

**Virtual Hearing**  
**APPROVED**  
**MINUTES**  
**August 31, 2022**

Pursuant to the provisions of Section 27-231(e)(2) of the Zoning Ordinance, at 6:16 p.m. the Chairperson convened the meeting, and the following members were present:

Bobbie Mack, Chair - Present  
Vice Chair - Vacant  
Anastasia Johnson - Present

**Others Present:**

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

**RECONSIDERATION**

**V-30-21 Javier Rubio Spanish Language Interpreter Provided / Luna**

Request for variances of 1.81 feet front street line width, 3.06 feet front yard depth, 9% net lot coverage and a waiver of the fence location requirement and height requirements for a fence over 4 feet in height in the front yard (abutting Kent Village Drive) to validate existing conditions (front building line, front yard depth, waiver of fence) and obtain a building permit for the unauthorized constructions of a porch, a one-story-rear addition, and driveway extension at 7001 East Forest Road, Landover. **The record was held open to allow a Board Member to review this case in order to vote.**

**NEW VARIANCES**

**V-16-22 Rafael and Gladys Hernandez**

Request for variances of 684 square feet net lot area, 7 feet lot width and) 1.7 feet side yard width to validate existing conditions (net lot area, lot width, side yard width) and obtain a building permit for the construction of a 10' x 26.3' driveway at 5904 Sumner Lane, Oxon Hill. **The record was held open at Petitioners request to increase the driveway width to 12 feet. Petitioner must submit revised site plan and Site Road approval.**

V-51-22 Valarie Pines

Request for variances of 500 square feet net lot area, 2.9% lot coverage, 5-foot lot width and 1-foot side yard width to validate existing conditions (net lot area, lot width, side yard depth) and obtain a building permit for the construction of a proposed driveway extension and conversion of an existing shed to a garage at 4214 Urn Street, Capitol Heights. **The Board resolved by majority vote, Vice Chair seat vacant, that variances of 500 square feet net lot area, 2.9% lot coverage, 5-foot lot width and 1-foot side yard width be APPROVED. Approval of the variances are contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3.**

**ADMINISTRATIVE APPEAL**

AA-1756 Richard L. Stefan

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, (DPIE), Enforcement Division to issue Violation Notice No. CSD 22-00019558, dated April 7, 2022, citing Petitioner with violating County Housing Code Sections 13-18(e), 13-18(a) and International Property Maintenance Code (2000) Section 303.2 and requiring Petitioner to remove, repair or replace garage/shed and maintain in a defect-free condition, repair/replace or remove exterior fencing in disrepair, remove items and maintain premises in a clean and sanitary condition and remove all flaking and peeling paint/rust and apply a protective coating of a weather resistant preservative to all exposed wood and/or metal surfaces on R-35 Zoned (One-Family Semidetached, and Two-Family Detached, Residential) property located at 7252 Glenridge Drive, Hyattsville, Prince George's County, Maryland. **The Board resolved, by majority vote, Vice Chair seat vacant, that the Motion to Dismiss with prejudice is GRANTED.**

**OTHER ZONING APPEAL**

V-26-22 Convenience and Tobacco Corner, LLC.

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Zoning Appeals, from the determination of the Department of Permitting, Inspections and Enforcement, Enforcement Division, to issue Violation Notice CSD Case No.: 53449-2019-00, dated March 9, 2022, being located at 3320 Walters Lane, District Heights, citing Petitioner with:

Part II, Title 17, Subtitle A, Section 4-112 (C), amending International Building Code (2012 ED) Section 105.6, and International Building Code (2012 Ed.)

Section 111.4, you are hereby notified that Use & OCCUPANCY PERMIT No. 53449-2019-00 for the Premises in Violation is hereby revoked. All activities in the building, structure, and on the land at the Subject Property shall cease immediately.

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. 53449-2019 is appropriate and necessary to achieve compliance with the Prince George's Code and necessary to maintain the safety and welfare of the public. **To be rescheduled for three-member vote. New date to be determined.**

## **DICUSSION / DECISION**

V-38-22 Carlos Moreno Montieland and Sandra Buruca

Request for variances of (#1) 1,000 square feet net lot area, (#2) 10 feet front building line width, (#3) 2 feet rear yard depth/width, (#4) 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 Petitioner to provide an apron permit and photos with address of other homes with driveway.* **The record was held open for Petitioner to submit an apron permit from DPIE Site Roads.**

MINUTES FOR APPROVAL FROM July 20, 2022. **The Board resolved, by majority vote, Vice Chair seat vacant, that the minutes be APPROVED.**

THE MEETING ADJOURNED AT 7:34 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, stylized "B" and "S".