

Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Kate Powers, City Planner

Date: February 16, 2021

Re: St. Joseph's House – Detailed Site Plan (DSP-20013)

Attachments: SOJ-DSP-20013
CIVP-DSP-20013_01
Letter from Applicant

The purpose of this memorandum is to provide the City Council with a summary of, and recommendations for, the detailed site plan (DSP) application for the St. Joseph's House Family Day Care at 4000 Oliver Street.

Project Summary

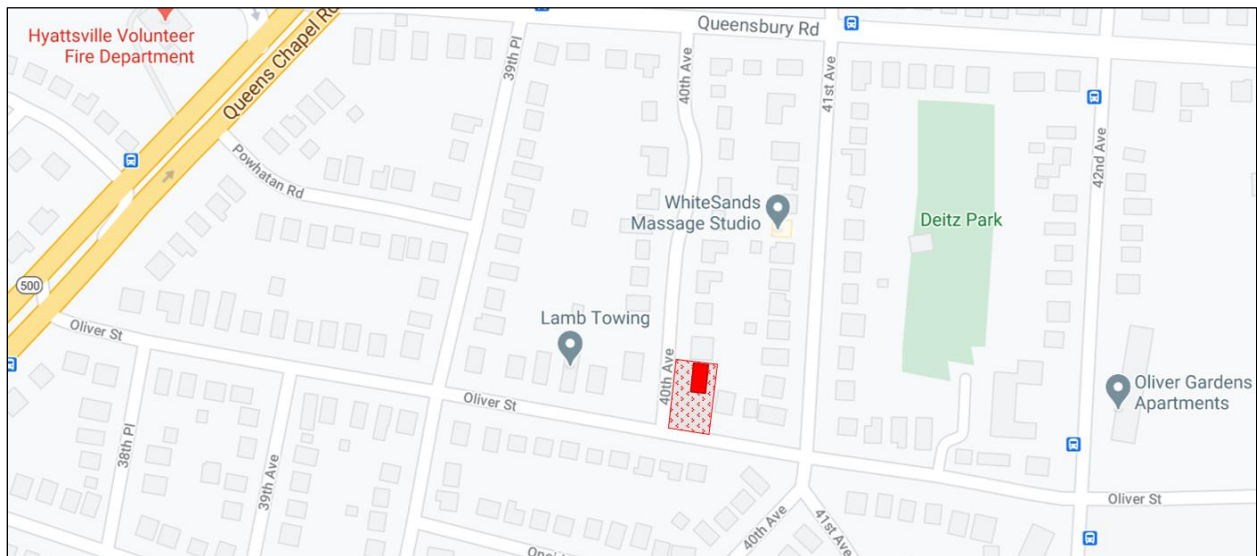
- The subject property is located at 4000 Oliver Street within the Traditional Residential Neighborhood Character Area of the Gateway Arts District and zoned R-55 ("Family Detached Residential").
- The owners of the Property plan to operate a Family Day Care from the residence through their non-profit, St. Joseph's House. To accommodate their specific operations, the owners plan to construct a one-room addition to the south end (front) of the existing residence, increasing the gross floor area of the residence by approximately 432 SF.
- This type of improvement does not typically require the submission of a Detailed Site Plan. However, uses permitted with a Special Permit (in this case, a Family Day Care facility) require the approval of a DSP under County Code.
- The applicant is requesting the following:
 - Approval of the issuance of a Special Permit to permit the operation of a Family Day Care facility (8 children or less) on the property.
 - Approval of a Detailed Site Plan in connection with the approval of the Special Permit to allow a Family Day Care within a one-room addition to an existing single family detached dwelling.

Existing Property Details

The Subject Property is a single family detached dwelling located at 4000 Oliver Street, on the northeast corner of the intersection of Oliver Street and 40th Avenue. The existing dwelling consists of a 2-story single family detached residence constructed in 1938 with a gross floor area of approximately 2,486 SF.

