



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

WAYNE K. CURRY COUNTY ADMINISTRATION BUILDING, LARGO, MARYLAND 20774  
**TELEPHONE (301) 952-3220**

## ***NOTICE OF FINAL DECISION***

## ***OF BOARD OF APPEALS***

RE: Case No. V-24-25 R&R Rivera Investment LLC

Enclosed herewith is a copy of the Board Order setting forth the action taken by the Board of Appeals in your case on the following date: September 10, 2025

## **CERTIFICATE OF SERVICE**

This is to certify that on December 23, 2025, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.

Ellis Watson

Ellis Watson  
Administrator

cc: Petitioner  
Adjoining Property Owners  
M-NCPPC, Permit Review Section  
DPIE/Building Code Official, Permitting  
Casey L. Cirner, Attorney  
Anthony Nardo, Engineer

***BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND***  
***Sitting as the Board of Zoning Appeals***

Petitioner: R&R Rivera Investment LLC

Appeal No.: V-24-25

Subject Property: Lot 8, Block F, Gregory Estates Subdivision, being 6607 Greig Street, Capitol Heights, Prince George's County, Maryland

Spanish Languages Translator(s): Ruben Sotogomez (Translated on June 18, 2025)

Ernesto Luna (Translated on September 10, 2025)

Attorney for Applicant: Casey Cirner, Esq., Miles & Stockbridge

Witnesses: Scott Wolford, Architect

Anthony Nardo, Project Manager

David Lee, Designer

Juan Swann, Inspector, Department of Permitting, Inspections, and Enforcement (DPIE)

Municipality: Town of Seat Pleasant

Heard: June 18, 2025 Decided: September 10, 2025

Board Members Present and Voting: Omar Boulware, Chair

Phillippa Johnston, Vice Chair

Dwayne A. Stanton, Member

**RESOLUTION**

This appeal is brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), requesting a variance from the strict application of the provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance").

In this appeal, a proceeding pursuant to Section 27-230 of the Zoning Ordinance, Petitioners request that the Board approve a variance from Section 27-442(e)(Table IV) that prescribes that each lot shall have a front yard at least 25 feet in depth and a rear yard at least 20 feet in depth/width. Variances of 12 feet front yard depth and 3.7 feet rear yard depth/width are requested.

**Evidence Presented**

The following testimony and record evidence were considered by the Board:

1. The property was subdivided in 1949, before the adoption of the *Prince George's County Zoning Ordinance and Landscape Manual*, contains 5,852 square feet, is zoned RSF-65 (Residential, Single-Family-65), and is improved with a foundation for a single-family dwelling, concrete pads, and a concrete driveway. Exhs. 2, 4, 5, 12, and 13 (A) thru (F).

2. The Petitioner proposes to validate an existing condition (lot frontage) and obtain a building permit for the reconstruction of the proposed site, including the existing foundations, renovation to the first and second floors, and a new roof, covered porch, window well, concrete patio in the rear, knee wall in the sidewalk connecting to the existing sidewalk. Variances of 12 feet front yard depth and 3.7 feet rear yard depth/width are requested. Exhs. 1, 2, 7 (A), 8 (A) thru (O), 10 (A) thru B, 13 (A) thru (F), 20, and 32.

3. Attorney for the Applicant, Ms. Cirner, Esq., stated that the applicant is seeking a variance under the prior *Prince George's County Zoning Ordinance and Subdivision Regulations*. Exh. 2.

4. Further, Ms. Cirner, Esq., stated that the variances are needed to validate the original encroachments on the specific property when it was constructed in the 1950s. Exhs. 8 (A) thru (O), and 13 (A) thru (F).

5. Additionally, Ms. Ciner, Esq, stated that the original house on the subject property was lost in a fire in approximately 2013-2014. Exh. 2.

6. Ms. Cirner, Esq. stated that the previous owner of the subject property commenced reconstructing the house; however, the project was abandoned. The applicant wants to complete the abandoned construction on the home.

7. Further, Ms. Cirner, Esq. stated that the subject property is unique due to it having an irregular shape that includes an angled rear lot line that skews its depth and the rear line of the building footprint. The property also has shallowness and sloping topography. Exhs. 6, 8 (A) thru (O), 13 (A) thru (F), and 20.

8. DPIE, Inspector Swann, testified that the information provided by the applicant was not accurate, and approximately 85% of the foundation was rebuilt without a permit. Further, Inspector Swan testified that the applicant needs to apply for a “rebuild” permit.

