



BOARD of APPEALS

Zoning and Administrative

Prince George's County Government
Wayne K. Curry Administration Building
1300 McCormick Drive
3rd Floor
Largo, MD 20774
Phone: 301-952-3220
boardofappeals@co.pg.md.us

Virtual Hearing **APPROVED** **MINUTES** **November 9, 2022**

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:03 p.m. the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present
Anastasia Johnson, Member - Present
Wm. Carl Isler, Member – Present at 7:11p.m.
Renee Alston, Member - Present
Teia Hill - Present

Others Present:

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

NEW VARIANCES

V-56-22 Andres Quintanilla

Request for variances of 830 square feet net lot area, 20 feet lot width, 7 feet lot frontage, 16 feet side street yard width and 3 feet side yard width to validate existing conditions (net lot area, lot width, lot frontage) and obtain a building permit to construct a 6' x 11'open porch, 12' x 25' addition and 9' x 25' covered porch at 4626 Quimby Avenue, Beltsville. **The Board resolved, by majority vote, Mr. Isler absent, that variances of 830 square feet net lot area, 20 feet lot width, 7 feet lot frontage, 16 feet side street yard width and 3 feet side yard width be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (A) thru (C).**

V-57-22 Douglas Rivas

Request for variances of 172 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 30% net lot coverage, 1.1 feet side yard depth and 2 feet rear lot line setback for accessory buildings (shed) to validate existing conditions (net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth and accessory building (shed) and obtain a building permit for the unauthorized construction of a shed and breezeway at 3510 Lancer Drive, Hyattsville.

The record was held open and rescheduled to December 14, 2022, in order to obtain an Interpreter.

V-67-22 Rosario Salgado

Request for variances of 578 square feet net lot area, 15 feet front building line width, 4 feet front yard depth, and 3.2 feet side yard width to validate existing conditions (net lot area, lot width, front yard and side yard width) and obtain a building permit for the unauthorized construction of a deck at 5820 31st Place, Hyattsville. **The record was held open and rescheduled to November 30, 2022, in order to obtain comments from the City of Hyattsville.**

V-69-22 Molly Canty and Nicholas Jablonski

Request for variances of (1) 500 square feet net lot area, (2) 15 feet lot width, (3) 2 feet lot frontage, (4) 11.2 % net lot coverage, (5) 0.9-foot front yard depth, and (6) 2 feet side lot line setback for an accessory building permission to validate existing conditions (net lot area, lot width, lot frontage, lot coverage, front yard depth, and accessory building setback) and obtain a building permit in order to construct an enclosed staircase addition at 3905 Oliver Street, Hyattsville. **The record was held open and rescheduled to November 30, 2022, in order to obtain comments from the City of Hyattsville.**

V-71-22 Omar Flooring Contractors, LLC

Request for variances of 9 feet lot width, 22.63 lot frontage and 5 feet rear yard depth to validate existing conditions (lot frontage, lot width and rear yard depth) and obtain a building permit to construct a second story addition at 4907 Holly Spring Street, Suitland. **Rescheduled to December 14, 2022.**
Due to the need for Legal Representation, submit Stop Work Order, submit boundary survey, and Interpretation service. In addition, there seems to be an encroachment on the neighboring property.

V-75-22 Idongesit Ebeute

Request for variances of 1,139 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 2 feet front yard depth and 1-foot side yard width to validate existing conditions (net lot area, lot width, lot frontage width at front street line, front yard depth and side yard width) and obtain a building permit to construct a covered front porch at 6409 63rd Place, Riverdale. **The Board resolved, unanimously, that variances of 1,139 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 2 feet front yard depth and 1-foot side yard width be APPROVED.**
Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (a) thru (d).

DISCUSSION / DECISION

V-139-21 Deborah Douglas

Request for variances of 8.15 feet lot frontage and 4.2 feet side yard width to validate an existing condition (lot frontage) and obtain a building permit to construct a 10' x 10' gazebo on top of a 16' x 17' wooden deck at 9107 Patrick Drive, Clinton. **The Board resolved, unanimously, that variances of 8.15 feet lot frontage and 4.2 feet side yard width be APPROVED.**
Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (A) thru (C).

V-38-22 Carlos Moreno Montieland and Sandra Buruca

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 8.3% net lot coverage and a waiver of the parking area location requirement to validate existing conditions (net lot area, front building line and waiver of the parking area) and obtain a building permit for the unauthorized construction of a driveway extension and rear covered patio at 1208 Balboa Avenue, Capitol Heights. **The record was held open to allow the Petitioner to submit an approved stamped Site Road Site Plan or apron permit and increase the height of the wheel stop.**

MINUTES FOR APPROVAL FROM October 26, 2022. **The Board resolved, by majority, vote 5/0/0, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 8:06 p.m.

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "Barbara J. Stone".