The Property is within the Traditional Residential Neighborhood Character Area of the Gateway Arts District and zoned R-55 ("Family Detached Residential"). The Property abuts single-family residential lots to both the north and the east. See Figure 1 for site location in red.

Figure 1. Site Location



Project Description

St. Joseph's House is a nonprofit serving children and teens with intellectual and developmental disabilities, offering home-based after-school care in addition to a ten-week summer program. The organization serves up to 8 children at a time and 20 each year. Through their programming, St. Joseph's House has served more than 55 families over the past 35 years.

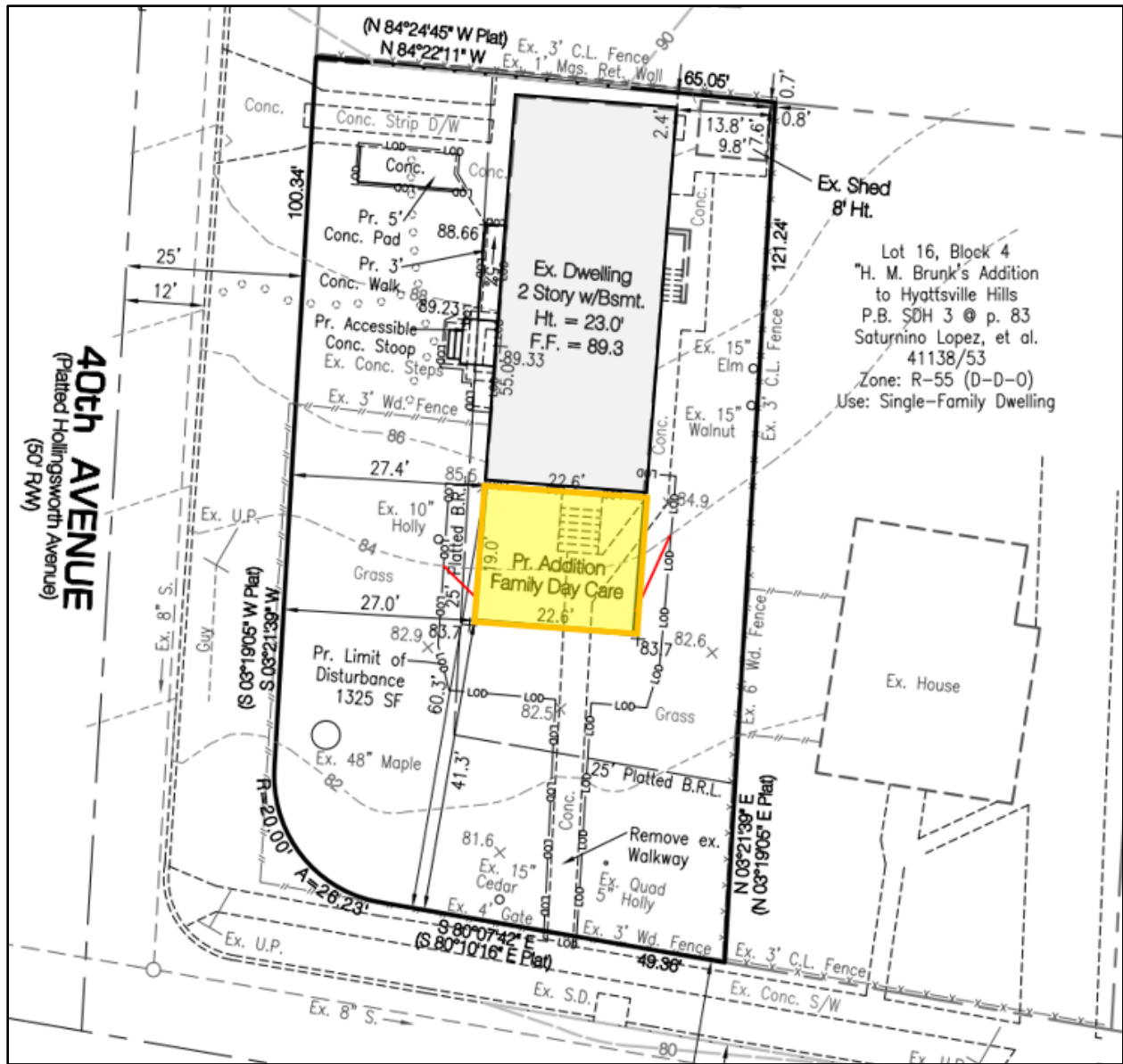
One of the owners of the Subject Property (Natalie LaHood) is the Executive Director of Operations for the non-profit. To accommodate the home-based operations of the Family Day Care, the owners (the LaHood Family) plan to construct a one-room addition to the south end (front) of the existing residence, increasing the gross floor area of the residence by approximately 432 SF.

