

**AGENDA**  
**REVISED**  
**HEARINGS – 6:00 P.M.**  
**May 24, 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-15-23 Benjamin Hidalgo Siguenza Spanish Language Interpreter Requested/Ernesto Luna**

Request for variances of 956 square feet net lot area, 10% net lot coverage, 9 feet lot width, and 4 feet front yard depth to validate existing conditions (net lot area, lot width, net lot coverage and front yard depth) and to obtain a building permit for the unauthorized construction of an open porch in the rear yard at 6900 Leyte Drive, Oxon Hill.

**V-76-22 Felix Rivas Spanish Language Interpreter Requested/Ernesto Luna**

Request for variances of 10% net lot coverage, 2 feet front yard depth and 5 feet left side yard width to validate an existing condition (lot coverage) and to obtain a building permit for the construction of a 2<sup>nd</sup> floor addition over the existing dwelling and to construct a driveway extension at 6117 42<sup>nd</sup> Avenue, Hyattsville.

**V-95-22 Azeb Desta**

Request for a variance of 5 feet front building line 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 an existing condition (front building line) 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. *(Note: Petitioner has requested that this case be reviewed under the prior code. Original approval on February 22, 2023, was reviewed without the Security Exemption and must be rescinded in order to review under the previous Code.)*

**V-9-23 Relda and Derrick Fennell, Sr**

Request for variances of 9,518 square feet net lot area, 66.3 feet lot width at the building line, 20 feet lot width at front street line, 2.2% net lot coverage and 14 feet rear yard depth to validate existing conditions (net lot area, lot width, lot frontage) and to obtain a building permit for the screened porch, steps with landing at 10213 Rockview Terrace, Cheltenham.

**V-27-23 Bar Properties, LLC**

Request for variances of 5 feet front yard depth, 4 feet side yard width and 2.7% lot coverage to validate existing conditions (front yard depth and side yard width) and to obtain a building permit to construct a proposed 16.5' x 26.7' two-story addition and 12.5' x 26.7' wooden deck at 4105 34<sup>th</sup> Street, Mount Rainier.

## **DISCUSSION/DECISION**

### V-87-22 Jose Escobar Velasquez

Request for variances of 844 square feet net lot area, 9 feet net lot width (building line), 6.8 % net lot coverage, 4.7 feet left side yard width and .6 feet right side yard width and a waiver of the fence location requirement/waivers of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Hayden Road) to validate existing conditions (net lot area, lot width, lot coverage and side yard width) and obtain a building permit for the unauthorized construction of a 6-foot vinyl fence, deck with roof cover and steps, gazebo and shed at 2005 Hayden Road, Hyattsville. **The record was approved on March 22, 2023. Due to the need for the Security Exemption Plan approval, by majority vote, the March 22, 2023, the approval was rescinded. The record was held open as the inspector reported that the driveway extension needs the apron approval. The record was also held open for technical assistance in regard to the Security Exemption Plan approval. The case was held open to give the petitioner the opportunity to submit the apron approval.**

### V-92-22 Ana Yahaira Pena

Request for variances 1,500 feet net lot area, 15 feet front building line width, 2 feet lot frontage width at front street line, 30.8% net lot coverage, 2 feet left side yard width and a Security Exemption review for the 2.5-foot fence height to validate existing conditions (net lot area, lot width, lot frontage (width) at front street line, lot coverage, and fence height) and obtain a building permit for the unauthorized construction of an 8.5-foot vinyl fence at 734 Larchmont Avenue, Capitol Heights. **The record was held open for technical assistance regarding the Security Exemption Plan for the fence and for Capitol Heights comments. The case was held open until the Town of Capitol Heights approves all variances requested.**

### \*V-2-23 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. **The record was held open to give the petitioner the opportunity to provide a revised site plan.**

### V-3-23 Cristian R Fuentes Spanish Language Interpreter Provided/Ernesto Luna

Request for variances of 1,429 square feet net lot area, 14% net lot coverage, 6.9 feet lot width, 4 feet right side yard width and 9 feet rear yard depth to validate existing conditions (net lot area, lot width, net lot coverage, side yard and rear yard) and obtain a building permit for the construction of a two-story addition in the rear yard at 4919 Newton Street, Bladensburg. **The record was held open for Petitioner to submit a revised site and elevation plans to demonstrate proposed two-story addition.**

### V-21-23 Evelyn Aguirre

Request for variances of 22 feet lot width, 9 feet lot frontage width at front street line, 8% net lot coverage, 2 feet front yard depth and 6.3 side yard width to validate existing conditions (lot width, lot frontage (width) at front street line, front yard depth and side yard width) and obtain a building permit for the unauthorized covered carport at 6622 24<sup>th</sup> Avenue, Hyattsville. **The record was held open in order for the Petitioner to submit revised site plan and elevation plans demonstrating the location of all gutter and downspouts, to include the location of the steps and gas meter covered by the carport. The Petitioner must also provide the size of the gutters.**

### V-23-23 Rose Wanou

Request for variances of 0.3 feet side yard depth and a Security Exemption review for a fence over 4 feet in height in the front yard (abutting Laurel Bowie Road) and obtain a building permit to construct a 6-foot aluminum fence on a corner lot (abutting Laurel Bowie Road) at 14200 Laurel Bowie Road, Laurel. **The record was held open in order for the Petitioner to submit a revised site plan demonstrating the setback dimensions from the fence to the property line on both Laurel Bowie Road and Snow Acres Drive.**

\*Administrative Business

Nomination and Vote for a temporary Vice Chair to the Board of Appeals.

MINUTES FOR APPROVAL FROM MAY 10, 2023.

Prepared and submitted by:  
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Administrative Aide