



# Memo

To: Jim Chandler, Assistant City Administrator and Director, Com. & Econ. Development  
From: Holly Simmons, City Planner  
CC: Tracey Douglas, City Administrator  
Date: March 10, 2023  
Re: Zoning Variance Request V-10-23 – 5608 36<sup>th</sup> Place, Hyattsville  
Attachments: Application for Variance (Appeal No. V-10-23)  
City of Hyattsville Variance Policy

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The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-10-23, for the subject property located at 5608 36<sup>th</sup> Place, Hyattsville.

### Summary of Variance Conditions:

The petitioners, William Patty and Julie Schweitzer, have applied to the Prince George’s County Board of Zoning Appeals (BZA) for a zoning variance to obtain a building permit for the construction of a canopy in the front of the dwelling.

The requested variance is outlined in the table below:

<b>Residential Zone Use Table</b>	<b>Description</b>	<b>Variance Requested</b>
Section 27-4202 (e)(2)	Requires each lot shall have a front yard at least 25 feet in depth.	Variance of 3 feet front yard depth.

The subject property includes an existing single-family detached residential structure and one shed structure. This is illustrated in the aerial photo shown in Figure 1 below. The subject property is located in City Council Ward 5 and is not located within a Residential Parking Zone.

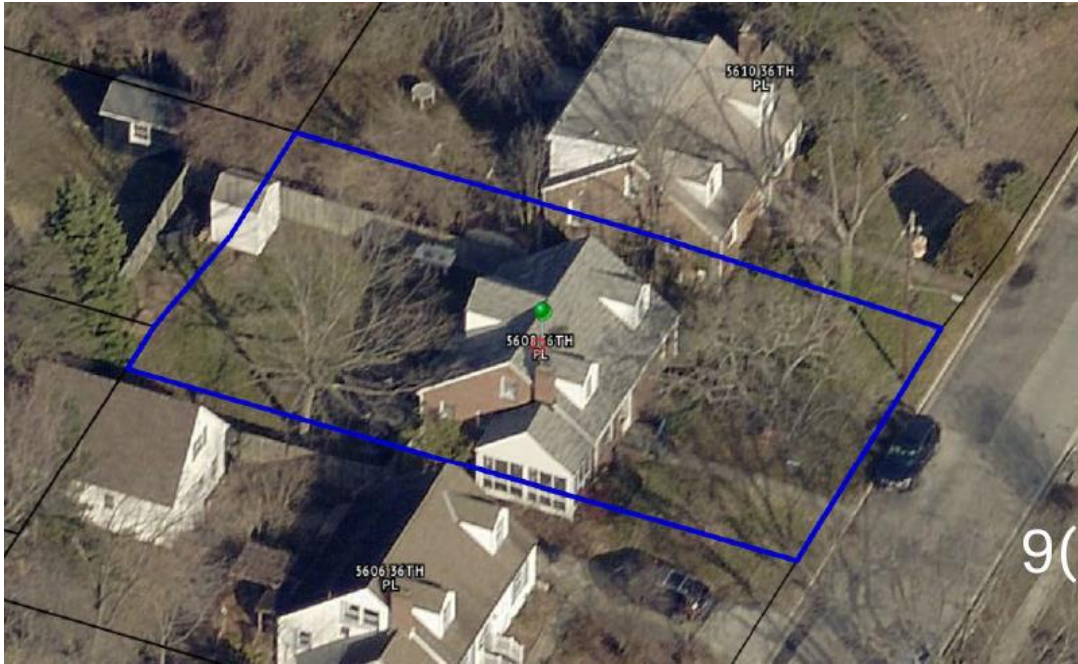


Figure 1. Aerial Imagery of 5608 36<sup>th</sup> Place, Hyattsville

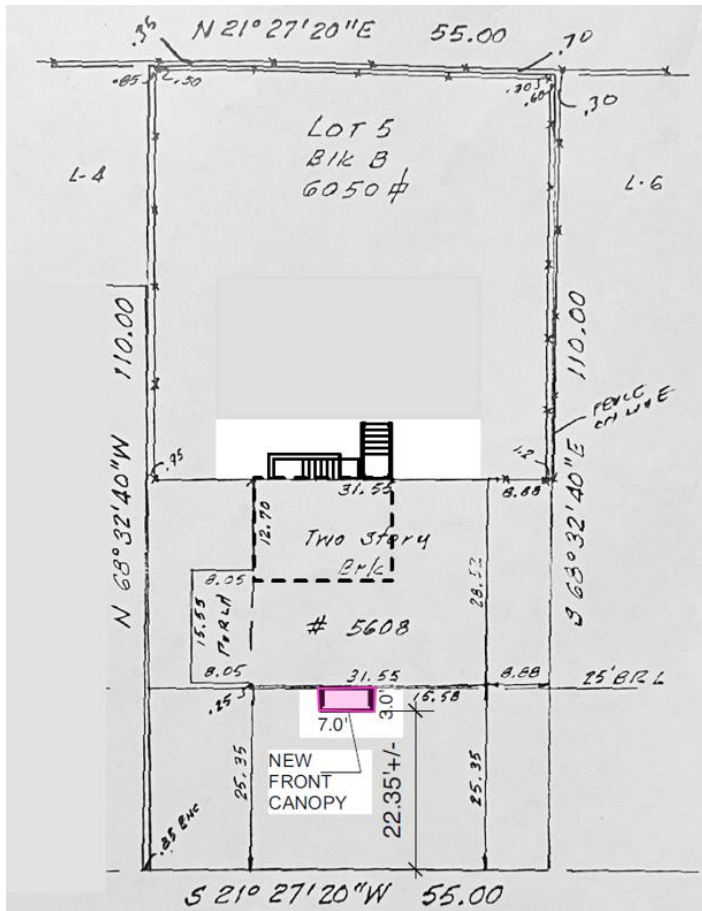


Figure 2. Proposed addition at 5608 36<sup>th</sup> Place, Hyattsville

**Recommendation:**

City Staff recommends the City Council support V-10-23 for the subject property at 5608 36<sup>th</sup> Place, Hyattsville. It would not be possible to construct a front entry to this dwelling without relief from the requirements of Prince George's County Code Section 27-4202 (e)(2), as the front façade of the dwelling is located at the 25-foot setback. The petitioner is proposing a 3'x7' canopy that would result in a 3-foot projection into the front yard setback. This improvement is modest in size and is not out of character for the neighborhood.