

**MINUTES  
June 26, 2024**

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 6:12 p.m., the Chairperson convened the meeting, and the following members were present:

**Board Members:**

Bobbie Mack, Chair - Absent  
Wm. Carl Isler, Vice Chair - Present  
Renee Alston, Member - Present  
Teia Hill, Member - Present

**Others Present:**

Keisha Garner, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara Stone, Administrator  
Celeste Barlow, Case Reviewer  
Olga Antelo-Vasquez, Case Reviewer

**NEW VARIANCES**

**V-17-24 Jose Amaya and Santos Diaz Spanish Language Interpreter Provided/Luna**

Request for variances of 839 square feet net lot area, 8 feet lot width, 45.4% lot coverage, and a waiver of the parking area location requirement to validate existing conditions (net lot area and lot width) and obtain a building permit for the unauthorized construction of a 12' x 18' foot one-story addition at 6818 Beacon Place, Riverdale. **The record was held open for the Petitioner to submit a justification letter.**

**V-31-24 Nelson Cuellar Marroquin Spanish Language Interpreter Provided/Luna**

Request for variances of 9,785 square feet net lot area and 24% of net lot coverage area are requested to validate existing conditions (net lot area and lot coverage) and obtain a building permit for the unauthorized driveway extension (57' x 47') at 2309 Apache Street, Hyattsville. **The Board resolved by majority vote, Ms. Mack absent, that variances of 9,785 square feet net lot area and 24% of net lot coverage area are requested to validate existing conditions (net lot area and lot coverage) and obtain a building permit for the unauthorized driveway extension (57' x 47') be DENIED.**

V-50-23 Merhawi Kibrom and Samrawit Bokrestion

Request for variances of 1,500 square feet net lot area, 15 feet lot width at the building line, 2 feet lot width at the front street line, 11.10% net lot coverage, 2 feet left side yard width, 3 feet right side yard width, a waiver of the parking area location requirement, and a security exemption for a fence over 4 feet in height in the front yard to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, side yard, parking area location and security exemption for a fence over 4 feet) and obtain a building permit for the proposed one-story addition (22.7'x 27.5') and covered stoop (4'x 6') at 2005 Virginia Avenue, Hyattsville. **The record was held open for the Petitioner to submit a justification letter.**

V-83-23 Joseline Bonilla Fernandez and Juan Bonilla Reyes

Request for variances of 27-foot lot width, 15-foot lot frontage, and a waiver of the parking area location requirement to validate existing conditions (lot width and lot frontage) at 5110 Flintridge Drive, Hyattsville. **The record was held open for technical assistance in order for staff to contact the Site Roads Section of The Department of Permitting, Inspections, and Enforcement to correct the stamped approved plans, as there are telephone poles in the location of the proposed driveway.**

V-14-24 Simona Gallardo and Jennifer Barrios

Request for variances of 1,000 square feet net lot area, 15 feet lot width, 2 feet lot frontage, 14.5% lot coverage, 7 feet front yard depth, and 1-foot side yard width to validate existing conditions (net lot area, lot width, lot frontage, front yard depth, side yard width) and to obtain a building permit for the construction of a 14' x 14' one-story addition at 5800 30<sup>th</sup> Avenue, Hyattsville. **The Board resolved by majority vote, Ms. Mack absent, that variances of 1,000 square feet net lot area, 15 feet lot width, 2 feet lot frontage, 14.5% lot coverage, 7 feet front yard depth, and 1-foot side yard width to validate existing conditions (net lot area, lot width, lot frontage, front yard depth, side yard width) and to obtain a building permit for the construction of a 14' x 14' one-story addition be DENIED.**

V-22-24 Tran Con and Thao Nguten

Request for variances of 612 square feet net lot area, 5 feet lot width at the front street line, 4 feet right side yard width, and a security exemption for a fence over 4 feet in height in the front yard (abutting Ladova Way) to validate existing conditions (net lot area, frontage width at front street line, side yard, and security exemption for a fence over 4 feet) and obtain a building permit for the unauthorized 5 feet fence and the proposed one-story addition (14' x 13') and covered deck (12' x 10') both over the existing deck at 9500 Ardwick Ardmore Road, Upper Marlboro. **The Board resolved by majority vote, Ms. Mack absent, that variances of 612 square feet net lot area, 5 feet lot width at the front street line, 4 feet right side yard width, and a security exemption for a fence over 4 feet in height in the front yard (abutting Ladova Way) to validate existing conditions (net lot area, frontage width at front street line, side yard, and security exemption for a fence over 4 feet) and obtain a building permit for the unauthorized 5 feet fence and the proposed one-story addition (14' x 13') and covered deck (12' x 10') both over the existing deck be APPROVED. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 19, and approved elevation plan, Exhibit 3.**

V-24-24 Deyar, LLC

Request for variances of 1,000 square feet net lot area and 1% net lot coverage to obtain a building permit for the proposed single-family dwelling of two-story additions (30' x 30'), covered stoop (4' x 6'), basement, and garage at 1306 Opus Avenue, Capital Heights. **The Board resolved by majority vote, Ms. Mack absent, that variances of 1,000 square feet net lot area and 1% net lot coverage to obtain a building permit for the proposed single-family dwelling of two-story additions (30' x 30'), covered stoop (4' x 6'), basement, and garage be APPROVED. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plans, Exhibits 3 (A) thru (B).**

V-27-24 Shetal and Gaurav Bhandari

Request for variances of 9,680 square feet net lot area and 6.6% lot coverage to validate existing conditions (net lot area) and obtain a building permit to construct a driveway extension at 5607 Savannah Drive, Brandywine. **The record was held open for technical assistance in order for staff to determine the prior development standard and for the Petitioner to submit a justification letter.**

**OTHER ZONING APPEALS**

V-35-24 24 HR Discount Grocery

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Zoning Appeals, from the determination of the Department of Permitting, Inspections, and Enforcement to issue Civil Citation Notice Nos. 2Z42311761, 3Z42311762, 4Z42311763 and 5Z42311764, dated March 11, 2024, citing Petitioners with violating County Code Sections 27-593 (a)(1), 27-596 (a), 27-598 (a), 27-593 (a)(3)(6) for displaying pennants, pinwheels, and carnival type attractors which are visible from a street or residential property, and displaying signs without a permit on LTO-C (Local Transit Oriented-Core) zoned property located at 3306 Branch Avenue, Temple Hills, Prince George's County, Maryland. A request was also made for an extension of the grace period should the Board determine that a violation exists. **A motion to dismiss was submitted by the Office of Law, Petitioner, and Legal Representative Traci Scudder, Esq. were in agreement. The Board resolved by majority vote, Ms. Mack absent, that the motion to Dismiss be Granted.**

MINUTES FOR APPROVAL FROM June 20, 2024. **The Board resolved, by majority vote, Ms. Mack absent, that the minutes be APPROVED.** THE MEETING ADJOURNED AT 9:03 p.m.

Prepared and submitted by:

Barbara Stone  
Administrator