) and a waiver of the parking area location requirement at 5512 Oakbrook Place, Lanham.

V-140-21 Amira Chalabi

Request for variances of 1,000 square feet net lot area and 3 feet each side yard width at 1303 Capitol Heights Blvd., Capitol Height.

**DISCUSSION/DECISION**

V-112-21 James and Elizabeth Concha

Request for a variance of 7.9 feet front yard depth to validate an existing condition (front yard depth) and obtain a building permit for the construction of a porch 5909 Taylor Road, Riverdale Park. **The record was held open to allow the Town of Riverdale the opportunity to provide comments.**

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

Request for a variance of 15 feet front building line width to 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 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 open to allow the BOARD to reconsider additional information.**

**MINUTES FOR APPROVAL FROM JANUARY 12, 2022**