



## Hyattsville City Council Agenda Item Report

Meeting Date: September 16, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

### SUBJECT

Zoning Variance Request V-85-19 – 4906 42nd Place, Hyattsville

### HCC-79-FY20

#### Recommendation:

I move the City Council authorize the Mayor to send a letter to the Prince George's County Board of Zoning Appeals in support of V-85-19, a request variance of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building are being requested for the subject property at 4906 42nd Place, Hyattsville.

#### Sponsor(s):

At the Request of the City Administrator

#### Co-Sponsor(s):

N/A

#### ATTACHMENTS

[Memo - V-85-19 FINAL.docx](#)

[Application - V-85-19.pdf](#)

#### Summary Background:

The applicant, Denise Hart, has applied to the Prince George's County Board of Zoning Appeals for the validation of existing conditions to construct a master bedroom as part of the detached house on the property. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(e)(Table IV) prescribes that each lot shall have a front yard at least 25 feet in depth and each lot shall have a side yard at least 8 feet in width.
- Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking.
- Section 27-442(i)(Table VIII) prescribes that accessory buildings shall be set back 2 feet from rear lot line.

Variances of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building are being requested.

The underlying zoning of the subject property is R-55 Property Zone and is located within the Gateway Arts District Overlay Zone and Traditional Residential Neighborhood Character Area. The subject property is located within City Council Ward 1 and is also located within Residential Parking Zone 1.

#### Next Steps:

No additional action is required.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Staff has reviewed the request variance and recommends the City Council support the applicant's variance request of 7 feet front yard depth, 10.2% net lot coverage, 3 feet side yard width, and 2 feet rear lot line setback for an accessory building; these variance requests address the pre-existing condition of the property and are consistent with the existing neighboring properties. Staff does not anticipate any major negative impact from granting these variances.

**Community Engagement:**

The Board of Zoning Appeals hearing for this application is scheduled for Wednesday, September 18, 2019.

**Strategic Goals:**

Goal 3 – Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A