

**MINUTES**  
**APPROVED**  
**September 13, 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 -Absent

Wm. Carl Isler, Vice Chair - Present.

Renee Alston, Member - Present

Teia Hill, Member - Present

Anastasia Johnson, Member - Absent

**Others Present:**

Ellis Watson, Staff Attorney

Barbara Stone, Administrator

Celeste Barlow, Administrative Aide

Olga Antelo-Vasquez, Administrative Aide

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**NEW VARIANCES**

V-42-23 Diego Cuellar Cornejo & Edwin Valle Cuellar **Spanish Language Interpreter Provided**  
/Sotogomez

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 Board resolved, by majority vote, Ms. Bobbie Mack and Ms. Anastasia Johnson absent, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 20.**

V-43-23 Enrique Acero **Spanish Language Interpreter Provided** / Sotogomez

Request for variances of 13,219 square feet net lot area, 30 feet lot width at the building line, 20 feet lot width at front street line and waiver of the parking area location requirement to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line and parking area location) and obtain a building permit for the proposed driveway extension at 9947 Elm Street, Lanham. **The record was continued in order for the Petitioner to submit revised site plan in order to provide**

some  
impacts



# BOARD *of* APPEALS

Zoning and Administrative

type of barrier (bollards or curb stop) to avoid vehicular  
to the side porch.

**Prince George's County Government**

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V-40-23 Janie Ford Pratt-Godbolt -

Request for variances of 935 square feet net lot area, 12 feet lot width at the building line, 1-foot front yard depth, 5 feet left side yard width to validate existing conditions (net lot area, lot width at the building line, front yard, and side yard) and obtain a building permit for the proposed one-story addition (8.7' x 10') at 904 Avon Street, Capitol Heights. **The record was held to provide the City of Seat Pleasant the opportunity to submit comments. Staff must correct the legal name of the Petitioner within the record.**

V-44-23 Maria Herrera Cortes & Sandy Vivar Herrera

Request for variances of 5 feet lot width at the building line, 2 feet front yard depth, 8 feet right side yard width and waiver of the parking area location requirement to validate existing conditions (lot width at the building line, front yard depth and side yard width) and obtain a building permit to extend the driveway partially located in front of the house at 4802 Stockton Lane, Hyattsville. **The record was continued in order to provide the petitioner the opportunity to submit revised site plan demonstrating the apron approval. The Petitioner may need a Spanish Interpreter at the next hearing.**

V-46-23 Gill Martinez

Request for variances of 1,460 square feet net lot area, 25 feet lot width at the building line, 12 feet lot width at front street line, 4% net lot coverage and waiver of the parking area location requirement to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line) and obtain a building permit for the construction of single family dwelling with driveway located in front of the house at 4823 Lexington Avenue, Beltsville. **The Board resolved, by majority vote, Ms. Bobbie Mack and Ms. Anastasia Johnson absent, that the variances of 1,460 square feet net lot area, 25 feet lot width at the building line, 12 feet lot width at front street line, 4% net lot coverage and waiver of the parking area location requirement to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line) and obtain a building permit for the construction of a single family dwelling with driveway located in front of the house be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibit 3.**

V-48-23 Victor Najera & Otoniel Ortiz

Request for variances of 9,901 square feet net lot area, 20 feet lot width at the building line, and waiver of the parking area location requirement to validate existing conditions (Net lot area and lot width at the building line) and obtain a building permit to expand the driveway (10' x 32') in front of the house at 11706 Emack Road, Beltsville. **The record was held open for the Petitioner to submit the stamped approved Site Road plans.**

**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 and height requirement 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, covered deck and steps, gazebo and shed at 2005 Hayden Road, Hyattsville. **The Board resolved, by majority vote, Ms. Bobbie Mack and Ms. Anastasia Johnson absent, that 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 and height requirement 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, covered deck and steps, gazebo and shed be APPROVED. Approval of the variances are contingent upon development in compliance with the**

**approved revised site plan, Exhibit 21 and approved elevation plans, Exhibit 3 (a) thru (g).**

V-13-23 Silvana Alvarez Velesca

**Spanish Language Interpreter Provided/Ernesto Luna**

Request for a waiver of the parking area location requirement in order to obtain a building permit for the construction of a two-story addition in the rear yard, one-story addition in the left-side yard and driveway in front of the house at 8907 Riggs Road, Hyattsville. **The Board resolved, by majority vote, Ms. Bobbie Mack and Ms. Anastasia Johnson absent, that a waiver of the parking area location requirement in order to obtain a building permit for the construction of a two-story addition in the rear yard, one-story addition in the left-side yard and 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 26 and approved elevation plans, Exhibit 3 (a) thru (b).**

V-32-23 Wayne Bacchus

Request for variances of 500 square feet net lot area, 5 feet lot width, and 10% lot coverage to validate existing conditions (net lot area, lot width) and obtain a building permit in order to construct a 1,180.6 square foot driveway extension at 726 Larchmont Avenue, Capitol Heights. **The record was held open to give the Town of Capitol Heights the opportunity to provide comments.**

V-34-23 Henriquez 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 Board resolved, by majority vote, Ms. Bobbie Mack and Ms. Anastasia Johnson absent, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 16.**

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 Board resolved, by majority vote, Ms. Bobbie Mack and Ms. Anastasia Johnson absent, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 18.**

MINUTES FOR APPROVAL FROM July 26, 2023. **The Board resolved, by majority vote, Ms. Bobbie Mack and Ms. Anastasia Johnson absent, that the minutes be APPROVED. THE MEETING ADJOURNED AT 8:47 P.M.**

Prepared and submitted by:

Olga Antelo Velasquez  
Administrative Aide