

**AGENDA  
HEARINGS – 6:00 P.M.  
July 26, 2023**

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session.

**NEW VARIANCES**

**V-34-23 Henrique Jose Luis Franco Spanish Language Interpreter Requested/Luna**

Request for variances of 15 feet lot width at the building line, 2 feet frontage width at front street line, 5 feet front yard depth, 1-foot right side yard width and a waiver of the parking area location requirement to validate existing conditions (lot width at the building line, lot frontage width at front street line, side yard width and front yard depth) and obtain a building permit for the construction of a driveway in front of the house at 6211 61<sup>st</sup> Place Riverdale.

**V-38-23 Juan Carlos Morales Ramirez Spanish Language Interpreter Requested/Luna**

Request for variances of 34 feet lot width at the building line, 25 feet lot frontage width at front street line and a waiver of the parking area location requirement to validate existing conditions (lot width at the building line and lot frontage width at front street line) and obtain a building permit for the construction of a driveway partially located in front of the house at 2307 Penbrook Circle, Hyattsville.

**V-37-23 Ronako and Patrice Edwards**

Request for a Security Exemption review for both a 6' fence and 5'6" wall over the allowable height located in the front yard (abutting Quince Apple Court) to obtain a building permit for the unauthorized construction of a 6-foot fence and 5'6" wall in front of the house at 10105 Quince Appel Court, Upper Marlboro.

**V-39-23 Amani Stebbins**

Request for variances of the front yard location requirement for a two-story shed and a one-story shed to validate the front yard location of an existing condition being an accessory one story shed (22'5" x 12'.3") and obtain a building permit to construct a two-story shed (28' x 24') in front yard at 9924 Lanham Severn Road, Lanham.

**V-42-23 Diego Cuellar Cornejo and Edwin Valle Cuellar**

Request for a variance of 1-foot left side yard width and a waiver of the parking area location requirement to validate an existing condition (side yard width) and obtain a building permit for the construction of a driveway partially located in front of the house at 6950 Greenvale Parkway, Hyattsville.

## **ADMINISTRATIVE APPEAL**

### AA-1769 Thomas Plummer and Kathleen Simmo

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, Inspections Division, to issue Violation Notice CSD No. 23-00014007, dated May 30, 2023, citing Petitioner with violating County Code 1) Section 13-264, Section 13-265, Section 13-267 which prescribe that accumulation of litter and rubbish, high grass and weeds (Hight great than 12 inches), and/or inoperable dismantled and unlicensed motor vehicles. 2) International Property Maintenance Code (2018), Section 108.1.1, Housing Code Section 13-113(c), Section 13-114, Section 13-113(d) which prescribe structures on premises is open, vacant, and not secured are declared a hazard to the public. Consequently, the owner of this dwelling on RSF-65 (Residential, Single-Family-65) Zoned, property known as Lot 1, Block P, Subdivision Eastpines, located at 6401 Oliver Street, Riverdale, MD 20737 must correct all the items applicable to prevent issues in detriment to the community. A request was also made for an extension of the grace period should the Board determine that a violation exists.

## **DISCUSSION/DECISION**

### V-30-23 Naun Segovia

Request for variances of 15.6% lot coverage and 1.6 feet accessory building setback to validate existing conditions (lot coverage, accessory building setback) and obtain a building permit for the unauthorized construction of a 37' x 68.1' two story dwelling and 8' x 113.1' covered porch at 11409 Edmonston Road, Beltsville. **The record was held open for Site Road Approved plans.**

MINUTES FOR APPROVAL FROM July 12, 2023.

Prepared and submitted by:

Barbara Stone  
Administrator