

BOARD *of* APPEALS

Zoning and Administrative

VARIANCES

Information • Instructions • Application

*Please read all instructions before
completing the application.*

Variances

A variance is a request for permission to deviate from the guidelines outlined in Section 27-4 (Zones and Zone Regulations) of the Prince George's County Zoning Ordinance. These guidelines regulate lot size, lot width, building height, building setbacks from property lines, and the percentage of property covered with parking and structures.

Applicable Code Section and Authority

The Board is authorized to grant the requested variances if it finds that the following provisions of Section 27-3613(d) of the Prince George's County Zoning Ordinance are satisfied:

(d) General Variance Decision Standards

A variance may only be granted when the review board or official, as appropriate, finds that:

- (1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);
- (2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property;
- (3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions;
- (4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the General Plan or any Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property;
- (5) Such variance will not substantially impair the use and enjoyment of adjacent properties; and
- (6) A variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

Under certain circumstances, the Board of Appeals (or the M-NCPPC Planning Board or District Council in conjunction with certain zoning cases) may grant the property owner relief from the strict application of the Zoning Ordinance. Such relief may be granted on the basis of facts presented at a public hearing, when the Board, Council or Planning Board finds that there exists exceptional conditions of shape, topography, or other extraordinary situations peculiar to the specific property which could result in unusual practical difficulties or undue hardship to the property owner, provided that such variance may be granted without causing substantial impairment to the intent, purpose and integrity of the General Plan.

Where the granting of a variance is dependent upon practical difficulties or unnecessary hardship, the ***evidence must be substantial and should not be merely for the convenience of an applicant.*** The phrase "practical difficulties or unnecessary hardships" sufficient for the granting of a variance from the Zoning Ordinance means difficulties or hardships which are peculiar to the situation of the applicant and are of such degree of severity that their existence amounts to a substantial and unnecessary injustice to the applicant.

The criteria for determining unusual hardship as grounds for granting a variance, is whether the zoning restrictions in question, when applied to the particular property and its surrounding environment, constitute an unreasonable (arbitrary and capricious) interference to the basic right of ownership. The plight of the owner of real property seeking a variance must be due to the unique circumstances and not the general conditions in the neighborhood. ***Mere financial hardship is not sufficient, and the fact that the variance will make realty more valuable is not sufficient grounds to justify the variance. In addition, any self-imposed hardship, a hardship caused by any action(s) of property owner, must be disregarded by the Board of Appeals when evaluating the evidence presented.***

If a variance is approved that permits the erection of a building or structure, the variance will not be valid for more than two (2) years, unless a building permit for the erection is obtained within this period and the construction is started and proceeds to completion in accordance with the terms of the decision and the permit. If a variance is denied, a variance request covering the same subject may not be filed within a 12-month period, and following a second denial, the request may be filed within an 18-month period.

Within thirty (30) days from the date the Board issues a variance decision, any person, firm, corporation, or governmental agency who was a party to the Board's proceedings and is aggrieved by its decision may file an appeal to the Circuit Court of Prince George's County.

All applicants who are applying for variances in a Residential Zone, shall post the property with a sign(s) at least fifteen (15) days prior to the scheduled hearing date. The sign shall be provided by the Board of Appeals (stakes are not provided) and posted in accordance with Section 27-3407(b). ***Signs may NOT be nailed or attached in any fashion to a tree or fence.***

Municipalities

All properties that are requesting a variance or waiver which is located within the City/Town limits of a municipality will be referred to the appropriate municipality for recommendation. Comments will be forwarded to the Board of Appeals to incorporate into the Boards review. The municipality will be provided at least 30 days to make their recommendation to the Board of Appeals. Petitioners are encouraged to contact their municipality in order work with the City/Town Councils.

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INSTRUCTIONS TO APPLICANTS
FOR VARIANCES FROM THE BOARD OF APPEALS

An application requesting a variance shall be filed with the Board of Appeals for Prince George's County. All applications and documents shall be emailed to Boardofappeals@co.pg.md.us or submitted in person by appointment. Please contact our office for an appointment.

(Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities.)

Applications must contain all required information documents:

- Completed application,
- One (1) copy of the certified site plan
- One (1) copy of the building elevation plan(s)
- At least four (4) printed photographs; One (1) of each yard (front, sides and rear) illustrating conditions on the property that might cause the need for a variance and/or showing the character of the surrounding neighborhood
- One (1) copy of any corrective order, stop work order and violation notice, (all pages) (if the need for a variance is due to the violation)
- If a grading permit is required, a copy of the Type 2 Tree Conservation Plan or a Letter of Exemption will be required at the time of application
- All applications shall receive an email link to the Payment Portal website, in order to pay the required filing fees, sign posting fees and language interpretation fee. A waiver of the filing fee may be obtained due to a financial hardship. (See Fee Schedule)
- Driveway variances - Apron Permits: Approved stamped Site Road site plan and apron permits must be obtained from the Department of Permitting, Inspections and Enforcement, Site Road Section and submitted as part of this variance package.

Payment:

Payment of Filing Fee, Sign Posting Fee and requested Language Interpreter Fee may be made by online payment with E-Check, Credit or Debit Card. (Visa, Mastercard, American Express and Discover). Once all documents are filed with the Board of Appeals, an email will be sent for a link to the Payment Portal in order to make the payment. Please note, physical check and cash payments are not accepted.

FILING FEE SCHEDULE: The following schedule of filing fees applies to all variance applications submitted to the Board of Appeals.

- (1) Variances
 - (a) Existing single-family attached and detached residences \$ 200.00
 - (b) Single-family attached and detached residences that are proposed, newly constructed or under construction \$ 500.00
 - (c) All other structures \$ 1,500.00

SIGN POSTING FEES: The following is a schedule of sign posting fees. Two signs per abutting street, for frontage 1,000 feet or less in length, is required, with an additional sign for each additional 1,000 feet.

- (1) Sign for posting on properties in all zones (two (2) signs) \$ 30.00
- (2) Sign for posting on Corner Lots (four (4) signs) \$ 60.00
- (3) Each additional sign over four (4) when application involves a public utility right-of-way (per sign) \$ 5.00
- (4) The Department of Permitting, Inspection and Enforcement shall not be required to pay sign posting fees

TRANSLATION /INTERPRETER SERVICES: If indicated on the application, Certified foreign language interpreter services or Sign Language interpreter services are available for hearings (Petitioner may not provide interpreter services such as family member or friend).

\$ 30.00

OTHER FEE RELATED INFORMATION: Appellant shall pay any costs related to re-advertisement of a hearing unless the need for re-advertisement is caused by governmental error/action.

Once a variance application is filed, it will be several weeks before a property owner's request will come before the Board at a virtual public hearing. Application for a variance is no assurance that it will be granted. The public hearing provides the opportunity for owners and other interested persons to give testimony in support of their positions.

As required by law, notices of the public hearing will be sent by certified mail, return receipt requested, to the property owner, all adjoining property owners, and any municipality at least fifteen (15) days prior to the scheduled hearing. Notices will be sent to any listed homeowners/citizens/civic/community association(s) and other listed interested parties by regular first-class mail. The law requires that the owner of the property appear at the hearing, where the Board will expect the owner to explain the need for the variance, give reasons why the requirements of the Code cannot be met, and state any hardship that will be suffered if the variance is not granted.

Property Owners who are unable to be present, corporations, limited liability companies, or other business entities must be represented by an attorney, licensed to practice in the State of Maryland, at any hearing before the Board. The legal representative must submit a letter advising the Board of their representation.

