

**MINUTES**  
**APPROVED**  
**May 8, 2024**

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. 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  
Wm. Carl Isler, Vice Chair - Present  
Renee Alston, Member - Absent  
Teia Hill, Member - Present

Others Present:

Keisha Garner, Board Attorney  
Ellis Watson, Staff Attorney  
Barbara Stone, Administrator  
Celeste Barlow, Case Reviewer  
Olga Antelo-Vasquez, Case Reviewer

**NEW VARIANCES**

**V-25-24 Juan Flores Spanish Language Interpreter Provided/Sotogomez**

Request for variances of 18 feet lot width at the building line, 6 feet lot width at front street line, 2.2 feet side yard width, and waiver of the parking area location requirement to validate existing conditions (lot width at the building line, frontage width at front street line, side yard, parking area location) and obtain a building permit for the unauthorized driveway extension at 2005 Virginia Avenue, Hyattsville. **The record was rescheduled and must be readvertised as the Hearing Notice was incorrect.**

**V-30-24 Edgar Fuentes Contreras Spanish Language Interpreter Provided/Sotogomez**

Request for variances of 10 feet lot width at the building line, 5 feet front yard depth, and waiver of the parking area location requirement to validate existing conditions (lot width at the building line, front yard depth, and side yard width) and obtain a building permit for the proposed 24' x 20' driveway located in front of the house at 2415 Hannon Street, Hyattsville. **The record was taken under advisement.**

**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, 3 feet right side yard

width, a waiver of the parking area location requirement, and a security exemption for a fence over 4 feet in height in the front yard 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. **The record was continued in order for the Petitioner to remove the concrete (patio) area in front of the house and remove the railing separating the driveway from the patio area.**

V-58-23 William Werner

Request for variances of 975 square feet net lot area, 16.3 feet front yard depth, 5 feet rear yard depth/width, 6.1% net lot coverage, 44 feet front street line setback for the carport, 1-foot side lot line setback for the carport, and a waiver of the parking area location, the side/front yard location requirement for an accessory building (carport) and 1-foot side lot line setback for an accessory building (shed) to validate existing conditions (net lot area, front yard setback, rear yard setback, lot coverage, and accessory building) and obtain a building permit for the Proposed carport (28.2' x 21.3') at 4216 Mount Rainier Avenue, Mount Rainier. **The record was taken under advisement.**

V-85-23 Hilliary Brown and Doris Brown

Request for variances of 25-foot lot width, 13-foot lot frontage, and a waiver of the parking area location requirement to obtain a building permit to construct a proposed 10' x 35' driveway at 3215 32<sup>nd</sup> Avenue, Temple Hills. **The record was taken under advisement.**

V-5-24 Mohammad Sheikh, Etal

Request for a waiver of the parking area location requirement to obtain a building permit for the unauthorized construction of the driveway extension in front of the house at 5815 Ottawa Street, Oxon Hill. **The record was held open for the approved Site Road plans.**

V-23-24 Mohammad Ziyad Shalabi

Request for variances of 1,220 square feet net lot area, 9% net lot coverage, and 4 feet rear yard depth to validate an existing condition (net lot area) and obtain a building permit for the construction of a proposed 30' x 42' split foyer single-family home and 10' x 20' driveway at 4711 Mann Street, Capitol Heights. **The record was held open for any additional letter from neighbors.**

V-24-24 Deyar, LLC

Request for variances of 1,000 square feet net lot area, 25 feet front building line width and 12 feet front street line width, 3 feet for left and right-side yard width, and 1% net lot coverage to obtain a building permit for the proposed two-story addition (30' x 30'), covered stoop (4' x 6'), basement, and garage at 1306 Opus Avenue, Capital Heights. **The record has been rescheduled and must be readvertised for June 5, 2024, as the hearing notice was incorrect.**

V-27-24 Shetal and Gaurav Bhandari

Request for variances of 9,680 square feet net lot area and 6.6% lot coverage to validate existing conditions (net lot area) and obtain a building permit to construct a driveway extension at 5607 Savannah Drive, Brandywine. **The record was rescheduled for June 5, 2024.**

V-28-24 Isilda Emilia Vasquez

Request for a waiver of the parking area location requirement to obtain a building permit for the proposed 18' x 24' driveway and the three 12" masonry retaining walls surrounding the driveway at 5309 59<sup>th</sup> Avenue, Riverdale. **The record was rescheduled for June 5, 2024.**

