



**OFFICE OF  
ZONING HEARING EXAMINER**

**AGENDA**

**Wednesday, April 8, 2026**

**(continued from 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 located 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. 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 requirements 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.