

**AGENDA  
HEARING – 6:00 P.M.  
May 7, 2025  
Revised**

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

**NEW VARIANCES**

**V-17-25 Qin Mao Fang Requested Mandarin Translator, Kimmy Cheung**

Request for variances of 4.9 feet lot width, 11% net lot coverage, and waiver of the parking area location requirement to validate existing conditions (lot width at the building line, lot coverage, and parking area location) and obtain a building permit for the new driveway extension in the rear yard (23'6" x 33'8"), driveway in front of the house at the right side (5'2" x 27'7") and driveway (7' x 24'8") partially located at the left side at 2228 Beechwood Road, Hyattsville.

**V-21-25 Walter Enrique Castro Zabala Requested Spanish Translator, Ruben Sotogomez**

Request for variances of 10,309 square feet net lot area, 9 feet lot width at the building line, and a net lot coverage of 7.4% of square feet to validate existing conditions (net lot area, lot width at the building line, and lot coverage) and obtain a building permit for the new driveway extension (17' x 72') at 4911 Wicomico Avenue, Beltsville.

**V-19-25 Jendai Elayne Robinson**

Request for variances of 375 square feet net lot area, 10 feet lot width, 2.9 feet front yard depth, 1.5 feet side yard width, and a waiver of the parking area location requirement to validate existing conditions (net lot area, lot width, front yard depth, side yard width) and obtain a building permit for the construction of a 10' x 34' driveway at 7003 Emerson Street, Hyattsville.

**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" x 38'5" addition at 2414 Robert Crain Highway, Upper Marlboro.

**OTHER ZONING APPEALS**

**V-86-24oza Deo Favente, Inc. (Chendi Fidelis Nde, Sr.)**

This appeal was filed with the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland, from the determination of the Code Enforcement Officer, Department of Permitting, Inspections and Enforcement, to issue a Notice

of Violation, dated October 4, 2024, informing the Petitioner of the violation, Code Section: Housing Section 13-118(a); International Property Maintenance Code (2018) Section 302.1 that requires that DEO FAVENTE INC SUITES remove trash, and maintain in a sanitary condition. In a previous compliance dated 2024-11-15 on violation of Zoning Code Section 27-441(b)(1) that demands the cessation of the operation of a business and the illegal equipment, such as storage of vehicles, trailers, and supplies associated with the use of the site. Has also violated Zoning Code Section 27-441(b)(6) by converting this property into a rooming/boarding house without a use and occupancy certificate. The cited violations above must be corrected immediately on RSF-65 (Residential, Single Family-65) zoned property, Lot J, Block J, Ray Park Subdivision, 1103 Burketon Road, Hyattsville, Prince George's County, Maryland. A request was also made to extend the grace period should the Board determine a violation exists.

MINUTES FOR APPROVAL FROM April 23, 2025.

Prepared and submitted by:

*Ellis Watson*

Ellis Watson

Administrator