V-29-24 Mohammad Shalabi

Request for variances of 30 feet lot width, 20 feet lot frontage, and 3.8% lot coverage to validate existing conditions (lot width, lot frontage) and obtain a building to construct a proposed two-story single-family dwelling and 10 x 28-foot driveway at 5408 Center Avenue, Lanham. **The record was held for technical assistance to be reheard on June 5, 2024.**

**DISCUSSION/DECISION**

V-90-23 Smita Bhandori

Request for variances of 7 feet lot width at the building line, waiver of the parking area location requirement to validate existing conditions (lot width at the building line and parking area location) and obtain a building permit for the unauthorized gravel extended driveway (25' x 20') partially located in front of the house at 2014 Woodberry Street, Hyattsville. **The Board resolved, unanimously, that variances of 7 feet lot width at the building line and waiver of the parking area location requirement to validate existing conditions (lot width at the building line and parking area location) be DENIED.**

V-95-23 Enock Adewuyi

Request for variances of 4,182 square feet net lot area and 9 feet side yard width to validate an existing condition (net lot area) and obtain a building permit for the unauthorized construction of a 12' x 12' deck, 10' x 22' deck, and 12' x 12' screened porch at 3600 Colvin Court, Bowie. **The record was held open.**

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 held open.**

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 Board resolved, unanimously, that 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 be DENIED.**

V-18-24 Frank Uzoma

Request for a waiver of a security exemption for a fence over 4 feet in height and to obtain a building permit for the unauthorized installation of a 6-foot fence at 14208 Old Stage Road, Bowie. **The Board resolved, unanimously, that a waiver of a security exemption for a fence over 4 feet in height be DENIED.**

V-19-24 Keisha Clarke

Request for variances of 8,510 square feet net lot area, 2 feet lot frontage, and a security exemption plan for a fence over 4 feet in height in the front yard (abutting Meadow Lark Avenue) to validate existing conditions (lot size and lot frontage) and obtain a building permit to construct a 6-foot vinyl fence at 10000 Preakness Drive, Upper Marlboro. **The Board resolved, unanimously, that variances of 8,510 square feet net lot area, 2 feet lot frontage, and a security exemption plan for a fence over 4 feet in height in the front yard (abutting Meadow Lark Avenue) to validate existing conditions (lot size and lot frontage) and obtain a building permit to construct a 6-foot vinyl fence be APPROVED. Approval is contingent upon development in compliance with the approved revised site plan, Exhibit 16, and approved elevation plan, Exhibit 3.**

V-20-24 Jason and Valerie Crocket

Request for variances of 7 feet lot width at the front street line, 5% net lot coverage, and 4 feet rear yard depth (not required per prior variance) and to validate existing conditions (frontage width at the front street line, rear yard, and lot coverage) and obtain a building permit for the proposed screened room at 8911 Palmer Street, Fort Washington. **The Board resolved, unanimously, that variances of 7 feet lot width at the front street line, 5% net lot coverage, and to validate existing conditions (frontage width at the front street line, and lot coverage) and obtain a building permit for the proposed screened room be APPROVED. Approval is contingent upon development in compliance with the approved site plan, Exhibit 2, and approved elevation plan, Exhibit 3 (A) thru (F).**

V-21-24 Chris and Jeanie Brown

Request for variances of 2,500 square feet net lot area, 25 feet lot width, 12 feet lot frontage, 7.6% lot coverage, 7 feet front yard depth, 4 feet side yard width to validate existing conditions (net lot area, lot width, lot frontage, front yard depth, and side yard depth) and obtain a building permit for the construction of a proposed 6-foot vinyl fence, 8-foot vinyl fence, and a 15.33' x 18' one-story addition at 4311 Quinn Street, Capitol Heights. **The Board resolved, unanimously, that v variances of 2,500 square feet net lot area, 25 feet lot width, 12 feet lot frontage, 7.6% lot coverage, 7 feet front yard depth, 4 feet side yard width to validate existing conditions (net lot area, lot width, lot frontage, front yard depth, and side yard depth) be DENIED.**

**MINUTES FOR APPROVAL FROM April 24, 2024. The Board resolved, unanimously, that the minutes be APPROVED. The meeting was adjourned at 1:12 a.m.**

Prepared and submitted by:

Barbara Stone  
Administrator