



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