At the conclusion of the public hearing, the Board may or may not vote on the request at that time. If the Board chooses to do so, they may take the case under advisement or hold the record open until a future date. Any case not decided at the conclusion of the public hearing will be brought up for discussion at a future meeting of the Board and a vote on the request will occur in public. Once the Board has voted on the request, a written order will be mailed to all parties. *Before any building permit will be processed by the County Permits Office, a copy of the Board's written order and approved site plan/elevation must be presented. Approval of any variance is contingent upon development of the property in compliance with the Board-approved site and elevation plans.*

If additional assistance is needed to complete the application, or for any further information, contact the Board of Appeals office at (301) 952-3220 during business hours (Monday-Friday, 8:30 a.m. – 5:00 p.m.).

IMPORTANT: Applications on which all required information is not furnished will be returned for completion before processing. For further information regarding Board of Appeals policies and procedures, see Sections 27-3303, 27-3613 and 27-3616 of the County Zoning Ordinance and/or the Board's website at <https://pgccouncil.us/237/Board-of-Appeals>

Notice

The Board of Zoning Appeals Site Plan Requirements

**Note: Site plan requirements for each agency may vary.
Site plan acceptance from any agency does not constitute
acceptance from another agency.**

In accordance with the Prince George's County Code, a "site plan" submitted to the Board of Appeals must include and identify the following:

- Drawn to Scale by a Certified Engineer, Surveyor or Architect
Site Plan Must Include Certificate or MD Registration
- Scale Must Be Noted on the Site Plan
- Dimensions of All Structures/Number of Stories (including all fences/walls to include fence/wall height)
- Building Setbacks
- Lot Size (Square Footage)
- Legal Description of Property
- North Arrow
- Streets, Alleys, Easements and Right-of-Ways

**Failure To Provide These Requirements Will Result
In The Rejection Or Delay Of Application Acceptance.
(No Exceptions)**



BOARD of APPEALS

Zoning and Administrative

Wayne K. Curry Administration Building
1301 McCormick Drive, 3rd Floor
Largo Maryland 20774
(301) 952-3220
boardofappeals@co.pg.md.us

Received: 10/30/23

Received Stamp

APPLICATION FOR A VIRTUAL VARIANCE

(USE BLACK INK ONLY)

PLEASE READ ALL INSTRUCTIONS BEFORE FILLING OUT APPLICATION

Owner(s) of Property Suco Wash LLC

(AS SHOWN ON DEED)

Address of Owner(s) 7902 Tysons One Pl

City Tyson Corner State VA Zip Code 22102

Telephone Number (home) 703-296-1531 (cell) 703-296-1531 (work) _____

E-mail address: mateosrealty@gmail.com

Location and Legal Description of the Property involved:

Street Address 4614 Burlington Road

City Hyattsville, MD 20781

Lot(s) 58 Block _____ Parcel _____

Subdivision Name Burgess Sub of Rogers & Phillips Addn to Hyattsville

Professional Service:

► Engineer ► Contractor ► Architect ► Permit Service: (circle one) **If none, use N/A:**

Business Name: NIP Design Group LLC Phone Number: 301-336-9513

Representative Name: Nelson Aguilar Email Address: nip_designgroup@outlook.com

Address: 13321 Cloverdale Place, Germantown, MD 20784

Attorney representing applicant: If none, use N/A

Name: Traci R. Scudder Law Office of Scudder Legal

Address: 137 National Plaza, Suite 300, National Harbor, MD 20745

Email Address: traci@scudderlegal.com Phone Number: 240-273-3294 Office
terry@scudderlegal.com 240-761-4676 (Cell - Terry Myers)

All Legal Representatives must submit a letter of representation.

Homeowners/Citizens/Civic and/or Community. If none, use N/A:

Name: N/A

Address: _____

Municipality (Incorporated City/Town) If none, use N/A

Name City of Hyattsville

PROPOSED WORK:

What will be or has been constructed on the property which has required a variance? _____

This request was previously approved by V-82-19 on 10/23/2019. Due to the COVID-19 pandemic, supply shortage and poor economy, this approval expired.

Request: Variances of 200 sq ft net lot area, 10 ft front building line width, 1.3 ft left side yard width, 1.3 ft right side yard width, 15.9% net lot coverage in order to validate existing conditions (property & dwelling) and construct a two-story dwelling with basement, a two-car garage, a cover deck and driveway on the property.