In his letter to former Mayor Hollingsworth, Joe LaHood, one of the owners of the Property, noted,

"No daycares currently exist in Prince George's County specifically serving children with disabilities, and we are hoping to meet this great local need... We are hoping to move our family-run daycare program to our home in Hyattsville, where we may better meet the needs of an under-served population... In order to best meet the needs of our children in wheelchairs, we would require a one room addition to the house..."

The proposed one-room addition can be seen in yellow on Figure 2 below.

Figure 2. 4000 Oliver Street, Detailed Site Plan



Detailed Site Plan Requirement

The construction of a minor addition to a dwelling does not normally warrant the approval of a Detailed Site Plan. However, uses permitted with a Special Permit (in this case, a Family Day Care facility) require a Detailed Site Plan in accordance with Part 3, Division 9 of Subtitle 27 of the County Code. The proposed use of a Family Day Care is considered an accessory use to the existing single-family residence, which will be occupied by the owners and their family.

Additional Considerations

- Parking:** The Zoning Ordinance does not require off-street parking for the operation of a Family Day Care. The Property currently has one (1) parking space in the existing driveway which will be allocated for residential use only. Families will be able to park along either Oliver Street or 40th

Street to access the Property where on-street parking is permitted and access the Property via an existing concrete driveway off 40th Avenue Street.

- **Hours of Operation:** From his letter, Mr. LaHood states, *“All daycare would take place during normal business hours, and all children would depart the house by 5:30 pm at the latest.”*
- **Walkways:** The residence will be handicap accessible to and from the outside walkway and driveway. All walkways to and from the residence on the Property are adequately illuminated in keeping with other residences in the neighborhood.
- **Aesthetics:** The one-room addition will be consistent with the existing design and aesthetics of the residence located on the Property, taking into consideration the color, pattern, texture, and scale of the existing residence on the Property.
- **Construction:** The construction of the addition will not violate any applicable setback requirements and will not obstruct any views in any material respect from either the public streets or neighboring properties. Existing grading will not be modified to accommodate the construction of the one-room addition beyond the edges of the proposed addition. The existing slope of the Property is generally level.

Staff's Opinion

In Staff's opinion, the proposed Family Day Care use is compatible with the existing zoning and Character Area of the property. St. Joseph's House provides a critical service to the area and its presence in Hyattsville is highly valuable.

Because the owners of the Property will both operate the Day Care Facility and occupy the residence, Staff has confidence that the owners will be sensitive to the needs of the existing neighborhood and be able to easily integrate into the community.

Staff anticipates that the new accessory use (Family Day Care) and one-room addition will not cause any major construction or operational concerns.

Next Steps

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider DSP-20013 on Thursday, March 11, 2021. Any recommendations adopted by the City Council at the February 16, 2021 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Staff is recommending the City Council adopt the following motion:

“I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Detailed Site Plan 20013 and the issuance of a Special Permit to permit the operation of a Family Day Care facility on the property.”