

Memo

To: Tracey Douglas, City Administrator
From: Jeff Ulysse, Director of Com. & Econ. Development & City Planner
Date: February 7, 2025
Re: Zoning Variance Request V-89-24 – 4100 Hamilton Street, Hyattsville
Attachments: Application for Variance (Appeal No. V-89-24)
City of Hyattsville Variance Policy

The purpose of this memorandum is to provide the City Administrator with a briefing on the Zoning Variance request V-89-24, for the subject property located at 4100 Hamilton Street, Hyattsville.

Summary of Variance Conditions:

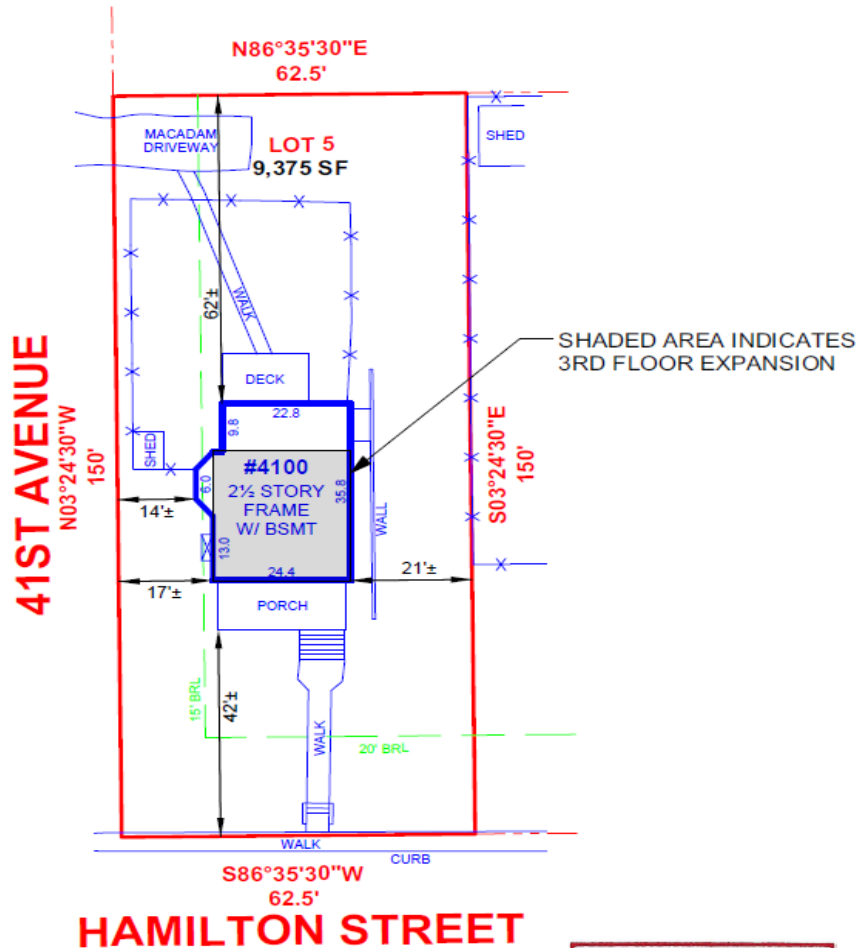
The petitioner(s), Sarah Christine Lee and Giovanni Luca Ciampaglia has made an appeal to the Prince George's County Board of Zoning Appeals (BZA) for a zoning variance to validate existing conditions (lot width, side street yard depth, accessory building locations). The petitioner(s) requests a variance for side yard width and a waiver of the accessory building location requirement to obtain a building permit to construct a 22.4'x26' third floor dormer addition.

The requested variances are outlined in the table below:

Residential Use Table	Description	Variance Requested
Section 27-4202 (e)(1)	Requires that a lot shall have a minimum width of 65 feet at the building line	Variance of 2.47 ft lot width at the building line
Section 27-4202 (e)(2)	Requires that a lot shall have a minimum side street yard depth of 25 feet on a corner lot	Variance of 8 feet side street yard width
Section 27-5202(c)(4)(a) Section 27-5202(c)(4)(c)	(a) Requires that unless otherwise provided in section 27-5203, no accessory structure shall be located in a required front yard or corner lot side yard (c) Requires that unless otherwise provided in section 27-5203, accessory structures located on corner lots or through lots shall comply with the same setbacks from all streets that apply to the main building	Waiver of the accessory building location requirement

Property Description

The subject property is located in the Hyattsville Hills Subdivision, City Council Ward 2 and Hyattsville Historic District (HAWP Not required). This 0.215 ac or 9,375 sf parcel is improved with an existing single-family detached dwelling, front covered porch, rear wood deck, residential storage shed, asphalt driveway and six-foot fence. The property is also classified under the current zoning district of R-65 with a prior zoning district of R-55.



EXH. # 3
V-89-24

Findings & Justification

Under the RSF-65 zoning district the subject parcel is required to comply with the prescribed dimensional regulations. Built in 1924, the subject property maintains a pre-existing width of 62.5ft, where 65ft is required, a non-conforming side street yard width of 17ft where a minimum of 25ft is required and a residential storage shed where all accessory structures are prohibited in the required front yard under the provisions of the zoning code. These existing conditions create a degree of non-conformity impacting the petitioner's ability to comply.

Illustrated in the image below, the petitioner proposes the construction of a 22.4'x 26' addition to the 3rd floor of the existing dwelling. The proposed addition is within the existing footprint of the dwelling and will not increase the lot coverage of the subject property.



Figure 2a
Existing Front
Elevation



Figure 2b
Proposed Front
Elevation

The proposed third-floor addition aligns with the character of the surrounding area and does not create significant overshadowing or privacy concerns. The existing 6ft fence effectively screens the accessory structure, mitigating visual impacts on adjacent properties and the streetscape. While the accessory structure is in the required front yard, the intent of the setback requirement is to maintain aesthetic and functional consistency. The fence provides sufficient screening, preserving neighborhood character. Furthermore, the 3rd floor addition is designed in a way that respects historical architectural features and is harmonious with the existing architectural characteristics of the neighborhood.



Recommendation

The City's Variance Policy states that "the City shall as a matter of policy provide letters of support for residents to document a 'non-conforming lot' as part of the normal permitting process for projects complying with all other aspects of zoning regulations, unless the matter at hand is the certification of a non-conforming use on a non-conforming lot."

Based on the above findings, staff recommend the City Council support variance application V-89-24 for the subject property located at 4100 Hamilton Street, Hyattsville Ward 2 for the requested zoning relief related to front yard width, side street yard width and waiver of the accessory structure location requirement.