



## Legislation Details (With Text)

**File #:** HCC-305-  
FY24      **Version:** 1      **Name:**

**Type:** Consent Item      **Status:** Agenda Ready

**File created:** 4/26/2024      **In control:** City Council

**On agenda:** 5/6/2024      **Final action:**

**Title:** Variance Request V-11-24, 4105 Oliver Street

**Sponsors:** City Administrator

**Indexes:** Planning & Development

**Code sections:**

**Attachments:** 1. V-11-24 Application, 2. 2024-04-10\_Memo-V-11-24\_Final.ju

Date	Ver.	Action By	Action	Result
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Submitted by: Jeff Ulysse  
Submitting Department: Community & Economic Development  
Agenda Section: Consent

**Item Title:**  
**Variance Request V-11-24, 4105 Oliver Street**

### Suggested Action:

I move the City Council authorize the Mayor to provide correspondence to the Prince George’s County Board of Zoning Appeals in support of zoning variance application V-11-24, to permit a 15 feet lot width at the building line, a 2 feet lot width at front street line, and a security exemption for a wall over 4 feet in height in the required front yard for the subject property located at 4105 Oliver Street.

### Summary Background:

The petitioners, Pablo Contreras and Simon C. Osorio, have applied to the Prince George’s County Board of Zoning Appeals for a zoning variance to validate existing conditions and to obtain a building permit for the new retaining wall (4’ 6” height) in the front yard. The specific violations of the Zoning Ordinance are outlined below:

- Section 27-4202(e)(1) prescribes that a lot shall have a minimum width of 65 feet at the building line and a lot frontage minimum width of 52 feet at front street line
- Section 27-6600(a) prescribes that walls more than 4 feet high shall not be located in any required yard, shall meet the setback requirements for main buildings and shall require a security exemption approval

### Next Steps:

Upon Council approval, the Mayor will send correspondence to the Board of Zoning Appeals.

### Fiscal Impact:

N/A

### City Administrator Comments:

Recommend Approval.

**Community Engagement:**

The Prince George's County Board of Zoning Appeals will schedule a public hearing following a recommendation from City Council

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A