For increase in fence height or wall height, please see below.

Security Exemption Plan Approval (Section 27-6610)

For increase in fences height or wall height over the allowable height indicated in Section 27-6603.

If none, use N/A:

Please indicate the requested increase in fence/wall height: _____

Reason for increase: _____

Has a Correction Order / Stop Work Order / Violation Notice been issued to the Property Owner regarding the subject property? If none, use N/A:

Correction Order: No ☒ Yes _____ Stop Work Order: No ☒ Yes _____

Violation Notice: No ☒ Yes _____ No. # _____ Date Issued: _____

Inspector's Name: _____

A copy of any issued Order (all pages, front and back) must be provided to the Board. Do not submit Citations.

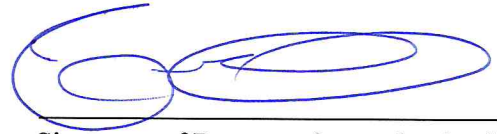
Do you need the services of a foreign language interpreter or sign language interpreter at your hearing? (\$30.00 fee required) If none, use N/A:

Foreign Language Yes ☒ No _____ Sign Language Yes _____ No _____

Foreign Language: Spanish

SIGNATURE PAGE

No Electronic Signatures are permitted. Wet Signatures only.



Signature of Property Owner by deed
Mauricio Mateos, Co-owner



Legal Representative (Attorney)

Traci R. Scudder, Esq.

Printed Name

10/30/2023

Date:

IMPORTANT:

Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing. When complete, please forward completed application and documents to boardofappeals@co.pg.md.us

Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-3303, 27-3613 and 27-3616 of the County Zoning Ordinance and/or the Board's website at <http://pgccouncil.us/BOA>



October 27, 2023

Barbara Stone, Administrator
Prince George's County Board of Appeals
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

Applicant: SUCO WASH LLC

Property Location: 4614 Burlington Road, Hyattsville, MD 20781

Dear Ms. Stone,

Please be advised that the Law Office of Traci R. Scudder, LLC has been retained by Suco Wash LLC for representation regarding a variance application. My client proposes to validate existing conditions and construct a two-story dwelling with a basement, two-car garage, a deck, and a driveway in front of the house. This request was previously approved by the Board of Appeals on October 23, 2019, as V-82-19. Due to the COVID-19 pandemic, the supply shortage, and the state of the economy since that approval, the validity period expired.

On behalf of my client, Suco Wash LLC, I respectfully request your consideration of this second variance application.

If you have any questions or concerns, please let me know.

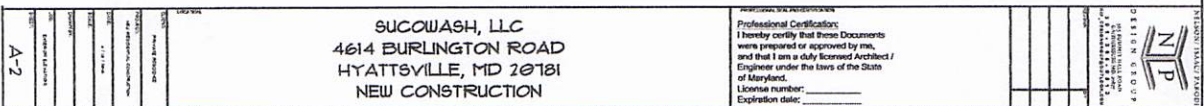
Warmest regards,

Traci R. Scudder

Traci R. Scudder
Attorney for the Applicant

cc via email:

Mauricio Mateos - mateosrealty@gmail.com



Subject Property: 4614 Burlington Road



4505 & 4503 Burlington Road



4515 & 4513 Burlington Road





THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF FINAL DECISION

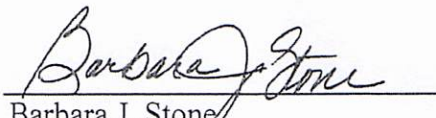
OF BOARD OF APPEALS

RE: Case No. V-82-19 Suco Wash, LLC

Enclosed herewith is a copy of the Board Order setting forth the action taken by the Board of Appeals in your case on the following date: October 23, 2019.

CERTIFICATE OF SERVICE

This is to certify that on November 12, 2019, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.


