



Memo

To: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development

From: Kate Powers, City Planner

CC: Tracey Nicholson, City Administrator

Date: July 9, 2021

Re: Zoning Variance Request V-46-21 – 5723 39th Avenue, Hyattsville

Attachments: Application for Variance (Appeal No. V-46-21)
City of Hyattsville Variance Policy

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-46-21, for the property located at 5723 39th Avenue, Hyattsville, MD, 20781.

Summary of Variance Conditions:

The applicants, Julia Stadler and Adriana Leenders, have applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate existing conditions (side yard width and net lot coverage). Specific violations of the Zoning Ordinance are outlined below:

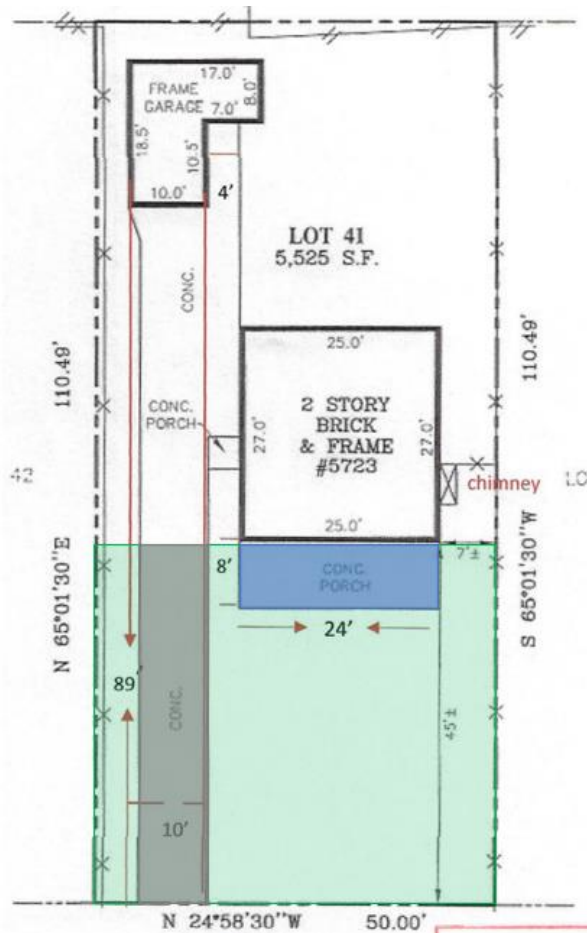
- Section 27-442(e)(Table IV) states each lot shall have a side yard at least 7 feet in width.
- Section 27-442(c)(Table II) states that not more than 30% of the net lot area shall be covered by buildings and off-street parking.

Variances of 1.45 feet side yard width and 6.5% net lot coverage are being requested.

The property is within the R-55 Property Zone (One-Family Detached Residential) and the City of Hyattsville Ward 2. The subject property contains a two-story single-family detached dwelling. The applicant is requesting the validation of existing conditions to obtain a new driveway permit.

As per City Code, impervious surfaces may not cover more than 25 percent of a front yard. City Staff has estimated that the applicant is proposing impervious surface cover approximately 28.5% of the property's front yard. Calculations and diagram can be found on the proceeding page. City Staff does not anticipate any major issues with allowing an additional 3.5% impervious surface cover on the property.

Beyond variance approval, the applicant will be required to obtain a City and County permit prior to installing or expanding a driveway.



	Porch	8' x 24'	192 SF
	Driveway	45' x 10'	450 SF
	Front Yard	45' x 50'	2250 SF

Impervious Surface/Total Front Yard

$$(192 \text{ SF} + 450 \text{ SF}) / 2250 \text{ SF} =$$

28.5%

Recommendation:

Staff recommends the City Council support the applicant's variance request of 1.45 feet side yard width. The footage requested is nominal and the driveway cannot be reasonably moved to accommodate the required side yard width.

Additionally, Staff recommends the City Council support the applicant's variance of 6.5% net lot coverage. The additional lot coverage is likely due to the length of the proposed driveway; however, the extensive length is needed to reach the existing garage located in the rear of the property. City Staff does not anticipate any major issues with the slight increase in lot coverage.