

**Virtual Hearing**  
**APPROVED**  
**MINUTES**  
**January 25, 2023**

Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:00 p.m. the Chairperson convened the meeting, and the following members were present:

**Board Members:**

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

**Others Present:**

Emerson Davis, Board Attorney  
Ellis Watson, Staff Attorney  
Donn Brown, Clerk of the Council  
Celeste Barlow, Administrative Aide  
Olga Antelo-Vasquez, Administrative Aide

**NEW VARIANCES**

**V-85-22 Elmer Alexander Umana Spanish Language Interpreter Provided/ Luna**

Request for variances of 3.8% net lot coverage, 5.4 feet front yard depth, 1-foot right side yard width, and 700 square feet net lot area to validate existing conditions (side yard width and net lot area) and obtain a building permit for the construction of a covered porch at 5508 Decatur Street, Hyattsville. **The Board resolved, unanimously, that variances of 3.8% net lot coverage, 5.4 feet front yard depth, 1-foot right side yard width, and 700 square feet net lot area be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3(A) thru (H).**

**V-61-22 Marcus Barnes**

Request for a variance of (1) 1.5% lot coverage to validate existing conditions (lot coverage) and obtain a building permit for the unauthorized construction of an 18' x 18' shed at 2105 Weber Drive, District Heights. **The record was held open to provide the Petitioner additional time to resolve technical difficulties.**

V-81-22 Franklin Velasquez

Request for variances of 3.2 feet rear yard depth and a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard (abutting Ager Road) to validate an existing condition (rear yard depth) and obtain a building permit to replace a 4-foot fence with a 6-foot vinyl fence at 2029 Rittenhouse Street, Hyattsville. **The record was held open to allow the Petitioner the opportunity to submit a revised site plan.**

V-82-22 Market Street Diamonds, Inc. (Dino Lonzano)

Request for variances of 25 feet lot width, 10 feet lot frontage, 1-foot front yard depth and 3 feet side yard width for both sides and validate existing conditions (lot width, lot frontage, front yard depth and side yard width) and obtain a building permit for the construction of a covered entrance, a rear addition and a deck at 5412 Gallatin Street, Hyattsville. **The Board resolved, unanimously, that variances of 25 feet lot width, 10 feet lot frontage, 1-foot front yard depth and 3 feet side yard width for both sides be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3 (A) thru (E).**

V-83-22 Steve Gebert

Request for variances of (1) 17.6% net lot coverage and (2) 4 feet front yard depth to validate an existing condition (front yard depth) and obtain a building permit to build two-double garages at 5515 Auth Road, Suitland. **The record was held open to provide the Petitioner the additional information regarding his violation.**

V-86-22 Jill and Charles Blevins and Cheyenne Lee

Request for variances of 11% net lot coverage, 2 feet side yard width, and 6 feet rear yard depth to validate existing conditions (lot coverage, side yard depth) and obtain a building permit for the construction of an 8 x 12-foot deck at 2801 Crest Avenue, Cheverly. **The Board resolved, unanimously, that variances of 11% net lot coverage, 2 feet side yard width, and 6 feet rear yard depth be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3 A.**

V-87-22 Jose Escobar Velasquez

Request for variances of (1) 844 square feet net lot area, (2) 9 feet net lot width (building line), (3) 6.8 % net lot coverage, (4) 4.7 feet left side yard width and (5) .6 feet right side yard width and a (7) waiver of Request for variances of (1) 844 square feet net lot area, (2) 9 feet net lot width (building line), (3) 6.8 % net lot coverage, (4) 4.7 feet left side yard width and (5) .6 feet right side yard width and a (7) 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, steps, gazebo and shed at 2005 Hayden Road, Hyattsville. **The record was held open for a report from the Department of Permitting, Inspections and Enforcement Inspector.**

V-90-22 Alicia Steele

Request for a variance of (1) 17 feet front yard depth to obtain a building permit to construct a two-story addition added to front of existing structure, first level of addition will be a two-car garage and associated driveway at 3602 23<sup>rd</sup> Parkway, Temple Hills. **The record was held open to provide the Petitioners an opportunity to submit revised elevation plans.**

