

**AGENDA  
HEARING – 6:00 P.M.  
MARCH 11, 2026**

All Board of Appeals hearings are virtual; however, if necessary, a portion of the meeting may be conducted in closed session.

**NEW VARIANCES**

**V-70-25 Solomon Property Management LLC Spanish Language Interpreter, Ruben Sotogomez**

Request for variances of 4.2 front yard depth, 15 feet lot width, and a waiver of the parking area location requirement to validate existing conditions (front yard depth, lot width, and parking area location) and obtain a building permit for the unauthorized construction of a two-story addition in the rear yard, and covered porch at 7012 Emerson Street, Hyattsville.

**V-2-26 Phoenix Property Development, LLC**

Request for variances of 2,564 square feet net lot area, 25 feet lot width, 12 feet lot frontage, 14.9% lot coverage, 5.08 feet front yard depth, 3 feet side yard width, and 6 feet rear yard depth to validate existing conditions (net lot area, lot width, lot frontage) and obtain a building permit to construct a single-family dwelling at 4303 38<sup>th</sup> Street, Brentwood.

**V-4-26 Rookmin Omesh**

Request for variances of 12,243 square feet net lot area, 10 feet lot width, 13.5% lot coverage, 12 feet corner lot side yard depth, and a waiver for an accessory building in the lot side yard depth along the side street (abutting Rhode Island Avenue) to validate existing conditions (net lot area, lot width, lot coverage, side yard depth alongside street and accessory building) to obtain a building permit unauthorized for the construction of covered concrete patio of 29' x 36' on a corner lot at 4812 Garrett Avenue, Beltsville.

**OTHER ZONING APPEAL**

**V-3-26oza Ernest G and Jacqueline T Moody**

This appeal was filed with the Board of Appeals for Prince George's County, Maryland, sitting as the Board of Administrative Appeals, from the determination of the Department of Permitting, Inspections, and Enforcement, Enforcement Division, to issue a Violation Notice CSD Case No. HOU-35002, dated December 29, 2025, citing Petitioner for violating County Zoning Code Sections 27-5101(c), (d), (f), and requiring Petitioner to cease use of the premises of a second stove in the basement, adding a dwelling unit in a Single-Family Detached dwelling. Failure to fully comply with this violation will result in a fine of \$2,500 and a higher fine with further notices for a repeat violation, for property known as Lot 2, Block 101, Forest Heights Subdivision, located at 123 Onondaga Drive, Oxon Hill, Prince George's County, Maryland.

MINUTES FOR APPROVAL FROM FEBRUARY 25, 2026.

Prepared and submitted by:

*Ellis Watson*

Ellis Watson

Administrator

