



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

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## AGENDA HEARINGS – 6:00 P.M. July 12, 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-15-23 Benjamin Hidalgo Siguenza Spanish Language Interpreter Requested/Ruben Sotogomez

Request for variances of 956 square feet net lot area, 10% net lot coverage, 9 feet lot width, and 4 feet front yard depth and a Security Exemption review for a fence over 4 feet in height in the front yard (abutting Leyte Drive) to validate existing conditions (net lot area, lot width, net lot coverage and front yard depth) and obtain a building permit for the unauthorized construction of an open porch in the rear yard and a 3-foot wooden fence on top of a 2-foot wall at 6900 Leyte Drive, Oxon Hill.

### OTHER ZONING APPEALS

#### V-49-23 Tobacco World, Inc.

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, Enforcement Division to issue Zoning Violation Notice No. 25398-2013-00, dated May 16, 2023, citing Petitioner with selling drug paraphernalia without a Use and Occupancy Permit per their current Use and Occupancy Permit No. 25398-2013-00 and requiring Petitioner to cease use of the premises, on C-S-C (Commercial Shopping Center) zoned property located at 6202 Livingston Road, Oxon Hill, Prince George's County, Maryland. As this establishment is not in compliance with the provisions of the Sections and all applicable use and occupancy provisions of the Zoning Ordinance, Prince George's County has determined that revocation of the Use and Occupancy Permit No. 25398-2013-00 is appropriate and necessary to achieve compliance with the Prince George's Code and necessary to maintain the safety and welfare of the public.

### DISCUSSION/DECISION

#### 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.**

## RECONSIDERATION

V-3-23 Cristian Fuente Spanish Language Interpreter Provided/Ernesto Luna

Request for variances of 1,429 square feet net lot area, 14% net lot coverage, 6.9 feet lot width, 4 feet right side yard width and 9 feet rear yard depth to validate existing conditions (net lot area, lot width, net lot coverage, side yard and rear yard) and obtain a building permit for the construction of a two-story addition in the rear yard at 4919 Newton Street, Bladensburg. **The record was held open for Petitioner to submit revised elevations plans demonstrating the back covered porch.**

MINUTES FOR APPROVAL FROM JUNE 28, 2023.

Prepared and submitted by:

Olga Antelo Vasquez  
Administrator