

**AGENDA**  
**VIRTUAL HEARINGS – 6:00 P.M.**  
**June 20, 2024**

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

**NEW VARIANCES**

**V-15-24 Johanna Sanders Serrano Spanish Language Interpreter Requested**

Request for a waiver of the parking area location requirement obtain a building permit for the proposed driveway in front of the house (20'x24') at 2203 Banning Place, Hyattsville.

**V-16-24 Henry Isaiah Sanchez Parada Spanish Language Interpreter Requested**

Request for variances of 19.3% lot coverage and 3 feet accessory building setback to obtain a building permit for the unauthorized construction of a 28' x 52.3' concrete parking pad, 15' x 40' carport, 4-foot wooden retaining wall and a 6-foot wooden fence at 7009 Independence Street, Capitol Heights.

**DISCUSSION/DECISION**

**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. **Taken under advisement.**

**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. **Taken under advisement.**

**V-5-24 Mohammad Ashraf Sheikh**

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 in order for the Petitioner to submit the stamped approved Site Road plans.**

**V-6-24 Irma Luis Sanchez**

Request for variances of 1,148 square feet net lot area and 0.4% net lot coverage to validate existing conditions (net lot area and lot coverage) and obtain a building permit for the construction of the unauthorized carport at 4207 Largo Road, Upper Marlboro. **The record was held open in order for the Petitioner to submit a justification letter.**

V-23-24 Mohammad Ziyad Shalabi

Request for variances of 1,220 square feet net lot area, [9%]10% 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]25' driveway at 4711 Mann Street, Capitol Heights. **The record was held for Technical Assistance and for additional letter from neighbors to be submitted. It was determined that the lot coverage was 10% and the driveway dimension were corrected at 10' by 25'.**

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.**

V-11-24 Pablo Contreras and Simon Osorio

Request for variances of 15 feet lot width at the building line, 2 feet lot width at front street line, and a security exemption for a wall over 4 feet in height in the front yard (abutting Oliver Street) to validate existing conditions (lot width at the building line, frontage width at front street line, and security exemption for a wall over 4 feet) and obtain a building permit for the new retaining wall (4' 6" height) in the front yard at 4105 Oliver Street, Hyattsville. **The record was held open in order to obtain a correct letter from the City of Hyattsville.**

V-13-24 Oscar Calderon

Request for variances of 9,522 square feet net lot area, 10 feet lot width, 45.8% lot coverage, and 5.7 feet front yard depth to validate existing conditions (net lot area, lot coverage, lot width, front yard depth) and obtain a building permit to convert an attic to a proposed second-story addition at 4409 Powder Mill Road, Beltsville. **The record was held open in order to obtain stormwater approval and justification letter.**

V-26-24 5271 Temple Hills LLC

Request for variances of 18-foot lot width and 3-foot lot frontage at the front street line to obtain a building permit for the construction of a single-family home and driveway at 5271 Temple Hill Road, Temple Hills. **The record was held open in order for the contract to submit a justification statement.**

V-32-24 Kenneth Grady and Carson Groenewold

Request for a security exemption review for a fence 2 feet over the allowable height located in the front yard to obtain a building permit for the construction of a 6-foot wooden privacy fence in the front yard at 7309 Finns Lane, Lanham. **The record was taken under advisement.**

V-34-24 Marcia and Andree Medlin

Request for a variance of 5.8% net lot coverage and a waiver of location and height requirements for a wall over 4 feet in height in the side yard to obtain a building permit for the construction of a two-story dwelling at 6205 Connaught Court, Upper Marlboro. **The record was held open for Homeowners approval letter.**

V-38-24 OZA Fabien Milord

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Zoning Appeals, from the determination of the Department of Permitting, Inspections, and Enforcement/Enforcement Division to issue Violation Notice No. ZONE-15263, dated March 11, 2024,

citing Petitioner with violating County Code Sections 27-253(a)(1), 4-118(c) and requiring Petitioner to cease use of the premises, including adjoining properties and right of way area. Remove all vehicles, equipment, materials, and items until a valid use and occupancy certificate, including final approval of the certificate, is granted by the Department of Permitting, Inspections, and Enforcement on RSF-65 (Residential, Single-Family 65) zoned property located at Lot 19, Block D, Snowden Oaks Subdivision being 13009 Claxton Drive, Laurel, Prince George's County, Maryland. **The record was taken under advisement.**

MINUTES FOR APPROVAL FROM May 22, 2024.

Prepared and submitted by:

Barbara Stone  
Administrator