



Memo

To: Mayor and City Council
From: Holly Simmons, Acting Director, Community & Economic Development
CC: Tracey Nicholson, City Administrator
Date: November 9, 2023
Re: Zoning Variance Request V-84-23 – 4614 Burlington Road, Hyattsville
Attachments: Application for Variance (Petition No. V-24-23)
Memo: Variance Request V-82-19

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-84-23, for the property located at 4614 Burlington Road, Hyattsville 20781.

Summary of Variance Conditions:

The petitioner, Suco Wash LLC, has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate existing conditions and construct a two-story dwelling with basement, a two-car garage, a cover deck, and a driveway on front of the house. An identical variance request was submitted in 2019 under variance case V-82-19, and the staff memo for that variance is attached. Specific violations of the Zoning Ordinance are outlined in the staff memo related to the attached variance request V-82-19.

V-82-19 was supported by the Hyattsville City Council on October 21, 2019, and approved by the BZA October 23, 2019; however, the petitioner did not pursue development due to the Covid-19 pandemic. The previous approval under V-82-19 has expired and the Board of Zoning Appeals has requested the Hyattsville City Council affirm their prior position.

Recommendation:

Staff recommends the City Council support the applicant's variance requests, consistent with the recommendation related to variance case V-82-19.