Barbara J. Stone
Administrator

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
DPIE/Building Code Official, Permitting
The City of Hyattsville

BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND
Sitting as the Board of Zoning Appeals

Petitioner: Suco Wash LLC

Appeal No.: V-82-19

Subject Property: Lot 58, Map 050, Grid C2, Burgess Subdivision of Rogers & Phillips Addition to Hyattsville Subdivision, being 4614 Burlington Road, Hyattsville, Prince George's County, Maryland

Municipality: The City of Hyattsville

Spanish Language Interpreter: Ernesto Luna

Counsel for Petitioner: Traci Scudder, Esq.

Witnesses: Arturo Ojea, Co-owner

Mauricio Mateos, Co-owner

Heard: September 18, 2019; Decided: October 23, 2019

Board Members Present and Voting: Bobbie S. Mack, Chairperson
Albert C. Scott, Vice Chairman
Anastasia T. Johnson, Member

RESOLUTION

This appeal is brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), requesting variances from the strict application of the provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance").

In this appeal, a proceeding pursuant to Section 27-229 of the Zoning Ordinance, Petitioner requests that the Board approve variances from Section 27-442(b)(Table I) which prescribes that each lot shall have a minimum net lot area of 5,000 square feet. Section 27-442(d)(Table III) which prescribes that each lot shall have a minimum width of 50 feet measured along the front building line. Section 27-442(e)(Table IV) which prescribes that each lot shall have a side yard at least 8 feet in width. Section 27-442(c)(Table II) which prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Section 27-120.01(c) which prescribes that no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling. Petitioner proposes to validate existing conditions (property & dwelling) and construct a two-story dwelling with basement, a two-car garage, a cover deck and a driveway in front of the house. Variances of 200 square feet net lot area, 10 feet front building line width, 1.3 feet left side yard width, 1.3 feet right side yard width, 15.9% net lot coverage and a waiver of the parking area location¹ requirement are requested.

Evidence Presented

The following testimony and record evidence were considered by the Board:

1. The property was subdivided in 1907, contains 4,800 square feet, is zoned R-55 (One-Family Detached Residential) and is a vacant lot. Exhibits (Exhs.) 2, 4, 7, 8 and 9 (A) thru (F)
2. The property is very long (120 feet) and narrow (40 feet). Exhs. 2, 4 and 9 (A) thru (F).
3. Petitioner would like to construct a 2-story single-family home with basement, an attached 2-car garage and covered deck. Because the property was subdivided in 1907, and not meeting current zoning standards, variances of 200 square feet net lot area, 10 feet front building line width are requested. The

¹ A waiver of the parking area location is not required as the driveway leads to a garage. Exhs. 2.

dwelling, being limited in size is encroaching the left and right-side yard by 1.3 feet on each side and is over lot coverage 15.9%. Therefore, variances of 1.3 feet left side yard, 1.3 feet right side yard and 15% net lot coverage is requested. Exhs. 2, 3, 5 (A), 21 and 22 (A) thru (B).

4. Attorney Traci Scudder explained that the subject property is a long, narrow rectangle vacant lot measuring 40' x 120'. She further explained that Petitioner is proposing to obtain a building permit for the construction of a two-story single-family dwelling with basement, 22' x 20' deck, two-car attached garage and driveway. The dwelling will be colonial style with 4 bedrooms and 2.5 baths. It will contain 2,100 square feet of livable space. She offered that most of the houses on the block were constructed between 1900 and 1929. Exh.

5. Petitioner Mateos testified that at the rear of the property is an industrial auto repair business. He contends that without the variances, a house (built to meet the zoning requirements) would be too small to build, uncomfortable for a family and not marketable. Exhs. 2, 3, 5 (A), and 9 (A) thru (F).

6. The City of Hyattsville supports the request for variances, subject to the revised site plan. Exhs. 23 and 24.

Applicable Code Section and Authority

Section 27-230 of the Zoning Ordinance authorizes the Board to grant variances when, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of specific parcels of property, the strict application of the Zoning Ordinance would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, provided such relief can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan.

