

**MINUTES**  
**APPROVED**

**March 8, 2023**

Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:00 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.  
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

**ADMINISTRATIVE APPEAL**

AA-1759 Richard Stefan / Walter Green

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, (DPIE), Enforcement Division to issue Violation Notice CSD No. 22-000-43170, dated November 28, 2022, citing Petitioners with violating Housing Code Section 13-118 (a); International Property Maintenance Code (2018) Section 301.1 which establishes that exterior property area shall not be used for open storage of items to include but not limited to rubbish, garbage, building materials and/or any other items not approved by County Code. Consequently, the owner must act immediately to remediate the situation. Those items cited above must be removed to protect the community. It is imperative to maintain the area very clean and in good sanitary conditions on Residential, Single-Family-Attached (RSF-A) Zoned property, located at 7252 Glenridge Drive, Hyattsville, Prince George's County Maryland. **The record was held open for technical assistance. The motion carried 5-0.**

**DISCUSSION/DECISION**

V-80-22 Enoch Adewuyi

Request for variances of 4,182 square feet net lot area, 6 feet lot width, and a waiver of fence location and height requirement for a fence over 4 feet in height (abutting Colvin Court, enclosing half basketball court in rear yard) to validate existing conditions (net lot area and lot width) and obtain a building permit

to construct a 6-foot ornamental aluminum fence and a 10-foot half basketball court chain link fence at 3600 Colvin Court, Bowie. ***The record was held open in order for staff to develop a review process for the newly required Safety Exemption Plan Approval for Basketball Courts.*** The record has been held open for the Board to determine the correct process for the newly created Security Exemption Plan. **The motion carried 5-0.**

V-61-22 Marcus Barnes

Request for a variance of 1.5% lot coverage and obtain a building permit for the unauthorized construction of an 18' x 18' shed at shed at 2105 Weber Drive, District Heights. **The record was held open for technical assistance. The motion carried 5-0.**

V-77-22 Joselito Amparo and Ana R. Amparo Lugo

Request for variance of 16% net lot coverage to obtain a building permit to construct a driveway extension at 11711 Chilcoate Lane, Beltsville. ***The record was held open to allow the Petitioner to contact the Department of Permit, Inspections and Enforcement to inquire if they can assist in a plan to alleviate the water issues. Petitioner wishes to enlarge the driveway and provide a paved recreation area. In addition, the record was held open for Inspector Swann to contact the homeowner and submit a report to the Board of Appeals.*** The record was held open for the petitioner and Inspector Swann to discuss the changes in the revised site plan. **The motion carried 5-0.**

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 held open for a report from the Department of Permitting, Inspections and Enforcement Inspector.*** The record was held open until March 22, 2023. **Petitioner must submit a revised site plan. The motion carried 5-0.**

V-92-22 Ana Yahaira Pena

Request for variances of 1,500 feet net lot area, 15 feet front building line width, 2 feet lot frontage width at front street line, 37% net lot coverage, 2 feet left side yard width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Larchmont Avenue) and obtain a building permit for the unauthorized construction of a 6-foot vinyl fence at 734 Larchmont Avenue, Capitol Heights. **The record was held open to allow the City of Capitol Height to provide comments. The motion carried 5-0.**

MINUTES FOR APPROVAL FROM February 25, 2023. **The Board resolved, unanimously, that the minutes be APPROVED.** THE MEETING ADJOURNED AT 7:13 P.M.

Prepared and submitted by:

Olga Antelo-Vasquez  
Administrative Aide