

**AGENDA
HEARINGS – 6:00 P.M.
April 10, 2024**

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-50-23 Merhawi Kibrom and Samrawit Bokrestion

Request for variances of 1,500 square feet net lot area, 15 feet lot width at the building line, 2 feet lot width at the front street line, 11.10% net lot coverage, 2 feet left side yard width, 8 feet right side yard width, and waiver of the parking area location requirement, and a security exemption for a fence over 4 feet in height in the front yard (abutting Virginia Avenue) to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, side yard, parking area location and security exemption for a fence over 4 feet) and obtain a building permit for the proposed one-story addition (22.7' x 27.5') and covered stoop (4' x 6') at 2005 Virginia Avenue, Hyattsville.

V-86-23 Maudica Quashie

Request for variances of 24 feet lot width at the building line, 12 feet lot width at the front street line, and waiver of the parking area location requirement to validate existing conditions (lot width at the building line and frontage width at front street line) and obtain a building permit for the proposed driveway (16' x 20') in front of the house at 7917 24th Place, Hyattsville.

V-7-24 Anderson Andrews and Natasha Celestine

Request for variances of 3.3% net lot coverage, 2 feet right side yard width, and 7 feet rear yard depth to validate existing conditions (front yard and side yard) and obtain a building permit to replace the existing deck with a sunroom 9213 Bluefield Road, Upper Marlboro.

V-10-24 Veronica and Nicholas Vargish

Request for variances of 15 feet lot width, 2 feet lot frontage, 8 feet front yard depth and a waiver of the parking area location requirement to validate existing conditions (lot width, lot frontage) and obtain a building permit to construct a proposed 10' x 15' driveway at 5702 Seminole Street, College Park.

V-11-24 Pablo Contreras and Simon Osorio

Request for variances of 15 feet lot width at the building line, 2 feet lot width at front street line, and a security exemption for a wall over 4 feet in height in the front yard (abutting Oliver Street) to validate existing conditions (lot width at the building line, frontage width at front street line, and security exemption for a wall over 4 feet) and obtain a building permit for the new retaining wall (4' 6" height) in the front yard at 4105 Oliver Street, Hyattsville.

V-12-24 Hayat Properties, LLC.

Request for variances of 2.96 feet front yard depth and 14.99 feet side street yard width to validate existing conditions (front yard depth, side street yard width) and obtain a building permit for the demolition of the dwelling's existing second story and construction of a proposed second story at 901 Old Walnut Street, Capitol Heights.

V-13-24 Oscar Calderon

Request for variances of 9,522 square feet net lot area, 10 feet lot width, 45.8% lot coverage, and 5.7 feet front yard depth to validate existing conditions (net lot area, lot coverage, lot width, front yard depth) and obtain a building permit to convert an attic to a proposed second-story addition at 4409 Powder Mill Road, Beltsville.

DISCUSSION / DECISIONS

V-61-23 Efrain Guerra, Et.al

Request for a waiver of the parking area location requirement to obtain a building permit for the unauthorized replacement of 36' x 42' concrete driveway in front of the house at 13215 Claxton Drive, Laurel. **The record was continued in order for the Petitioner to submit a revised site road plan demonstrating the driveway expansion and a grass buffer between the sidewalk and driveway.**

V-79-23 Solomon Kassa

Request for variances of 309 square feet net lot area, 1-foot lot width, and a waiver of the parking area location requirement to validate existing conditions (net lot area, lot width) and obtain a building permit for the unauthorized construction of ~~a retaining wall in the front yard~~ and a 3' x 21' foot driveway extension located in front of the house at 1102 Raydale Road, Hyattsville. **The record was taken under advisement.**

V-95-23 Enock Adewuyi

Request for a waiver of the parking area location requirement and a security exemption for a fence over 4 feet in height in the front yard (abutting East-West Highway and Taylor Road) to validate an existing condition (parking area location) and obtain a building permit to install a 6-foot fence at 4912 Queensbury Road, Riverdale. **The record was taken under advisement.**

V-2-24 David Kucharski

Request for a security exemption for a fence over 4 feet in height in the front yard (abutting Caswell Lane) to install a 6-foot fence at 3705 Media Lane, Bowie. **The record was taken under advisement.**

V-3-24 James and Adriana Bowers

Request for variances of 7% lot coverage and 7 feet front yard depth to obtain a building permit to construct a 28' x 46' two-story addition and a 23.3' x 34' garage addition at 8302 Spruce Hill Drive, Laurel. **The record was taken under advisement.**

MINUTES FOR APPROVAL FROM March 27, 2024.

Prepared and submitted by:

Barbara Stone
Administrator