

**AGENDA  
HEARING – 6:00 P.M.  
NOVEMBER 19, 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 67<sup>th</sup> Avenue, Riverdale.

**V-44-24 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-63-25 Eolus and Joela Ferguson Portuguese Translator Requested, Christiane Grune**

Request for a security exemption review for a fence 2 feet over the allowable height located in the front yard to construct a 6-foot vinyl fence and a 6-foot aluminum fence and gate at 14901 Mount Calvert Road, Upper Marlboro.

**V-57-25 Sheron Gilling and Patrick Malcom**

Request for variances of 990(sf) net lot area, 7.1 feet lot width, and 1 foot in the rear lot line for an accessory building (shed) to validate existing conditions (net lot area, lot width, and accessory building) and obtain a building permit for the unauthorized construction of a 12' x 12' shed at 711 Somerset Place, Hyattsville.

**V-61-25 Emmanuel Kwadwo Boateng and Amanda Adom Frimpong**

Request for variances of 1,868 (sf) of net lot area, 3 feet side yard depth, and 6 feet rear yard depth to validate an existing condition (net lot area) and obtain a building permit to build a 20' x 16' all-season sunroom in the rear yard at 206 Wingfoot Court, Accokeek.

MINUTES FOR APPROVAL FROM NOVEMBER 5, 2025.

Prepared and submitted by:

*Ellis Watson*

Ellis Watson  
Administrator