9. Additionally, Inspector Swann testified that the subject property is under violation because most of the foundation was razed and rebuilt.

10. Chair Boulware asked Inspector Swann when the new construction on the subject property was discovered. Inspector Swann replied that the rebuild was discovered in 2020. Chair Boulware confirmed with Ms. Cirner, Esq., that the applicant purchased the subject property in 2024.

11. Ms. Cirner, Esq. acknowledged the fact that the foundation was rebuilt; however, the applicant did not make any further modifications and was under the impression that the foundation could be used to rebuild the house on the subject property. Additionally, Ms. Cirner, Esq. stated the applicant met with the Mayor and Town Council of the Town of Seat Pleasant to address issues caused by previous ownership. Exh. 24.

12. Chair Boulware called for a motion to continue the case for technical assistance due to information that was not included in the original record. For clarification, Chair Boulware asked Inspector Swann if the violation was sent to the current owner/applicant. Inspector Swann testified that the violation was not sent to the current owner/applicant.

13. Board Member Stanton made the Motion to Continue V-24-25 for Technical Assistance and Additional Testimony. The motion was seconded by Vice Chair Johnston. Motion carried by a 3-0 vote.

14. Case V-24-25 resumed on September 10, 2025, with three (3) members present.

15. Chair Boulware provided a brief recap of the June 18, 2025, meeting and asked Inspector Swann if the violation had been cleared. Inspector Swann testified that the violation occurred with the previous owner, not the current owner. Inspector Swann further testified that the violation is not cleared; however, the applicant is working with DPIE to resolve the outstanding issues.

16. Chair Boulware asked Ms. Cirner, Esq., if there was any additional information to provide. Ms. Cirner, Esq., indicated that the requested variances were needed to clear the violation and complete the project.

17. Chair Boulware stated that the violation was not self-inflicted by the applicant, and the Town of Seat Pleasant has approved the requests found in the variance application; therefore, the Board was prepared to receive a motion. Exh. 31

18. Vice Chair Johnston made the Motion to approve, and the Motion was seconded by Board Member Stanton. The motion carried by a 3-0 vote.

Applicable Code Section and Authority

The Board is authorized to grant the requested variances if it finds that the following provisions of Section 27-230 of the Prince George's County Zoning Ordinance are satisfied:

A variance may only be granted when the review board or official, as appropriate, finds that:

- (1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);
- (2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property.
- (3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions.
- (4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the General Plan or any Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property.
- (5) Such variance will not substantially impair the use and enjoyment of adjacent properties; and
- (6) A variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

Findings of the Board

After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variance complies with the applicable standards set forth in Section 27-230 more specifically:

Due to the subject property being originally constructed in 1949, before the adoption of the *Prince George's County Zoning Ordinance and Subdivision Regulation*, and having an irregular shape with an angled rear lot line that causes varying topographical concerns, the particular uniqueness and peculiarity of the specific property would impede the Petitioner from validating existing conditions on his property and reconstructing a house on the current footprint. *See, North v. Saint Mary's County*, 99 Md. App. 502, 638 A.2d 1175 (1994). Additionally, the Board concluded that these variances are minimally necessary to overcome the exceptional physical conditions found on the property due to the Petitioner validating the existing conditions to certify the encroachments and are not expanding the footprint of the house. The Board reviewed the record and found that granting the relief requested would not substantially impair the intent, purpose, and integrity of the General Plan or Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property. Moreover, there was no evidence presented or contained in the record that the variance would substantially impair the use and enjoyment of adjacent properties, and would increase the aesthetics of the subject property, as the development has languished for years due to permitting challenges. Lastly, the Board found that the practical difficulty was not self-inflicted, as the Petitioner had not received notice of the violation and worked with the Town of Seat Pleasant to remediate concerns caused by previous ownership.

BE IT THEREFORE RESOLVED, by a 3-0 vote, that variances of 12 feet front yard depth and 3.7 feet rear yard depth/width on the property located at 6607 Greig Street, Capitol Heights, Prince George's County, Maryland, be and is hereby APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 7, and approved elevation plans, Exhibit 10 (A) thru (B).

