

**Virtual Hearing**  
**MINUTES**  
February 23, 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

Others Present:

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

**NEW VARIANCES**

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 voted 3-0 to hold case open to allow the Town of Riverdale the opportunity to provide comments.**

V-6-22 Peter Cornbrooks and Meril Johnson

Request for a variance of 4 feet side yard width and obtain a building permit to construct a deck at 4109 29<sup>th</sup> Street, Mount Rainier. **The Board voted 3-0 to approve variances of 4 feet side yard width and obtain a building permit to construct a deck. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (a) thru (f), (e-f).**

V-9-22 Landover Beverage Realty, LLC

Request for a variance of 4.03% or 12,425sf net lot area of green area requirement to validate an existing condition (green area) at 3570 Pennsy Drive, Landover. **The Board voted 3-0 to approve variances of 4.03% or 12,425sf net lot area of green area requirement to validate an existing (green area). Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 3 (A & B), (B)**

## 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 record was held open to allow the HOA the opportunity to provide comments.**

### 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. **The record was held open to allow the City of Mount Rainier 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 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. **The Board voted 3-0 to approve variances 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. 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-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 voted 3-0 to hold record open to clarify the name of the association.**

### 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 Board voted 3-0 to approve 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. Approval of the waiver is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibit 4 and Exhibit 5.**

## 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.**
- **The Board voted 3-0 to hold record open.**

**MINUTES FOR APPROVAL FROM FEBRUARY 9, 2022. The Board resolved by a 2-0 vote, Mrs. Bobbie Mack, Chair absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 7:34 p.m. Motion 3-0

Prepared and submitted by:

*Olga Antelo Vasquez*

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