

**MINUTES**  
**APPROVED**  
**JUNE 28, 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 6:03 p.m. the Chairperson convened the meeting, and the following members were present:

**Board Members:**

Bobbie Mack, Chair - Present

Anastasia Johnson, Member - Absent

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

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-13-23 Silvana Alvarez Velesca Spanish Language Interpreter Provided/Ernesto Luna**

Request for a waiver of the parking area location requirement in order to obtain a building permit for the construction of a two-story addition in the rear yard, one-story addition in the left-side yard and driveway in front of the house at 8907 Riggs Road, Hyattsville. **The record was held open for the Petitioner to submit revised site plan demonstrating the location of the current parking area. The proposed parking area must be removed.**

**V-19-23 Marlene Flores Vasquez Spanish Language Interpreter Provided/Ernesto Luna**

Request for a variance of 7 feet front yard depth in order to construct a two-story addition (8' x 24'.1") and one-story addition (second floor 26'.1" x 42'.1") at 6214 Walton Avenue, Suitland. **The record was held open to allow the petitioner the opportunity to revise the site plan and remove the unidentified "box" on the right rear corner of the house.**

V-32-23 Wayne Bacchus

Request for variances of 500 square feet net lot area, 5 feet lot width, and 10% lot coverage to validate existing conditions (net lot area, lot width) and obtain a building permit in order to construct a 1,180.6 square foot driveway extension at 726 Larchmont Avenue, Capitol Heights. **The record was held open to give the Town of Capitol Heights the opportunity to provide comments. In addition, staff is to determine if Erosion Control review is needed as well as retaining wall along the proposed driveway.**

**DISCUSSION/DECISIONS**

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 approved on March 22, 2023. Due to the need for the Security Exemption Plan approval, by majority vote, the March 22, 2023, the approval was rescinded. The record was held open as the inspector reported that the driveway extension needs the apron approval. The record was also held open for technical assistance in regard to the Security Exemption Plan approval. The case was held open to give the petitioner the opportunity to submit the apron approval. The record was held open for Petitioner to submit the approved stamped Site Road site plan.***

V-27-23 Bar Properties, LLC

Request for variances of 5 feet front yard depth, 4 feet side yard width and 2.7% lot coverage to validate existing conditions (front yard depth and side yard width) and to obtain a building permit to construct a proposed 16.5' x 26.7' two-story addition and 12.5' x 26.7' wooden deck at 4105 34<sup>th</sup> Street, Mount Rainier. ***The Town of Mount Rainier has requested a two-month delay in order for the Town to review and provide comments. Petitioner's counsel has submitted a letter requesting additional time for the Town of Mt. Rainier to review the proposal. Revised plans may be required by the Town.***

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 Board resolved, by majority vote, Ms. Anastasia Johnson absent, that 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibits 3 (a) thru (d).**

MINUTES FOR APPROVAL FROM JUNE 14, 2023. **The Board resolved, by majority vote, Ms. Anastasia Johnson absent, that the minutes be APPROVED. THE MEETING ADJOURNED AT 8:19 P.M.**

Prepared and submitted by:

Olga Antelo Vasquez  
Administrative Aide