Findings of the Board

After hearing all the testimony and reviewing the evidence of record, the Board finds that the requested variance complies with the applicable standards set forth in Section 27-230, more specifically:

Due the lot dimensions being created in 1907, the lot being long and narrow, the property located in proximity of an industrial area and the character of the neighborhood, granting the relief requested would not substantially impair the intent, purpose and integrity of the General Plan or Master Plan, and denying the request would result in a peculiar and unusual practical difficulty upon the owner of the property.

BE IT THEREFORE RESOLVED, unanimously, that variances of 200 square feet net lot area, 10 feet front building line width, 1.3 feet left side yard width, 1.3 feet right side yard width, 15.9% net lot coverage in order to validate existing conditions (property & dwelling) and construct a two-story dwelling with basement, a two-car garage, a cover deck and a driveway on the property located at 4614 Burlington Road, Hyattsville, Prince George's County, Maryland, be and are hereby APPROVED. Approval of the variances is contingent upon development in compliance with the approved site plan, Exhibit 2 and approved elevation plan, Exhibit 3.

BOARD OF ZONING APPEALS

By: Bobbie S. Mack
Bobbie S. Mack, Chairperson *BJS*

NOTICE

Within thirty (30) days from the date of this decision, any person, firm, corporation, or governmental agency who was a party to the Board's proceedings and is aggrieved by its decision may file an appeal to the Circuit Court of Prince George's County.

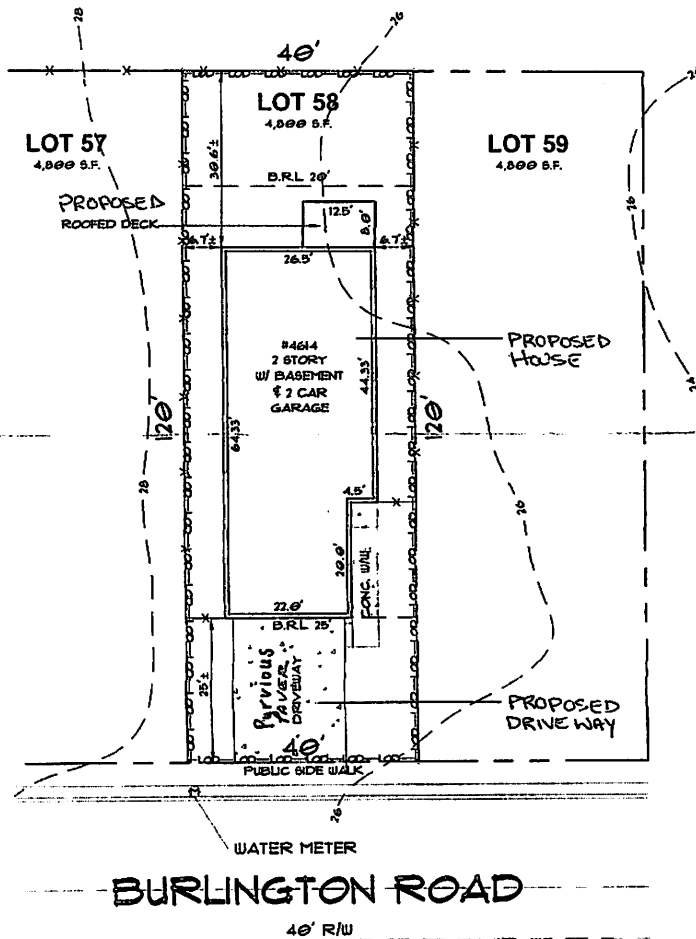
Further, Section 27-233(a) of the Prince George's County Code states:

A decision of the Board, permitting the erection of a building or structure, shall not be valid for more than two (2) years, unless a building permit for the erection is obtained within this period and the construction is started and proceeds to completion in accordance with the terms of the decision and the permit.