BOARD OF ZONING APPEALS

By:   
\_\_\_\_\_  
Omar Boulware, Chair

APPROVED FOR LEGAL SUFFICIENCY

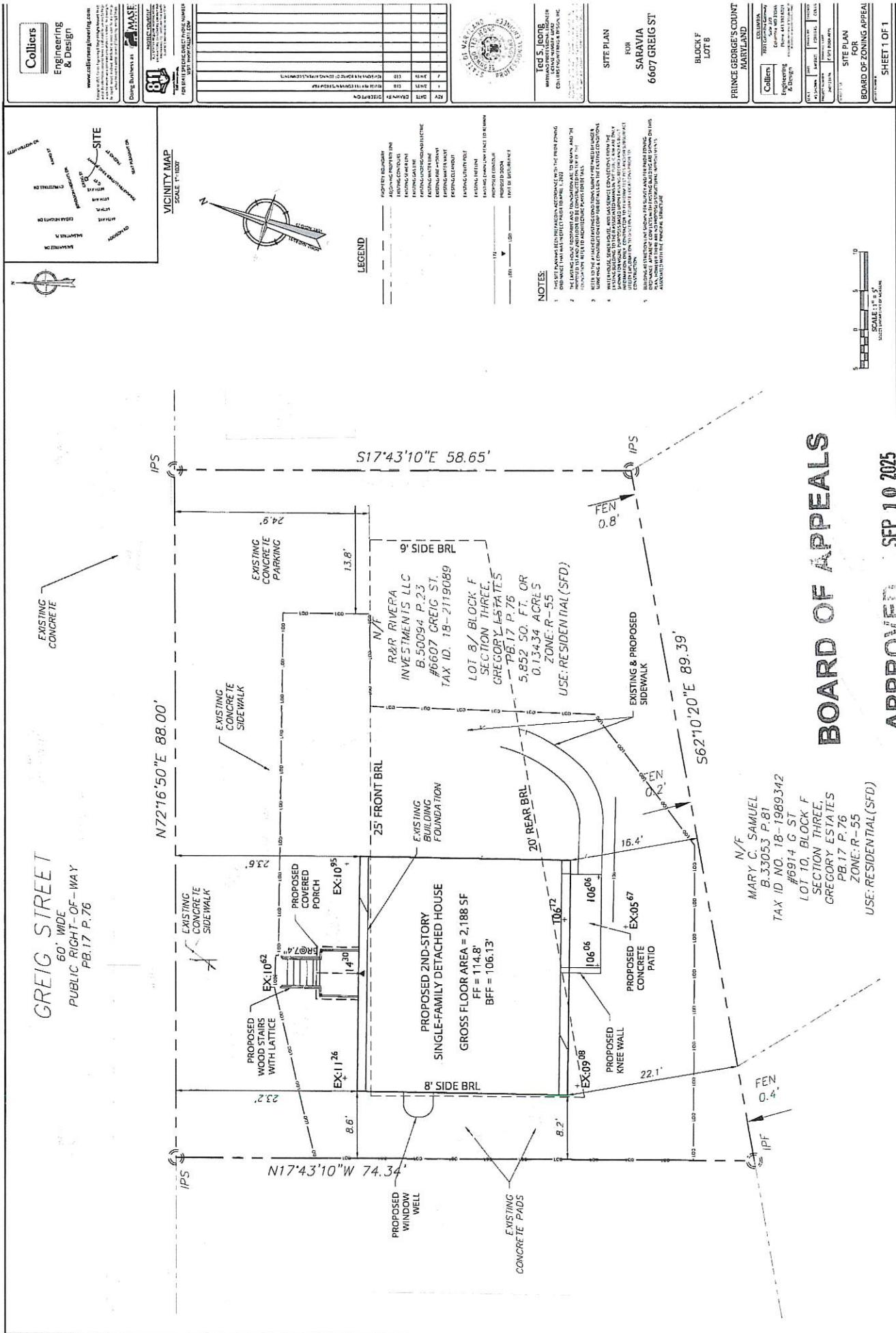
By:   
\_\_\_\_\_  
Keisha A. Garner, Esq.

**NOTICE**

Within thirty (30) days from the date of this decision, any person, firm, corporation, or governmental agency who was a party to the Board's proceedings and is aggrieved by its decision may file an appeal to the Circuit Court of Prince George's County.

Further, Section 27-3613(c)(10)(B) of the Prince George's County Code states:

A decision of the Board, permitting the erection of a building or structure, shall not be valid for more than two (2) years, unless a building permit for the erection is obtained within this period and the construction is started and proceeds to completion in accordance with the terms of the decision and the permit.



