



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

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## MINUTES APPROVED July 26, 2023

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:01 p.m. the Chairperson convened the meeting, and the following members were present:

### Board Members:

Bobbie Mack, Chair - Present  
Wm. Carl Isler, Vice Chair - Present.  
Renee Alston, Member - Present  
Teia Hill, Member - Present  
Anastasia Johnson, Member - Absent

### Others Present:

Emerson Davis, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara Stone, Administrator  
Celeste Barlow, Administrative Aide  
Olga Antelo-Vasquez, Administrative Aide

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### NEW VARIANCES

#### V-34-23 Henrique Jose Luis Franco Spanish Language Interpreter Provided/Luna

Request for variances of 15 feet lot width at the building line, 2 feet frontage width at front street line, 5 feet front yard depth, 1-foot right side yard width and a waiver of the parking area location requirement to validate existing conditions (lot width at the building line, lot frontage width at front street line, side yard width and front yard depth) and obtain a building permit for the construction of a driveway in front of the house at 6211 61<sup>st</sup> Place Riverdale. **The record was held open in order for the Petitioner to submit revised site plan demonstrating a curb line between the driveway and the gas meter.**

#### V-38-23 Juan Carlos Morales Ramirez Spanish Language Interpreter Provided/Luna

Request for variances of 34 feet lot width at the building line, 25 feet lot frontage width at front street line and a waiver of the parking area location requirement to validate existing conditions (lot width at the building line and lot frontage width at front street line) and obtain a building permit for the construction of a driveway partially located in front of the house at 2307 Penbrook Circle, Hyattsville. **The record was held open to demonstrate the deck, patio and height of wall in the rear yard.**

#### V-37-23 Ronako and Patrice Edwards

Request for a Security Exemption review for both a 6' fence and 5'6" wall over the allowable height located in the front yard (abutting Quince Apple Court) to obtain a building permit for the unauthorized construction of a 6-foot fence and 5'6" wall in front of the house at 10105 Quince Appel Court, Upper Marlboro. **The record was held open in order for the Inspector to visit the subject site to obtain additional dimensions.**

#### V-39-23 Amani Stebbins

Request for variance of the front yard location requirement for a two-story shed and a one-story shed to validate the front yard location of an existing condition being an accessory one story shed (22'5" x 12'.3") and obtain a building permit to construct a two-story shed (28' x 24') in front yard at 9924 Lanham Severn Road, Lanham. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that for variance of the front yard location requirement be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibit 3.**

#### V-42-23 Diego Cuellar Cornejo and Edwin Valle Cuellar

Request for a variance of 1-foot left side yard width and a waiver of the parking area location requirement to validate an existing condition (side yard width) and obtain a building permit for the construction of a driveway partially located in front of the house at 6950 Greenvale Parkway, Hyattsville. **The record was held open to allow the Petitioner to submit the approved Site Road Site Plan.**

### **ADMINISTRATIVE APPEAL**

#### AA-1769 Thomas Plummer and Kathleen Simmo

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, Inspections Division, to issue Violation Notice CSD No. 23-00014007, dated May 30, 2023, citing Petitioner with violating County Code 1) Section 13-264, Section 13-265, Section 13-267 which prescribe that accumulation of litter and rubbish, high grass and weeds (Height great than 12 inches), and/or inoperable dismantled and unlicensed motor vehicles. 2) International Property Maintenance Code (2018), Section 108.1.1, Housing Code Section 13-113(c), Section 13-114, Section 13-113(d) which prescribe structures on premises is open, vacant, and not secured are declared a hazard to the public. Consequently, the owner of this dwelling on RSF-65 (Residential, Single-Family-65) Zoned, property known as Lot 1, Block P, Subdivision Eastpines, located at 6401 Oliver Street, Riverdale, MD 20737 must correct all the items applicable to prevent issues in detriment to the community. A request was also made for an extension of the grace period should the Board determine that a violation exists. **This Appeal has been rescheduled to September 27, 2023.**

### **DISCUSSION/DECISION**

#### V-30-23 Naun Segovia

Request for variances of 15.6% lot coverage and 1.6 feet accessory building setback to validate existing conditions (lot coverage, accessory building setback) and obtain a building permit for the unauthorized construction of a 37' x 68.1' two story dwelling and 8' x 113.1' covered porch at 11409 Edmonston Road, Beltsville. **The record was held open to allow the Petitioner to submit the approved Site Road Site Plan.**

MINUTES FOR APPROVAL FROM July 12, 2023. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED. THE MEETING ADJOURNED AT 9:21 P.M.**

Prepared and submitted by:

Barbara Stone  
Administrator