

**MINUTES**  
**APPROVED**  
**April 5, 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 6:00 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, Member - 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-13-23 Silvana Alvarez Velesca **Spanish Language Interpreter Provided/ Ruben Sotogomez**  
Request for a variance of 1-foot right side yard width to obtain a building permit for the construction of a two-story addition in the rear yard and one-story addition in the left side yard at 8907 Riggs Road, Hyattsville. **The record was held open to give the petitioner the opportunity to provide a revised site plan/possible to be readvertised.**

V-2-13 Bluejay Real Estate, CO

Request for variances of 2.72 feet lot width, 20 feet front yard depth, and .5 feet side yard width to obtain building permit to construct a 21.25' x 23.6' two story addition at 5718 Jefferson Heights Drive, Fairmount Heights. **The record was held open to give the petitioner the opportunity to provide a revised site plan. The case has been re-scheduled for April 26, 2023**

V-12-23 Manuel Properties Investments, LLC

Request for a variance of 10 feet front building line width to construct a two-story single-family dwelling with an open porch, two car garage and driveway at 1611 Dayton Road, Hyattsville. **The record was held open for technical assistance.**

## **DISCUSSION/DECISION**

### 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 302.1 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 and rescheduled for May 24, 2023.**

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

Request for a variance of 16% net lot coverage to obtain a building permit to construct a driveway extension at 11711 Chilcoate Lane, Beltsville. **The Board resolved unanimously that a variance of 16% net lot coverage be APPROVED. Approval of the variance is contingent upon development in compliance with the approved site plan, Exhibit 24.**

### V-95-22 Azeb Desta

Request for variances of 5 feet lot width, and a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard to validate existing conditions (lot width) and to obtain a building permit for the construction of a 6-foot vinyl fence in the front yard at 8012 18<sup>th</sup> Avenue, Hyattsville. **Due to the Security Exemption Plan requirement, the approval of the site plan has been rescinded. The record (as a reconsideration) must be re-reviewed under the old code in order to grant a waiver of the fence height.**

MINUTES FOR APPROVAL FROM March 22, 2023. **The Board resolved unanimously that the minutes be APPROVED.** THE MEETING ADJOURNED AT 9:53 p.m.

Prepared and submitted by:

Olga Antelo Vasquez  
Administrative Aide