

**AGENDA**  
**VIRTUAL HEARINGS – 6:00 P.M.**  
**February 8, 2023**

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. For location of variances on reference site plan, see #'s below.

**NEW VARIANCES**

V-01-23 Bernarda Frias Sanchez, Etal, Spanish Language Interpreter Requested/Sotogomez

Request for variances of 3.5% net lot coverage, 13 feet front building line width and 1-foot side lot line setback for an accessory building (shed) and obtain a building permit for unauthorized constructions of a shed and driveway extension at 2023 Powhatan Road, Hyattsville.

V-80-22 Enock Adewuyi

Request for variances of 4,182 square feet net lot area, 6 feet lot width, and a waiver of fence location and height requirement for a fence over 4 feet in height (abutting Colvin Court, enclosing half basketball court in rear yard) and obtain a building permit to construct a 6-foot ornamental aluminum fence and a 10-foot half basketball court chain link fence at 3600 Colvin Court, Bowie.

V-91-22 Michael & Natasha Whitt

Request for variances of 1.54 acres net lot area and 22 feet front yard depth and obtain permission to construct a 12' x 16' shed and a 10' x 20' shed at 15650 Candy Hill Road, Upper Marlboro.

V-92-22 Ana Yahaira Pena

Request for variances of 1,500 feet net lot area, 15 feet front building line width, 2 feet lot frontage width at front street line, 37% net lot coverage, 2 feet left side yard width 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 Larchmont Avenue) and obtain a building permit for the unauthorized construction of a 6-foot vinyl fence at 734 Larchmont Avenue, Capitol Heights.

V-95-22 Azeb Desta

Request for variances of 5 feet lot width, and a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard and to obtain a building permit for the construction of a 6-foot vinyl fence in the front yard at 8012 18<sup>th</sup> Avenue, Hyattsville,

**DISCUSSION/DECISION**

V-38-22 Carlos Moreno Montieland and Sandra Buruca

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 3.3% net lot coverage to validate existing conditions (net lot area and front building line) and obtain a building permit for the unauthorized construction of a driveway extension and rear covered patio at 1208 Balboa Avenue, Capitol Heights. **The record was held open for Site Road Approval.**

V-57-22 Douglas Rivas Spanish Language Interpreter Provided / Luna

Request for variances of 172 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 30% net lot coverage, 1.1 feet side yard depth and 2 feet rear lot line setback for accessory buildings (shed) to validate existing conditions (net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth and accessory building (shed) and obtain a building permit for the unauthorized construction

of a shed and breezeway at 3510 Lancer Drive, Hyattsville. **The record was held open to give the Petitioner the opportunity to discuss the variance request with the City of Hyattsville and possibly obtain an approval.**

V-74-22 Adam and Maria Betalvi

Request for variances of 15 feet front building line width and 2 feet front street line width and 10% net lot coverage and 2 feet front yard depth to validate existing conditions (lot width, lot frontage (width) at front street line and front yard depth) and obtain a building permit for the construction of a one-story addition with basement at 4708 Banner Street, Hyattsville. **The record was held open to give the petitioner the opportunity to schedule a joint meeting with the City of Hyattsville Council, City Planner and/or Inspector to resolve the remaining concerns.**

V-76-22 Felix Rivas

Request for variances of 2 feet front yard depth and 5 feet left side yard width to obtain a building permit for the construction of a 2<sup>nd</sup> floor addition over existing house at 6117 42<sup>nd</sup> Avenue, Hyattsville. **The record was held open for inspector to do a site visit to confirm there is pavement in the backyard. Lot Coverage must be recalculated to include any pavement that exists but not shown on the site plan. Revised site plan would be needed.**

V-77-22 Joselito Amparo and Ana R. Amparo Lugo

Request for variance of (1) 16% net lot coverage to obtain a building permit to construct a driveway extension at 11711 Chilcoate Lane, Beltsville. **The record was held open to allow the Petitioner to contact the Department of Permit, Inspections and Enforcement to inquire if they can assist in a plan to alleviate the water issues. Petitioner wishes to enlarge the driveway and provide a paved recreation area. In addition, the record was held open for Inspector Swann to contact the homeowner and submit a report to the Board of Appeals.**

V-81-22 Franklin Velasquez

Request for variances of (1) 3.2 feet rear yard depth and (2) a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard (abutting Ager Road) to validate an existing condition (rear yard depth) and obtain a building permit to replace a 4-foot fence with a 6-foot vinyl fence at 2029 Rittenhouse Street, Hyattsville. **The case was open to give the petitioner the opportunity to submit a revised site plan.**

V-83-22 Steve Gerbert

Request for variances of (1) 17.6% net lot coverage and (2) 4 feet front yard depth to validate an existing condition (front yard depth) and obtain a building permit to build two-double garages at 5515 Auth Road, Suitland. **The record was held open to give the petitioner the opportunity to provide clarifications regarding his notice of violation.**

V-90-22 Alicia Steele

Request for a variance of (1) 17 feet front yard depth to obtain a building permit to construct a two-story addition added to front of existing structure, first level of addition will be a two-car garage and associated driveway at 3602 23<sup>rd</sup> Parkway, Temple Hills. **The record was held to give the petitioner the opportunity to provide revised elevation plans.**

MINUTES FOR APPROVAL FROM JANUARY 25, 2023.