

**AGENDA
HEARING – 6:00 P.M.
FEBRUARY 25, 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-48-25 Nelson S Santeliz, Spanish Language Interpreter, Requested Ruben Sotogomez

Request for variances of 6,668 square feet net lot area, 2.7% lot coverage, and 13 feet rear yard depth to validate existing conditions (rear yard depth and lot coverage) and obtain a building permit for the proposed one-story addition on top of the existing structure, a porch in the front yard, and a two-story addition in the rear yard at 2203 Apache Street, Hyattsville.

V-81-25 Donatus M Mukum

Request for variances of 656 square feet net lot area, 4.8 feet lot width, and 12.2% lot coverage to validate existing conditions and obtain a building permit to construct a proposed 9.2' x 34.4' roof over an existing masonry porch at 6202 Baltic Street, Capitol Heights.

V-82-25 Ofunne Olisemeka

Request for a waiver for the parking area location to obtain a building permit for the proposed driveway in front of the house at 6610 23rd Avenue, Hyattsville.

DISCUSSION/DECISION

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 on RR (Residential, Rural) Zoned property known as Lot 15, Block B, Lincoln Subdivision at 5408 Center Avenue, Lanham.

Pursuant to Case No: C-16-CV-25-001057, the Board needs to take a Reconsideration vote.

MINUTES FOR APPROVAL FROM FEBRUARY 11, 2026.

Prepared and submitted by:

Ellis Watson

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Administrator