



Memo

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

From: Kate Powers, City Planner

CC: Tracey Nicholson, City Administrator

Date: March 6, 2020

Re: Zoning Variance Request V-2-20 – 3900 Jefferson Street, Hyattsville

Attachments: Application for Variance (Appeal No. V-2-20)
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-2-20, for the property located at 3900 Jefferson Street, Hyattsville 20781.

Summary of Variance Conditions:

The applicant, 6Fifty Realty Group, has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate existing conditions (front yard building line, lot width-building, and lot width-street) and obtain a building permit for a proposed two-story dwelling with basement, two-car garage, balcony and deck on a R-55 zone (One-Family Detached Residential) property. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(d)(Table III) prescribes that each lot shall have a minimum width of 65 feet measured along the front building line and 45 feet measured along the front street line.
- Section 27-442(e)(Table IV) prescribes that each lot shall have a front yard at least 25 feet in depth.
- 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.

Variances of 11 feet front building line width, 3 feet front street line width, 5 feet front yard depth, and 7% net lot coverage are requested.

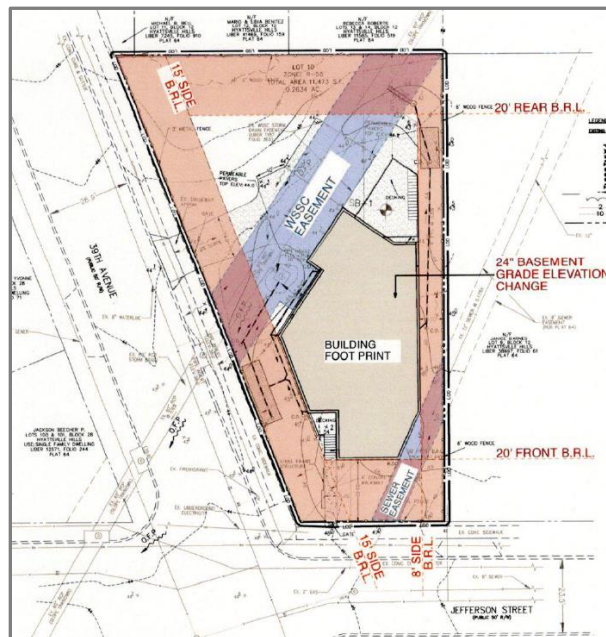
The property resides in a R-55 (One-Family Detached Residential) Property Zone. It is within the Gateway Arts Development District Overlay and part of the Traditional Residential Neighborhood Character Area. The subject property is located within Residential Parking Zone 13. The applicant, K.J. Hughes, currently lives

in the Hyattsville Arts District and is proposing a new construction single-family two-story house with basement, two-car garage, balcony and deck on the subject property. This will be the applicant's new primary residence. The home and access to the first floor is specifically designed to accommodate Mr. Hughes' daughter, who is disabled. The driveway and garage have been designed to be handicap accessible and provide safe access to the home.

Recommendation:

Staff recommends the City Council support the applicant's variance requests of 11 feet front building line width, 3 feet front street line width, 5 feet front yard depth, and 7% net lot coverage.

The applicant requires these variances due to both the unique lot shape and pre-existing building constraints. The subject property is a corner lot fronting both Jefferson and 39th Avenue, with the narrowest part of the lot facing Jefferson and the widest part of the lot facing 39th Street. The front lot line of the property front Jefferson Street, the narrowest side of the lot. In addition, the subject property contains two pre-existing easements, a sewer easement and a WSSC easement, both running northeast to southwest through the site. The sewer easement runs through the front lot line, while the WSSC easement runs through the middle of the site. They can be seen in blue on the image below.



Staff recommends the City Council support the applicant's variance request of 3 feet front street line width as there is no feasible way for the applicant to add frontage to this lot. Also, Staff recommends the City Council support the applicant's variance requests of 11 feet front building line width and 5 feet front yard depth because the building cannot be moved further back (north) on the site due to the restriction of the WSSC easement to the north.

Staff recommends the City Council support the applicant's variance request of 7% net lot coverage as the applicant will mitigate any potential stormwater issues associated with the increase net lot coverage by using permeable materials for both the proposed driveway and patio.