

**MINUTES**  
**APPROVED**  
**April 10, 2024**

All Board of Appeals hearings are virtual hearings; however, if necessary, a part of the meeting may be conducted in closed session. Pursuant to the provisions of Section 27-3413(e)(2) of the Zoning Ordinance, at 6:00 p.m., the Chairperson convened the meeting, and the following members were present:

Board Members:

Bobbie Mack, Chair - Present  
Wm. Carl Isler, Vice Chair - Present  
Renee Alston, Member - Absent  
Teia Hill, Member - Present

Others Present:

Ellis Watson, Staff Attorney  
Donna J. Brown, Clerk of the Council  
Celeste Barlow, Case Reviewer  
Olga Antelo-Vasquez, Case Reviewer

**NEW VARIANCES**

**V-50-23 Merhawi Kibrom and Samrawit Bokrestion**

Request for variances of 1,500 square feet net lot area, 15 feet lot width at the building line, 2 feet lot width at the front street line, 11.10% net lot coverage, 2 feet left side yard width, 8 feet right side yard width, and waiver of the parking area location requirement, and a security exemption for a fence over 4 feet in height in the front yard (abutting Virginia Avenue) to validate existing conditions (net lot area, lot width at the building line, frontage width at front street line, side yard, parking area location and security exemption for a fence over 4 feet) and obtain a building permit for the proposed one-story addition (22.7' x 27.5') and covered stoop (4' x 6') at 2005 Virginia Avenue, Hyattsville. **Rescheduled to May 8, 2024**

**V-86-23 Maudica Quashie**

Request for variances of 24 feet lot width at the building line, 12 feet lot width at the front street line, and waiver of the parking area location requirement to validate existing conditions (lot width at the building line and frontage width at front street line) and obtain a building permit for the proposed driveway (16' x 20') in front of the house at 7917 24<sup>th</sup> Place, Hyattsville. **The record was taken under advisement. A motion was made by Chair Mack, seconded by Vice Chair Isler, to take the case under advisement. The motion carried 3-0 (Absent: Board Member Alston).**

**V-7-24 Anderson Andrews and Natasha Celestine**

Request for variances of 3.3% net lot coverage, 2 feet right side yard width, and 7 feet rear yard depth to validate existing conditions (front yard and side yard) and obtain a building permit to replace the existing deck with a sunroom 9213 Bluefield Road, Upper Marlboro. **The record was taken under advisement. A motion was made by Chair Mack, seconded by Vice Chair Isler, to take the case under advisement. The motion carried 3-0 (Absent: Board Member Alston).**

**V-10-24 Veronica and Nicholas Vargish**

Request for variances of 15 feet lot width, 2 feet lot frontage, 8 feet front yard depth, and a waiver of the parking area location requirement to validate existing conditions (lot width, lot frontage) and obtain a building permit to construct a proposed 10' x 15' driveway at 5702 Seminole Street, College Park. **The record was taken under advisement. Chair Mack made a motion, seconded by Vice Chair Isler, to take the case under advisement. The motion carried 3-0 (Absent: Board Member Alston).**

**RECESS AND RECONVENE**

**The meeting was recessed at 6:51 p.m. and reconvened at 6:59 p.m.**

**Chair Mack, seconded by Vice Chair Isler, moved that this meeting be recessed. The motion was carried by unanimous vote. The same motion was made by Chair Mack, seconded by Vice Chair Isler, that this meeting be reconvened. The motion was carried by unanimous vote.**

**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 continued to allow comments from the City of Hyattsville and the petitioner. A motion was made by Chair Mack, seconded by Vice Chair Isler, to continue the case to allow additional testimony. The motion carried 3-0 (Absent: Board Member Alston).**

**V-12-24 Hayat Properties, LLC.**

Request for variances of 2.96 feet front yard depth and 14.99 feet side street yard width to validate existing conditions (front yard depth, side street yard width) and obtain a building permit for the demolition of the dwelling's existing second story and construction of a proposed second story at 901 Old Walnut Street, Capitol Heights. **The record was taken under advisement. A motion was made by Chair Mack, seconded by Vice Chair Isler, to take the case under advisement. The motion carried 3-0 (Absent: Board Member Alston).**

**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 continued in order for the Petitioner to provide revised plans demonstrating a reduction in lot coverage. A motion was made by Vice Chair Isler, seconded by Chair Mack, to continue the case to allow additional testimony. The motion carried 3-0 (Absent: Board Member Alston).**

## **RECESS AND RECONVENE**

The meeting was recessed at 8:08 p.m. and reconvened at 8:20 p.m. *Chair Mack, seconded by Vice Chair Isler, moved that this meeting be recessed. The motion was carried by unanimous vote. The same motion was made by Chair Mack, seconded by Vice Chair Isler, that this meeting be reconvened. The motion was carried by unanimous vote.*

## **DISCUSSION / DECISIONS**

*Chair Mack announced that all discussion/decision cases would be deferred to the April 24, 2024, agenda.*

### **V-61-23 Efrain Guerra, Et.al**

Request for a waiver of the parking area location requirement to obtain a building permit for the unauthorized replacement of 36' x 42' concrete driveway in front of the house at 13215 Claxton Drive, Laurel. **On 2/21/2024, the record was continued in order for the Petitioner to submit a revised site road plan demonstrating the driveway expansion and a grass buffer between the sidewalk and driveway. On April 10, 2024, the case was deferred to April 24, 2024.**

### **V-79-23 Solomon Kassa**

Request for variances of 309 square feet net lot area, 1-foot lot width, and a waiver of the parking area location requirement to validate existing conditions (net lot area, lot width) and obtain a building permit for the unauthorized construction of ~~a retaining wall in the front yard~~ and a 3' x 21' foot driveway extension located in front of the house at 1102 Raydale Road, Hyattsville. **On March 27, the record was taken under advisement. On April 10, 2024, the case was deferred to April 24, 2024.**

### **V-95-23 Enock Adewuyi**

Request for a waiver of the parking area location requirement and a security exemption for a fence over 4 feet in height in the front yard (abutting East-West Highway and Taylor Road) to validate an existing condition (parking area location) and obtain a building permit to install a 6-foot fence at 4912 Queensbury Road, Riverdale. **The record was taken under advisement on March 27, 2024. On April 10, 2024, the case was deferred to April 24, 2024.**

### **V-2-24 David Kucharski**

Request for a security exemption for a fence over 4 feet in height in the front yard (abutting Caswell Lane) to install a 6-foot fence at 3705 Media Lane, Bowie. **The record was taken under advisement on March 27, 2024. On April 10, 2024, the case was deferred to April 24, 2024.**

### **V-3-24 James and Adriana Bowers**

Request for variances of 7% lot coverage and 7 feet front yard depth to obtain a building permit to construct a 28' x 46' two-story addition and a 23.3' x 34' garage addition at 8302 Spruce Hill Drive, Laurel. **On March 27, 2024, the record was taken under advisement. On 4/10/2024, the case was deferred to April 24, 2024.**

## **MINUTES FOR APPROVAL FROM March 27, 2024.**

**The Board resolved, by majority vote, Ms. Alston absent, that the minutes be APPROVED. Board Member Hill moved, seconded by Vice Chair Isler, that the meeting minutes be approved. The motion carried 3-0 (Absent: Board Member Alston).**

**ADJOURN** The meeting was adjourned at 8:19 p.m. *Chair Mack moved, seconded by Vice Chair Isler, that the meeting be adjourned. The motion carried 3-0 (Board Member Alston absent).*

Prepared and submitted by:

Donna J. Brown, Clerk of the Council  
on behalf of Barbara Stone, Administrator