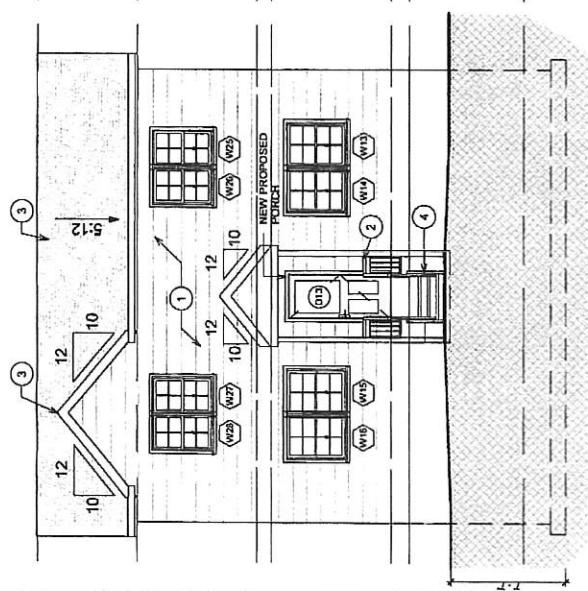
*Ellis Watson*  
ADMINISTRATOR

EXH. # 7 V-24-25

# BOARD OF APPEALS

APPROVED SEP 10 2025

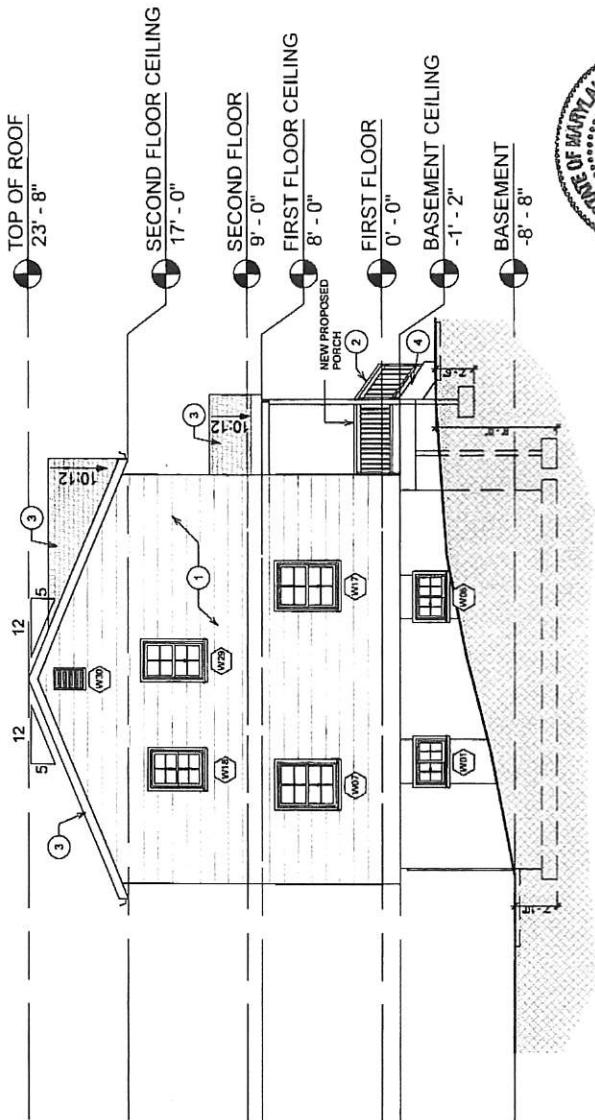
Ellis Watson  
ADMINISTRATOR



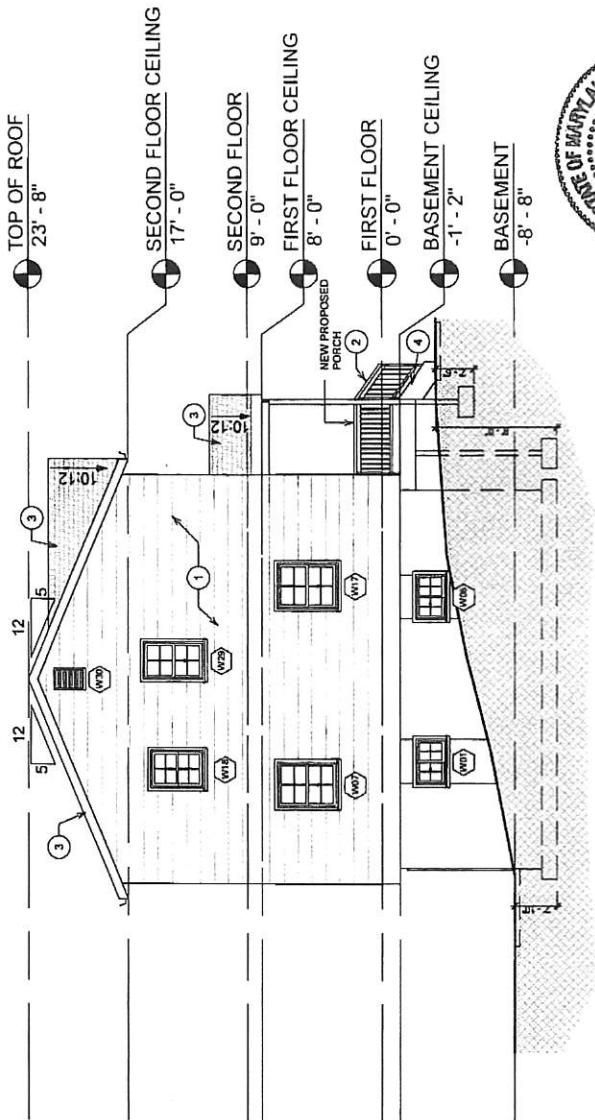
PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