LOCATION DRAWING
4614 BURLINGTON ROAD
LOT 58

"BURGESS SUB OF ROGERS & PHILLIPS ADDN TO HYATTSVILLE"

PRINCE GEORGE'S COUNTY, MARYLAND
TAX ACCOUNT 1829688 TAX MAP 050C2
LIBER: 14561 FOLIO:041
PLAT: A16-0928
SCALE 1" = 20'



LEGEND

- LDD --- LIMITS OF DISTURBANCE
- TW --- TW --- TREE PROTECTION FENCE
- X --- WOOD FENCE
- B.R.L. (BUILDING RESTRICTION LINE)
- TREE
- Ø WATER METER

NOTE

LIMIT OF DISTURBANCE
SURROUNDED WITH SILT FENCE
4,641 S.F.

ZONE R-55 ZONING

PROPOSED RESIDENCE = 1,614.83 S.F.

PROPOSED RESIDENCE
TOTAL LOT COVERAGE = 1,614.83 S.F.
EXISTING LOT SIZE = 4,800.00 S.F.

$1,614.83 \text{ S.F.} + 4,800.00 \text{ S.F.} = 0.33642792$
 $0.33642792 \times 100 = 33\% \text{ LOT COVERAGE}$

SCALE:
1" = 20'-0"

[Signature]
BOARD OF APPEALS
JUL 23 2019

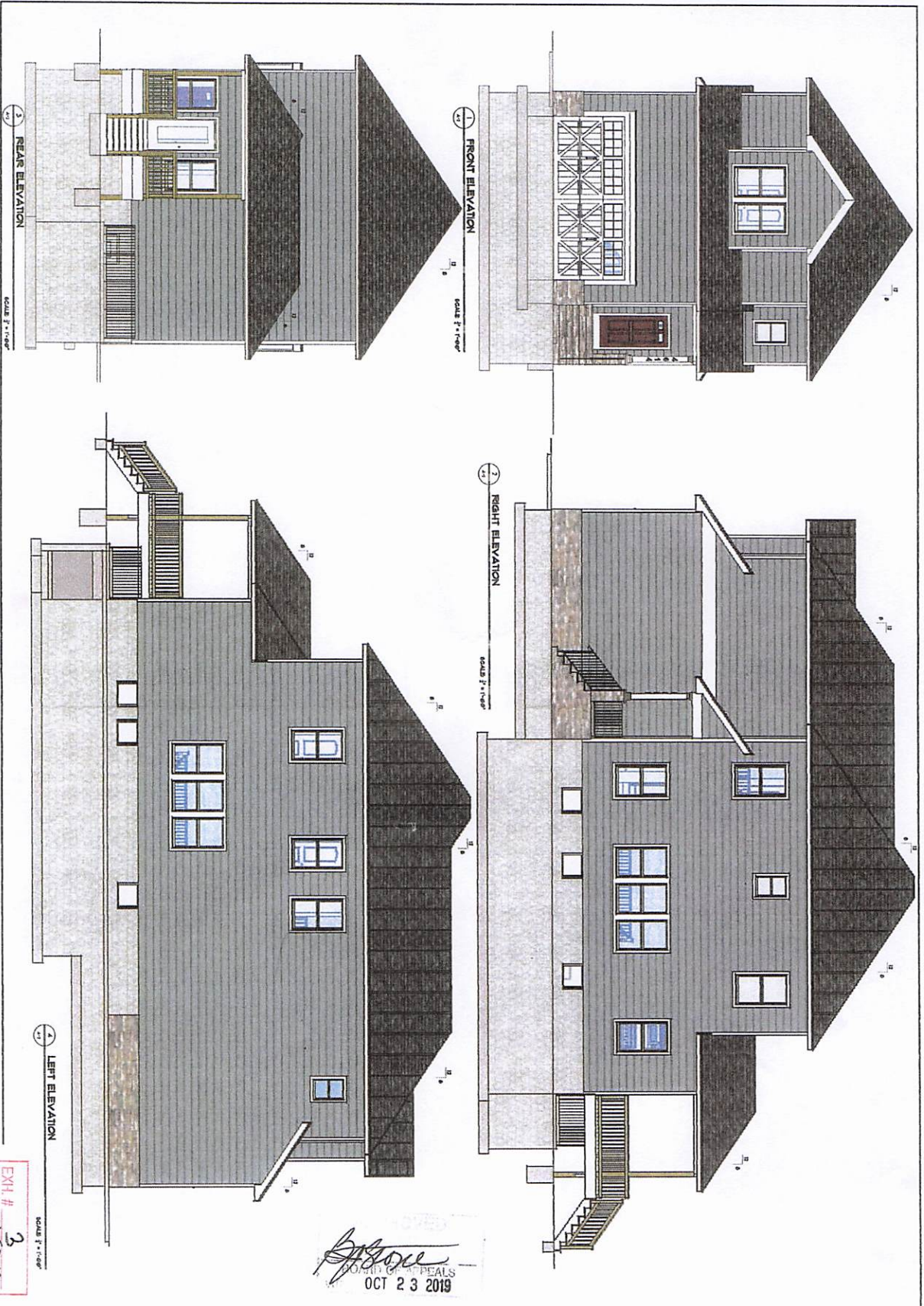
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE NUMBER: 483
EXPIRATION DATE: 1-14-2021

