

**AGENDA**  
**VIRTUAL HEARINGS – 6:00 P.M.**  
**July 28, 2021**

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-57-21 Oliver Coleman

Request for a waiver of the parking area location requirement 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 Crystal Lane and Lambert Drive) to obtain a building permit for the unauthorized construction of a driveway partially located in front of the house and for the proposed 6-foot vinyl privacy fence at 3713 Crystal Lane, Temple Hill.

V-62-21 Kathleen Stokes

Request for a variance of 2 feet side street yard depth and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard (abutting Red Top Road and Truman Road) to validate an existing condition (side street yard depth) and obtain a building permit for the construction of a 6-foot fence at 6412 Riggs Road Hyattsville.

V-65-21 India S. and Gayle R. 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.

V-69-21 Michael Toye

Request for a variance of 5 feet side yard width, 2.3% net lot coverage, and a waiver of the parking area location requirement to validate existing conditions (side yard width, net lot coverage and waiver of parking area) and obtain a building permit for widening the driveway in front of the house at 609 Birchleaf Avenue, Seat Pleasant.

V-70-21 Christopher K. Morgan and Kyle Lang

Request for a variance of 1-foot front yard depth 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 Elson Street) to validate an existing condition (front yard depth) and obtain a building permit for the construction of a 6-foot wooden privacy fence at 1509 Erskine Street, Takoma Park.

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 to validate an existing condition (net lot area) 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-72-21 Davis Esch

Request for variances of .8-foot front building line width, a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Fenwood Avenue) and a waiver of the parking area location requirement to validate existing conditions (front building line and a waiver of the parking area) and obtain a building permit for the unauthorized construction of a driveway partially located in front of the house and the proposed a 6-foot vinyl fence at 1402 Fenwood Avenue, Oxon Hill.

**DISCUSSION/DECISION**

V-29-21 Juan Lopez

Request for variances of 1-foot side lot line setback for an accessory building (shed) and 16.5% net lot coverage to validate existing conditions (net lot coverage and accessory building (shed)) and obtain a building permit for the unauthorized construction of a driveway at 7616 Burnside Road, Landover.

**Taken under advisement.**

V-44-21 Marleny Reyes

Request for variances of 10 feet front building line width and 1.7 feet side yard width and waiver of the parking area location requirement to validate existing conditions (front building line width, side yard width and net lot coverage) and obtain a building permit for the construction of a driveway in front of the house at 1801 East-West Highway, Hyattsville. **The record was held open for a final vote by all three members.**

V-47-21 Thomas Liddle

Request for variances of 14.6 feet front yard depth and 2 feet rear lot line setback to validate existing conditions (front yard depth and accessory building (shed)) at 3715 37th Street, Mount Rainier. **The record was held open to allow the Town of Mt. Rainier the opportunity to comment.**

**MINUTES FOR APPROVAL FROM July 14, 2021. |**