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February 26, 2020

Ms. Barbara J. Stone
Administrator
Board of Zoning Appeals
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Request for Continuance in V-2-20

Dear Ms. Stone,

The purpose of this letter is to request that the public hearing for V-2-20, currently scheduled for March 4, 2020, be continued to March 25, 2020. The property forming the subject matter of V-2-20 is located at 3900 Jefferson Street in Hyattsville and is presently improved with a single-family home. It is owned by the applicant, 6Fifty Realty Group. The applicant wishes to raze the existing home and construct a new one. However, the property itself is an irregularly shaped corner lot and is encumbered by two easements - one for stormwater and one for sewer. These conditions have created an awkward building envelope which makes it nearly impossible to develop the property in accordance with all development standards. Despite these conditions, the applicant has requested a variance which would permit redevelopment of the property. I have been retained to represent the applicant at the public hearing.

The Notice of Hearing indicates that the public hearing is scheduled to occur on Wednesday, March 4. The applicant had initially requested a variance only from the building setback requirement. However, the Notice of Hearing indicates that three other variances are needed - front building line width, front street line width, and net lot coverage. Per my discussions with you and staff, it is my understanding that variances from front building line width and front street line width are in fact not needed. Therefore, the applicant will be seeking a variance only

from the setback and net lot coverage standards. A statement of justification in support of the required variances will be filed with your office shortly.

The City of Hyattsville has been notified of this variance application. However, the City Council cannot consider the application until its next public hearing which is not until March 16. For this reason, the applicant requests a continuance in V-2-20 to March 25, which is the next scheduled public hearing following the City of Hyattsville's March 16 hearing.

Please contact me if you have any questions.

Very truly yours,

GIBBS AND HALLER

A handwritten signature in blue ink, appearing to read 'THH', with a long horizontal flourish extending to the right.

Thomas H. Haller