



Memo

To: Tracey Douglas, City Administrator
From: Jeff Ulysse, Director, Com. & Econ. Development & City Planner
CC:
Date: September 02, 2024
Re: Zoning Variance Request V-48-24 – 3911 Kennedy Street
Attachments: Application for Variance (Appeal No. V-48-24)
City of Hyattsville Variance Policy

The purpose of this memorandum is to provide the City Administrator with a briefing on the Zoning Variance request V-48-24, for the subject property located at 3911 Kennedy Street, Hyattsville.

Summary of Variance Conditions:

The applicant, Molly and Gavin Kovite, has made an appeal to the Prince George’s County Board of Zoning Appeals (BZA) for a zoning variance to validate existing conditions (lot width at the building line, frontage width at front street line, front yard, and side yard) and to obtain a building permit for an as-built 2-story addition, covered front porch, partially covered deck at the rear, and garage conversion to workshop.

The requested variances are outlined in the table below:

Residential Zone Use Table	Description	Variance Requested
Section 27-4202 (e)(1)	Requires 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.	Variance of 15 feet lot width at the building line and 2 feet frontage width at the front street line.
Section 27-4202(e)(2)	Requires that a lot shall have a minimum front yard depth of 25 feet	Variance of 3’6” front yard depth
Section 27-4202(e)(3)	Requires that each lot shall have a side yard of at least 8ft in width	Variance of 0.7’ foot at left side yard

Illustrated in Figure 1 below, the subject property includes an existing single-family detached residential structure, asphalt driveway and detached workshop. The subject property is located in City Council Ward 2 and is not located within a residential parking zone.

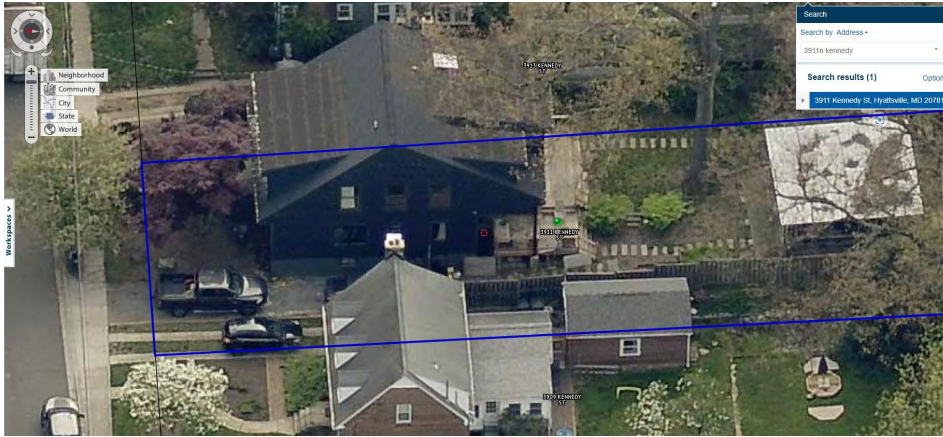


Figure 1 Aerial View

The subject property is in the RSF-65 zoning district and are required to comply with the prescribed dimensional regulations. The areas impacted by the requested variances are highlighted in Figure 2. The lot maintains a pre-existing width of 50ft, where 65ft is required under the provisions of the zoning code. This existing condition creates a degree of non-conformity impacting the applicant's ability to comply.

Additionally, the property has recently received a number of improvements such as a 2-story dormer addition, front & rear covered porches and rear deck extensions. As per the applicant, the listed improvements were completed by the previous property owner without the benefit of a building permit.

The existing principal structure, workshop, asphalt driveway and decking all contribute the overall lot coverage calculation. Lot coverage calculations were provided by the applicant, and the subject property with the existing improvement has a 30% total lot coverage percentage. Lot coverage permitted in the RSF-65 zoning district (35% or 2625 sf) and therefore confirms compliance with this dimensional regulation.

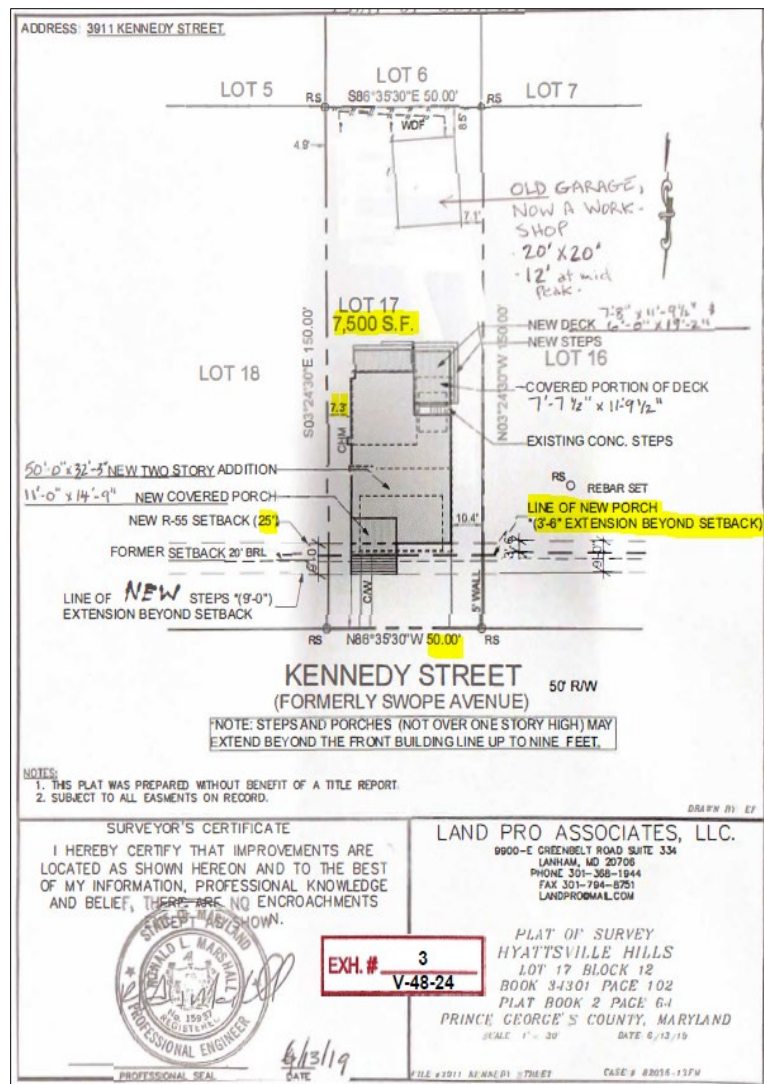


Figure 2 Survey



1 Existing 3D Northeast Perspective
A901 NOT TO SCALE



2 Existing 3D Southwest Perspective
A901 NOT TO SCALE

Figure 3 Conditions before Improvements



3 Exterior Rear Left Bedroom and Deck
A902 NOT TO SCALE



4 Exterior Front Perspective
A902 NOT TO SCALE

5(F)

Figure 4 Conditions Post Improvements

Recommendation

The City’s Variance Policy states that “the City shall as a matter of policy provide letters of support for residents to document a ‘non-conforming lot’ as part of the normal permitting process for projects complying with all other aspects of zoning regulations, unless the matter at hand is the certification of a non-conforming use on a non-conforming lot.”

Staff recommends the City Council support V-48-24 for the subject property located at 3911 Kennedy Street, Hyattsville. The lot width at the building line, frontage width at front street line, front yard depth and side yard width are existing conditions of the subject property and is commensurate with the surrounding area. This request will not present a significant hazard to public safety and will not have a significant adverse effect on the functioning appearance, or value of the surrounding area as a whole.