



# BOARD of APPEALS

Zoning and Administrative

Prince George's County Government

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## MINUTES **APPROVED** 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. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:13 p.m. the Chairperson convened the meeting, and the following members were present:

### Board Members:

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

### Others Present:

Emerson Davis, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara Stone, Administrator  
Celeste Barlow, Administrative Aide  
Olga Antelo-Vasquez, Administrative Aide

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### NEW VARIANCES

#### V-15-23 Benjamin Hidalgo Siguenza Spanish Language Interpreter Provided/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. **The Board resolved, by majority vote, Ms. Renee Alston absent, that 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) 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 (c).**

### 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. **By request of the Office Of Law, a motion was submitted to Continue this case. The request was granted by the Board Chair, with no opposition from the Appellants Counsel. Therefore, this case has been continued. Date to be determined.**

## 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.** The record remained open has the Petitioner has requested additional time to obtain a revised site plan as the architect is out of the Country.

### 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 Board resolved, by majority vote, Ms. Renee Alston absent, that a variance of 7 feet front yard depth be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 15 and approved elevation plan, Exhibits 3.**

## 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 Board resolved, by majority vote, Ms. Renee Alston absent, that the original approval granted on May 26, 2023, be rescinded, due to an error shown on the elevation plans. The Board further resolved that variance 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 be APPROVED. Approval of the variances is contingent upon development in compliance with the approved revised site plan, Exhibit 15 and approved revised elevation plans, Exhibits 18 (a) thru (b) and 19 (a) thru (C).**

MINUTES FOR APPROVAL FROM JUNE 28, 2023. **The Board resolved, by majority vote, Ms. Renee Alston absent, that the minutes be APPROVED. THE MEETING ADJOURNED AT 7:01 P.M.**

Prepared and submitted by:

Barbara Stone  
Administrator