[Signature]
EXPIRES 1-14-2021
Good not valid without signature

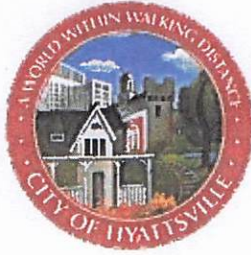
LEGEND:		PROPERTY ADDRESS: 4614 BURLINGTON ROAD, HYATTSVILLE MD 20781	
REFERENCE		DATE OF LOCATIONS	
PLAT BK.		SCALE:	1" = 20'
PLAT NO. A16-0928		DRAWN BY:	
PARCEL		TAXED:	1813168
LOT: 58		WALL CHECK:	
BLOCK:		USE, LOC: 12478	



Signature
 OCT 23 2019

EXH. # 3
 1-800-16

Candace B. Hollingsworth
Mayor



Tracey E. Douglas
City Administrator

October 21, 2019

Barbara Stone
Administrator
Board of Zoning Appeals
County Administration Building, Room 2173
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: V-82-19: 4614 Burlington Road, Hyattsville

Dear Ms. Stone,

This letter is to inform you that on October 21, 2019, the Hyattsville City Council considered variance application V-82-19, a zoning variance request for the subject property located at 4614 Burlington Road, Hyattsville.

The applicant has applied for a zoning variance to validate existing conditions (property & dwelling) and construct a two-story dwelling with basement, a two-car garage, a cover deck and a driveway in front of the house. The applicant is seeking a variance of 200 square feet net lot area, 10 feet front building line width, 1.3 feet left side yard width, 1.3 feet right side yard width, 15.9% net lot coverage, and a waiver of the parking area location requirement.

The City Council voted in support of the applicant's revised variance request, which incorporates previous materials in the construction of the proposed driveway.

We thank you and the Board of Zoning Appeals for your consideration of our comments and look forward to your decision.

Sincerely,

Candace B. Hollingsworth
Mayor

CC: City Council
Suco Wash, LLC, Applicant

V-82-19

LOT COVERAGE WORKSHEET

NET LOT SIZE

4,800 SQUARE FEET30 % LOT COVERAGE ALLOWED1,440 SQUARE FEETSTRUCTURE/PARKINGMEASUREMENTSSQUARE FOOTAGE

HOUSE

4.5 x 44.3
22 x 64.3199.4
1,414.6

> 1,614

GARAGE/CARPORT

DRIVEWAY

19.5 x 25487.5

PORCH/SUNROOM

8 x 12.5100

SHED(S)

ADDITION(S)

OTHER:

TOTAL LOT COVERAGE

2,201.5

TOTAL % NET LOT COVERAGE

45.9 %

TOTAL % OVER NET LOT COVERAGE

15.9 % (761.5 S.F.)