

**AGENDA
HEARING – 6:00 P.M.
APRIL 22, 2026**

All Board of Appeals hearings are virtual; however, if necessary, a portion of the meeting may be conducted in closed session.

NEW VARIANCES

V-13-26 Juan Orellana and Yolanda Ramirez, Spanish Language Translator Requested, Ernesto Luna

Request for a security exemption approval for a 6-foot metal fence in front of the house (abutting Oregon Avenue) and a 6-foot wooden fence in the side yard (abutting Columbia Park Road); a waiver for a parking area located partially in front of the house; and approval for an accessory building (shed) located at the side yard depth along Columbia Park Road, to validate existing conditions (driveway location and accessory building) and obtain a building permit for the proposed 6-foot aluminum fence abutting Oregon Avenue, the 6-foot wooden fence abutting Columbia Park Road, and a driveway extension on the corner lot at 6801 Columbia Park Road, Landover.

V-2-26 Phoenix Property Developers, LLC

Request for variances of 3,064 square feet net lot area, 25 feet lot width, 12 feet lot frontage, 14.9% lot coverage, 3.08 feet front yard depth, 5 feet side yard width, and 6 feet rear yard depth to validate existing conditions (net lot area, lot width, lot frontage) and obtain a building permit to construct a single-family dwelling at 4303 38th Street, Brentwood.

V-9-26 JAV General Service, LLC

Request for variances of 2,375 square feet net lot area, 10 feet lot width, 7.1 feet front yard depth, 0.6 feet side yard width, 11 feet side street yard width, 1.4 feet rear yard depth, and 1.6% lot coverage to validate existing conditions (net lot area, lot width, front yard depth, side street yard width, side yard width, rear yard depth, lot coverage) and obtain a building permit for the unauthorized construction of a two story addition and a 2nd story addition at 3001 Taylor Street, Mount Rainer.

V-11-26 Karen M. Peek

Request for a variance of 9,500 square feet of net lot area to validate an existing condition (net lot area) and obtain a building permit for the proposed extension of one side of the existing deck (15'x20'), and a screen porch over the deck structure (15'x20') and the replacement of the deck stairs and intermediate landing at 7204 Purple Avens Avenue, Upper Marlboro.

MINUTES FOR APPROVAL FROM APRIL 8, 2026.

Prepared and submitted by:

Ellis Watson

Ellis Watson
Administrator