



Memo

To: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development

From: Kate Powers, City Planner

CC: Tracey Nicholson, City Administrator

Date: September 30, 2021

Re: Zoning Variance Request V-26-21 – 4116 Hamilton Street, Hyattsville

Attachments: Application for Variance (Appeal No. V-85-21)
City of Hyattsville Variance Policy

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-26-21, for the property located at 4116 Hamilton Street, Hyattsville, MD, 20781.

Summary of Variance Conditions:

The applicants, Seth Schowalter and Sarah Haddock, has applied to the Prince George’s County Board of Zoning Appeals for a zoning variance to validate existing conditions (front building line width, front yard depth, and side yard width) and obtain a building permit for the construction of a two-story shed. Specific violations of the Zoning Ordinance are outlined below:

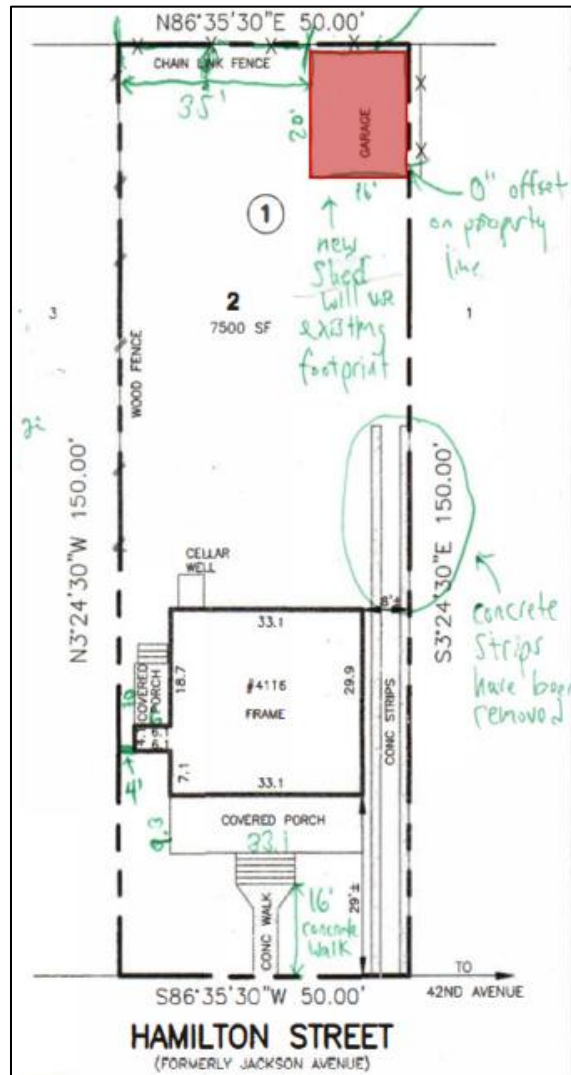
- Section 27-442(d)(Table III) states each lot shall have a minimum width of 65 feet measured along the front building.
- Section 27-442(c)(Table IV) states that each lot shall have a front yard at least 25 feet in depth and a side yard at least 8 feet in width.
- Section 27-442(i)(Table VIII) states that accessory buildings shall be set back 2 feet from any side or rear lot line, shall not exceed 15 feet in height and generally be located only in the rear yard.

Variances of 15 square feet front building line width, 5.3 feet front yard depth, 4 feet left side yard width, 2 feet side lot line setback, and 1.7 feet rear lot line setback for an accessory building (two-story) are requested are being requested.

The property is within the R-55 Property Zone (One-Family Detached Residential) and the City of Hyattsville Ward 2. The subject property contains a single-family detached dwelling and rear shed.

The existing garage is adjacent to the property line with a 0’ offset. The proposed new two-story shed will use the existing shed footprint. The applicant plans to construct a second story on top of the existing shed.

Three of the existing walls will remain and the front wall will be replaced. There is a concrete slab beneath the existing shed. The configuration of the site can be seen in the image below. The garage footprint is highlighted in red.



Photos of the existing shed can be seen below.



Recommendation:

Staff recommends the City Council support the applicant's 15 square feet front building line width, 5.3 feet front yard depth, 4 feet left side yard width as these are existing conditions that cannot feasibly be altered.

Staff recommends the City Council deny the applicant's variance requests of 2 feet side lot line setback and 1.7 feet rear lot line setback in this circumstance. Staff would be supportive of validating the existing one-story shed, however, the rebuild will include extensive reworking of the existing structure. The applicant can reasonably alter their design to meet the required setback standards. City Staff recommends the applicant construct the two-story shed with setbacks of 2 feet from any side or rear lot line, or keep the existing shed as-is and seek validation of existing conditions.