

**Virtual Hearing**  
**APPROVED**  
**MINUTES**  
**February 8, 2023**

Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:04 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  
Donna Brown, Clerk of the Council  
Barbara Stone, Administrator  
Olga Antelo-Vasquez, Administrative Aide

**NEW VARIANCES**

**V-01-23 Bernarda Frias Sanchez, Etal, Spanish Language Interpreter Provided/Sotogomez**

Request for variances of 3.5% net lot coverage, 13 feet front building line width and 1-foot side lot line setback for an accessory building (shed) and obtain a building permit for unauthorized constructions of a shed and driveway extension at 2023 Powhatan Road, Hyattsville. **The Board resolved by majority vote that variances of variances of 3.5% net lot coverage, 13 feet front building line width and 1-foot side lot line setback 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).**

**V-80-22 Enock Adewuyi**

Request for variances of 4,182 square feet net lot area, 6 feet lot width, and a waiver of fence location and height requirement for a fence over 4 feet in height (abutting Colvin Court, enclosing half basketball court in rear yard) and obtain a building permit to construct a 6-foot ornamental aluminum fence and a 10-foot half basketball court chain link fence at 3600 Colvin Court, Bowie. **Due to new Code requirements for basketball court fence heights, and a new security plan requirement, the record has been held open until such time the Board can determine the course of action.**

V-91-22 Michael & Natasha Whitt

Request for variances of 1.54 acres net lot area and 22 feet front yard depth and obtain permission to construct a 12' x 16' shed and a 10' x 20' shed at 15650 Candy Hill Road, Upper Marlboro. **The Board resolved unanimously that variances of 1.54 acres net lot area and 22 feet front yard depth be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plans, Exhibit 3.**

V-92-22 Ana Yahaira Pena

Request for variances of 1,500 feet net lot area, 15 feet front building line width, 2 feet lot frontage width at front street line, 37% net lot coverage, 2 feet left side yard width and a waiver of the fence location and height requirements for a fence over 4 feet in height in the front yard/side yard (abutting Larchmont Avenue) and obtain a building permit for the unauthorized construction of a 6-foot vinyl fence at 734 Larchmont Avenue, Capitol Heights. **The record was held open for comments from the City of Capital Heights.**

V-95-22 Azeb Desta

Request for variances of 5 feet lot width, and a waiver of the fence height and location requirement for a fence over 4 feet in height in the front yard and to obtain a building permit for the construction of a 6-foot vinyl fence in the front yard at 8012 18<sup>th</sup> Avenue, Hyattsville. **The record was held open for Petitioner to submit a revised site plan to demonstrate the location and height of the proposed fence.**

**DISCUSSION/DECISION**

V-38-22 Carlos Moreno Montieland 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. Record placed in Pending file.**

V-57-22 Douglas Rivas Spanish Language Interpreter Provided / Luna

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 to give the Petitioner the opportunity to discuss the variance request with the City of Hyattsville and possibly obtain an approval. Record placed in Pending file.**

V-74-22 Adam and Maria Betalvi

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 to give the petitioner the opportunity to schedule a joint meeting with the City of Hyattsville Council, City Planner and/or Inspector to resolve the remaining concerns. Record placed in Pending file.**

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. Board requested Inspector visit subject site.**

V-77-22 Joselito Amparo and Ana R. 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. In addition, the record was held open for Inspector Swann to contact the homeowner and submit a report to the Board of Appeals.**

V-81-22 Franklin Velasquez

Request for variances of (1) 3.2 feet rear yard depth and (2) 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 for Petitioner to recalculate the length of fencing along Ager Road.**

V-83-22 Steve Gerbert

Request for variances of 17.6% net lot coverage and 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 Board resolved unanimously that variances of 17.6% net lot coverage and 4 feet front yard depth 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).**

V-90-22 Alicia Steele

Request for a variance of 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 Board resolved unanimously that a variance of 17 feet front yard depth be APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 3 and approved elevation plans, Exhibits 4 (A) thru (G).**

MINUTES FOR APPROVAL FROM January 25, 2023. **The Board resolved, unanimously that the minutes be APPROVED. THE MEETING ADJOURNED AT 8:56 P.M.**

Prepared and submitted by:

A handwritten signature in black ink, appearing to read "Barbara J. Stone". The signature is fluid and cursive, with the first name "Barbara" being the most prominent part.

Barbara J. Stone  
Administrator