

**AGENDA
HEARING – 6:00 P.M.
July 23, 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 Language Translator, Stephen Adewole

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-20-25 Khan Properties, LLC

Request for a variance of 6.2% net lot coverage to validate an existing condition (lot coverage) and obtain a building permit for the unauthorized construction of a 30.85 ft x 38.5 ft addition at 2414 Robert Crain Highway, Upper Marlboro.

V-31-25 Jeffery L Lucas

Request for variances of 1,500 square feet net lot area, 14.76 feet lot width at the building line, 1.76 feet lot width at front street line, 2.4% of lot coverage, and 8 feet front yard depth to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, lot coverage, and front yard depth) and obtain a building permit to replace the porch roof at 502 7th Street, Capitol Heights.

V-32-25 Miguel Angel Ramos, III, and Brandyn Marie White

Request for variances of 4.87 feet lot width, 4.3% lot coverage, 8 feet front yard depth (abutting K Street), 2 feet side street yard depth (abutting Cypress Tree Drive), 2 feet rear yard depth, a waiver of the parking area location requirement and a security exemption review for a fence 2 feet over the allowable height located in the front yard to validate existing conditions (lot width, front yard depth, side street yard depth, rear yard depth, lot coverage, driveway location) and to obtain a building permit to construct a 6-foot wooden fence at 900 Cypress Tree Drive, Capitol Heights.

V-35-25 Travis Hudnall

Request for a security exemption review for a fence 2 feet over the allowable height in front yard and side yards (abutting Putters Court) to obtain a building permit for the construction of a 6-foot black aluminum space picket fence in both side yards and a 12-foot-wide x 6-foot-height automated steel dual swing black steel driveway gate at 12304 Putters Court, Upper Marlboro.

DISCUSSION/DECISION

V-27-25 Jose A Reyes Gutierrez, Spanish Language Translator Requested, Ernesto Luna

Request for a waiver of the parking area location requirement to obtain a building permit for the proposed (20' X 31') driveway in front of the property at 2405 Lewisdale Drive, Hyattsville.

The Board voted 3-0 to Hold Open this item for Technical Assistance.

MINUTES FOR APPROVAL FROM JULY 2, 2025.

Prepared and submitted by:

Ellis Watson

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Administrator