V-94-22 Kevin and Catrina Coles

Request for a variance of 3.1% net lot coverage to obtain a building permit to construct a two-story single-family home, two-story garage, and driveway at 16713 Candy Hill Road, Upper Marlboro. **The record must be re-advertised and rescheduled to February 22, 2023, to correct the percentage of Lot Coverage to 3.68%.**

**DISCUSSION / DECISION**

V-38-22 Carlos Moreno Montieand and Sandra Buruca

Request for variances of 1,000 square feet net lot area, 10 feet front building line width, 2 feet rear yard depth/width, 3.3% net lot coverage to validate existing conditions (net lot area and front building line) and obtain a building permit for the unauthorized construction of a driveway extension and rear covered patio at 1208 Balboa Avenue, Capitol Heights. **The record was held open for Site Road Approval.**

V-57-22 Douglas Rivas

Request for variances of 172 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 30% net lot coverage, 1.1 feet side yard depth and 2 feet rear lot line setback for accessory buildings (shed) to validate existing conditions (net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth and accessory building (shed) and obtain a building permit for the unauthorized construction of a shed and breezeway at 3510 Lancer Drive, Hyattsville. **The record was held open for Petitioner to discuss the variance request with the City of Hyattsville and possibly obtain an approval.**

V-73-22 Jawanza Yero and Cheryl B. Jones

Request for variances of 9,826 square feet net lot area and 16 feet side yard width to validate an existing condition (net lot area) and obtain a building permit for the construction of a two-story attached garage with a deck at 12604 Woodmore North Boulevard, Bowie. **The Board resolved, by majority vote, Ms. Teeia Hill, absent, that variances of 9,826 square feet net lot area and 16 feet side yard width to validate an existing condition (net lot area) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.**

V-74-22 Adam and Maria Betalva

Request for variances of 15 feet front building line width and 2 feet front street line width and 10% net lot coverage and 2 feet front yard depth to validate existing conditions (lot width, lot frontage (width) at front street line and front yard depth) and obtain a building permit for the construction of a one-story addition with basement at 4708 Banner Street, Hyattsville. **The record was held open as the City of Hyattsville is in Opposition. Although, the city has requested that the Petitioners work with the city to amend the site plan. Spoke with Petitioner's, they wish to provide a letter to the Board with the Neighbors letters which was requested by the chair.**

V-76-22 Felix Rivas

Request for variances of 2 feet front yard depth and 5 feet left side yard width to obtain a building permit for the construction of a 2<sup>nd</sup> floor addition over existing house at 6117 42<sup>nd</sup> Avenue, Hyattsville. **The record was held open for inspector to do a site visit to confirm there is pavement in the backyard. Lot Coverage must be recalculated to include any pavement that exists but not shown on the site plan. Revised site plan would be needed.**

V-77-22 Joselito Amparo and Ana Amparo Lugo

Request for variance of (1) 16% net lot coverage to obtain a building permit to construct a driveway extension at 11711 Chilcoate Lane, Beltsville. *The record was held open to allow the Petitioner to contact the Department of Permit, Inspections and Enforcement to inquire if they can assist in a plan to alleviate the water issues. Petitioner wishes to enlarge the driveway and provide a paved recreation area.* The record was held open for Inspector Swann to contact the homeowner and submit a report to the Board of Appeals.

V-84-22 Ebenezer Akinpetide and Ololade Aroyiwo

Request for waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting White House Road) to obtain a building permit for the installation of a 6-foot fence on a through lot at 1615 Southern Springs Lane, Upper Marlboro. **The Board resolved, by majority vote, Ms. Teeia Hill, absent, that waivers of the fence height and location requirements for a fence over 4 feet in height in the front yard/side yard (abutting White House Road) be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.**

MINUTES FOR APPROVAL FROM January 11, 2023. **The Board resolved, by majority vote, Ms. Teia Hill absent, that the minutes be APPROVED. THE MEETING ADJOURNED AT 10:54 P.M.**

Prepared and submitted by:

A handwritten signature in black ink, reading "Barbara J. Stone". The signature is written in a cursive style with a large initial 'B' and 'S'.

Barbara J. Stone  
Administrator