



**OFFICE OF
ZONING HEARING EXAMINER**

AGENDA

Wednesday, February 18, 2026

9:30 AM

**SE/VSE 25001 AC-25001
4932 Prince George's Avenue
(Virtual Hearing)**

Applicant(s): William Nahhas

Location: On the northeast side of Prince George's Avenue, approximately 450 feet northwest of its intersection with Baltimore Avenue (US 1), and identified as 4932 Prince George's Avenue, Beltsville, MD 20705.

Request: Special Exception to allow the use of a parking lot in the RR (Rural Residential) formerly R-R (Rural-Residential) Zone to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone , per the Table of Uses in Sections 27-441(b) and 27-573(b) of the prior Edition of the Zoning Ordinance, on approximately 0.36 acre. Applicant also requests a 5,604 square foot variance from the 20,000-square-foot net lot area requirement in Section 27-442 (b) of the Zoning Ordinance, and a 10-foot reduction in the front street line lot width requirement in Section 27-442(d). AC-25001 is a request for Alternative Compliance for Section 4.7(Buffering Incompatible Uses) to allow a reduction in the width of the required landscape yard along the northwest property line between the parking spaces located in that area.