

**AGENDA
HEARING – 6:00 P.M.
DECEMBER 3, 2025**

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

NEW VARIANCES

V-33-25 Bukuru Maneno Swahili Translator Requested, Amos Cherehan

Request for variances of 30 feet lot width, 18 feet lot frontage, and a waiver of the parking area location requirement to validate existing conditions (lot width, lot frontage) and to obtain a building permit for the unauthorized construction of a 15' x 20' driveway and 2.83-foot wooden retaining wall at 5416 67th Avenue, Riverdale.

V-34-25 Genet Tessma Amharic Translator Requested, Meskerem Balkew

Request for variances of 11,563 (sf) of net lot area, 26.7 feet lot width, 13.72 lot frontage width at front street line, 2% of lot coverage, and a waiver for the parking area requirement for a driveway in front of the house to validate existing conditions (net lot area, lot width, lot frontage, and driveway location) and obtain a building permit for the proposed 34' x 8' driveway extension located in front of the house at 4614 Greenwood Road, Beltsville.

V-44-25 Khanh Pham Vietnamese Translator Requested, Phuong-Anh Nguyen

Request for a variance of 12% of lot coverage and a waiver for two accessory buildings located in the front yard (on Fairview Avenue) to validate an existing condition (accessory buildings location) and obtain a building permit for the construction of a driveway at 1015 East West Highway, Takoma Park.

V-59-25 Jim and Wanda Thorpe

Request for variances of 8,627 (sf) of net lot area, 2.7% of lot coverage, a waiver for a security exemption for a fence over 4 feet (abutting Black Berry Court and Crack Willow Court), and for the location of an accessory building in front of the yard (Black Cherry Court) to validate existing conditions (net lot area, lot coverage, and accessory building) and obtain a building permit to remove existing fence and replace for a 6-foot vinyl private fence with two-gates in a corner lot at 1913 Crack Willow Court, Upper Marlboro.

V-64-25 Cindy Yu and Wei Jie Yuan

Request for variances of 9,780 (sf) of net lot area, 10 feet of lot frontage width at the front street line, 9.06% of lot coverage, 5 feet of front yard depth, and 8 feet of rear lot line are requested to validate existing conditions (net lot area, lot frontage width at front street line and front yard) and obtain a building permit for the proposed 22' x 18' screened porch with 3' x 4' landing and steps, and 12' x 38'8" open deck with steps in the rear yard at 2 Pates Drive, Fort Washington.

MINUTES FOR APPROVAL FROM NOVEMBER 19, 2025.

Prepared and submitted by:

Ellis Watson

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Administrator