

**AGENDA**  
**\*REVISED**  
**HEARINGS – 6:00 P.M.**  
**April 5, 2023**

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-13-23 Silvana Alvarez Velesca Spanish Language Interpreter Requested/ Ruben Sotogomez**

Request for a variance of 1-foot right side yard width to obtain a building permit for the construction of a two-story addition in the rear yard and one-story addition in the left side yard at 8907 Riggs Road, Hyattsville.

**V-2-13 Bluejay Real Estate, CO**

Request for variances of 2.72 feet lot width, 20 feet front yard depth, and .5 feet side yard width to obtain building permit to construct a 21.25' x 23.6' two story addition at 5718 Jefferson Heights Drive, Fairmount Heights.

**V-12-23 Manuel Properties Investments, LLC**

Request for a variance of 10 feet front building line width to construct a two-story single-family dwelling with an open porch, two car garage and driveway at 1611 Dayton Road, Hyattsville.

**DISCUSSION/DECISION**

**AA-1759 Richard Stefan / Walter Green**

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, (DPIE), Enforcement Division to issue Violation Notice CSD No. 22-000-43170, dated November 28, 2022, citing Petitioners with violating Housing Code Section 13-118 (a); International Property Maintenance Code (2018) Section 302.1 which establishes that exterior property area shall not be used for open storage of items to include but not limited to rubbish, garbage, building materials and/or any other items not approved by County Code. Consequently, the owner must act immediately to remediate the situation. Those items cited above must be removed to protect the community. It is imperative to maintain the area very clean and in good sanitary conditions on Residential, Single-Family-Attached (RSF-A) Zoned property, located at 7252 Glenridge Drive, Hyattsville, Prince George's County Maryland. **The record was held open for technical assistance.**

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

Request for variances of 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. The record was held open for the petitioner and Inspector Swann to discuss the changes in the revised site plan.***

\*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 to validate existing conditions (lot width) 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. ***The Board resolved by majority vote 4-0 (Absent-Alston) that 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, 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, Exhibit 18.***

**Due to the Security Exemption Plan requirement, this case must be brought back before the Board to possibly rescind the approval and rereview and rehear the case under the old code in order to review for a waiver of the fence height.**

**MINUTES FOR APPROVAL FROM March 22, 2023.**