PROPOSED KEY NOTES:

- ① NEW 6" EXTERIOR WALL WITH VINYL SIDING.
- ② NEW WOOD RAILING.
- ③ NEW ASPHALT SHINGLES ROOF.
- ④ NEW WOOD STAIR.



PROPOSED LEFT ELEVATION  
1/8" = 1'-0"



PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

PROPOSED KEY NOTES:	
① NEW 6" EXTERIOR WALL WITH VINYL SIDING.	② NEW WOOD RAILING.
③ NEW ASPHALT SHINGLES ROOF.	④ NEW WOOD STAIR.

<p>OWNER: HECTOR SARAVIA 6674 GREG ST CAPITOL HEIGHTS, MD BUILD &amp; DESIGN CONSTRUCTION INC. 5824 HUBBARD DRIVE ROCKVILLE MD, 20852 OFFICE: 240-869-4897 CELL: 301-821-0956 buliddesigninc@gmail.com</p>		<p>REMARK DATE 20743 OWNER: HECTOR SARAVIA 6674 GREG ST CAPITOL HEIGHTS, MD BUILD &amp; DESIGN CONSTRUCTION INC. 5824 HUBBARD DRIVE ROCKVILLE MD, 20852 OFFICE: 240-869-4897 CELL: 301-821-0956 buliddesigninc@gmail.com</p>	
<p><b>SARAVIA'S HOUSE</b></p> 			
<p>PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE <u>2025-11-01</u> NO. <u>22-563-ED</u> LICENSING NO.: <u>22-563-ED</u> EXPIRATION DATE: <u>2025-11-01</u></p>			
<p>EXH. # <u>10(AB)</u> <u>V-24-25</u></p>			
<p>SHEET: <u>A1.5</u></p>			

<p>OWNER: HECTOR SARAVIA</p> <p>6607 GRIG ST CAPITOL HEIGHTS, MD 20743</p> <p>CONSTRUCTION INC.</p> <p>BUILD &amp; DESIGN</p> <p>524 HUBBARD DRIVE</p> <p>ROCKVILLE MD, 20852</p> <p>OFFICE: 240-869-4897</p> <p>CELL: 301-821-0956</p> <p>bulldesiginc@gmail.com</p>	
<p><b>SARAVIA'S HOUSE</b></p> <p>REMARKS</p> <p>DATE</p> <p>ISSUED: 25/2/2023 14:53:31</p> <p>PROJECT NO. 22-563-ED</p> <p>DRAWN BY: M.P. CHECKED BY: ED</p> <p>PROPOSED BACK &amp; RIGHT ELEVATIONS</p> <p>SCALE: AS NOTED</p> <p>EXPIRATION DATE: 5-26-26</p> <p>SHEET: A1.6</p>	
<p><b>PROPOSED BACK ELEVATION</b></p> <p>1/8" = 1'-0"</p> <p><b>PROPOSED KEY NOTES:</b></p> <ul style="list-style-type: none"> <li>① NEW 6" EXTERIOR WALL WITH VINYL SIDING.</li> <li>② NEW WOOD RAILING.</li> <li>③ NEW ASPHALT SHINGLES ROOF.</li> <li>④ NEW WOOD STAIR.</li> </ul>	
<p><b>PROPOSED RIGHT ELEVATION</b></p> <p>1/8" = 1'-0"</p> <p><b>PROFESSIONAL CERTIFICATION</b></p> <p>I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. NO. 25-563-ED EXPIRATION DATE: 5-26-26</p> <p><b>10(B)</b></p>	