

**Virtual Hearing**  
**APPROVED**  
**MINUTES**  
**June 8, 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 - Present  
Al Scott, Vice Chair - Present  
Anastasia Johnson - Present

Others Present:

Emerson Davis, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara Stone, Administrator  
Celeste Barlow, Administrative Aide

**NEW VARIANCES**

**V-28-22 Jose Cruz-Aguilar Spanish Language Interpreter Requested**

Request for variances of (#1) 189 square feet net lot area, (#2) 12 feet rear yard depth/width, (#3) 8.2% net lot coverage and (#4) 2 feet side lot line setback for two accessory buildings (shed and carport) to validate existing conditions (net lot area, rear yard depth/width, side yard width, net lot coverage, accessory building (shed, carport) and obtain a building permit for the unauthorized construction of a driveway extension, concrete patio, carport, a 6-foot vinyl fence and concrete curb at 5607 Emerson Street, Hyattsville. **The record was Taken Under Advisement in order for the Petitioner to take care of water issues. Revised site plan may be required, and re-advertisement needed.**

**V-34-22 Matthew Golub and Samantha Golden**

Request for (#1) waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Taylor Lane and Sandy Creek Road) and obtain a building permit for the construction of a 6-foot fence on a corner lot at 9203 Sandy Creek Road, Fort Washington. **The record was held open to allow the Petitioner to submit signed support letters from the neighbors.**

**V-35-22 David Lingren and Bryan Gordon**

Request for a (#1) variance of 7 feet rear yard depth/width to obtain a building permit for the construction of a deck at 12510 Barnard Court, Brandywine. **The Board resolved, unanimously, that variance of 7 feet rear yard depth/width be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (b).**

V-36-22 Eric Scoggins

Request for (#1) a waiver of the fence location and height requirements for a fence over 4 feet in height in the legal front yard (abutting Shopton Drive) to validate an existing condition (front street line width) and obtain a building permit for the construction of a 6-foot wooden fence at 6301 Shopton Court, Temple Hills. **The Board resolved, unanimously, that a waiver of the fence location and height requirements for a fence over 4 feet in height in the legal front yard (abutting Shopton Drive) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.**

**DISCUSSION/DECISION**

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 record was held open to allow the petitioner to provide a revised site plan (demonstrating the location of existing and proposed fences and shed(s) to be removed). Attorney Bruce Johnson will clarify if there is an SHA easement on Ms. Lowe's property. The record remained open to allow all Board Members to be present.* **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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) be DENIED.**

V-129-21 Nhi Tuc Lam and Van Chung Vietnamese Language Translator Provided: Thanh Voa

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 record was held open to allow the Civic Association to the opportunity to provide comments. The record remained open to allow all Board Members to be present.* **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 15 and approved elevation plans, Exhibits 3 (a) thru (i).**

V-7-22 Jack and Linda Bannister

Request for variances of 1,000 square feet net lot area, 15 feet front building line width, and 1.8% net lot coverage are requested and obtain a building permit for the construction of a two-story dwelling with basement, garage, and driveway at 1517 Pacific Avenue, Capitol Heights. *The record was held open to allow the petitioner to provide notes on the site plan and a height measurement on the elevation Plans. The record remained open for Petitioner to provide a revised elevation that demonstrated the height at mid peak and to provide note on the site indicating the maximum height at mid peak. In addition, provide a note that he has spoken to the neighbor regarding the project setbacks. The record remained open to allow all Board Members to be present.* **The Board resolved, by majority vote, Mr. Albert Scott absent, that variances of 1,000 square feet net lot area, 15 feet front building line width, and 1.8% net lot coverage are requested and obtain a building permit for the construction of a two-story dwelling with basement, garage, and driveway be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 17 and approved revised elevation plans, Exhibits 21 (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 of the driveway in front of the house at 6104 Osborn Road, Hyattsville. The record was held open to allow the petitioner time to obtain the Site/Road Permit for a double driveway. *The record was held open to allow the petitioner time to obtain the Site/Road Permit for a double driveway.* **The Board resolved, by majority vote, Mr. Albert Scott absent, that 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 of the driveway in front of the house be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 22 and approved elevation plan, Exhibit 4.**

V-25-22 Angela Bowman

Request for a (#1) waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Madrillion Way) to obtain a building permit to construct a 6-foot vinyl fence at 1006 Horse Collar Road, Accokeek. *The record was held open to move the fence outside of the recorded 10' Public Utility Easement and obtain a copy of a signed Homeowners Association or full email.* **The Board resolved, by majority vote, Mr. Albert Scott absent, that waiver of the fence height and location requirements for a fence over 4 feet in height in the front yard (abutting Madrillion Way) to obtain a building permit to construct a 6-foot vinyl fence APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 19.**

MINUTES FOR APPROVAL FROM June 8, 2022. **The Board resolved, by majority vote, Mr. Al Scott absent, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:26 p.m.

Prepared and submitted by:

A handwritten signature in cursive script, reading "Barbara J. Stone". The signature is written in black ink on a light-colored background.