

## **STATEMENT OF JUSTIFICATION**

### **MT. HERMON LODGE – LOT 11 4-24033**

APPLICANT/OWNER	Mt. Hermon Lodge Preservation Project, LLC 4709 40 <sup>th</sup> Avenue Hyattsville, Maryland 20781 Attn: Kayleigh Kulp
ATTORNEY/ CORRESPONDENT:	Matthew C. Tedesco, Esq. McNamee Hosea, P.A. 6404 Ivy Lane, Suite 820 Greenbelt, Maryland 20770 (301) 441-2420 Voice (301) 982-9450 Fax MTedesco@mhlawyers.com
CIVIL ENGINEER:	CV, Inc. Silvia D. Silverman, AICP 610 Professional Drive, Suite 108 Gaithersburg, MD 20879 301-637-2510 (office) ssilverman@cvinc.com
REQUEST:	A Preliminary Plan of Subdivision to accommodate the conversion of an existing commercial building into approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use pursuant to the prior Zoning Ordinance and prior Subdivision Regulations in accordance with the prior C-S-C/D-D-O Zones. (Section 24-1903)

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#### **I. DESCRIPTION OF PROPERTY**

1. Address – 4207 Gallatin Street, Hyattsville, Maryland 20781.
2. Location – South side of Gallatin Street at the south west quadrant of the intersection of Gallatin Street and 43<sup>rd</sup> Avenue.
3. Tax Account – 1816446.
4. Zone – NAC (current); C-S-C/D-D-O (prior).

5. Proposed Use – Approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use.
6. Applicable Previous Approvals – N/A.
7. Record Plat – Plat Book LIB A at Plat No. 20.
8. Councilmanic District – 2.
9. Planning Area – 68.
10. Schools – Hyattsville Elementary, Hyattsville Middle and Northwestern High.
11. Police – Division I.
12. Fire/EMS – Hyattsville, Station 801, Battalion 884; Bladensburg, Station 809, Battalion 884.
13. Library – PGCMLS Bladensburg Branch Library; PGCMLS Hyattsville Branch Library.
14. Water/Sewer Category – W3/S3.
15. Historic Site/Resources – The Mount Hermon Masonic Temple (ID 68-010-95) (CR-102-2024); Harvey Dairy Store (ID 68-010-88 – 0.01 miles from subject property) ; Burgess House (ID 68-010-83 – 0.03 miles from subject property); Jones-Sheridan House (ID 68-010-79 – 0.04 miles from subject property); Welsh House (68-010-01 – 0.05 miles from the subject property); Fox’s Barn (ID 68-010-74 – 0.06 miles from subject property); Shepherd-Sibley House (ID 68-010-73 – 0.07 miles from the subject property); Benjamin Smith House (ID 68-010-34 – 0.08 miles form subject property); Lewis-Holden House (ID 68-010-02 – 0.09 miles from subject property); Frederick Holden House (ID 68-010-17 – 0.12 miles from subject property); Hyattsville Post Office (ID 68-010-40 – 0.12 miles from subject property); Lown House (ID 68-010-35 – 0.13 miles from subject property); and Edgewood (Tricon-Halloran House) (ID 68-010-65 – 0.13 miles from subject property).

## II. NATURE OF REQUEST

Mt. Hermon Lodge Preservation Project, LLC (hereinafter the “Applicant”) intends to pursue a Preliminary Plan of Subdivision to accommodate the conversion of an existing commercial building (the Mount Herman Masonic Temple) into approximately 8 multifamily residential units and approximately 1,700 square foot commercial/retail use pursuant to the prior Subdivision Regulations and prior Zoning Ordinance in accordance with the prior C-S-C/D-D-O Zone.

On April 1, 2022, the approved County-wide Sectional Map Amendment (“CMA”) and the updated Prince George’s County Zoning Ordinance and Subdivision Regulations became effective, thereby, rezoning the subject property to the newly created NAC Zone. Notwithstanding, Section 27-1903(c) of the Subdivision Regulations provides for a choice of law provision that allows an applicant, after April 1, 2022, to elect to utilize the prior Subdivision Regulations. Accordingly, the applicant intends to utilize the prior Subdivision Regulations and the prior Zoning Ordinance as the applicant recognizes that the provisions of the prior Subdivision Regulations and prior Zoning Ordinance have been successfully utilized and implemented for development of the property and all uses are permitted uses under the prior Zoning Ordinance. Therefore, the applicant contends that the prior Zoning Ordinance and prior Subdivision Regulations offer the most efficient, flexible, and established framework for review and approval of the applicant’s desired use/development at this time. (Pursuant to the same, the applicant hereby provides this statement pursuant to Section 27-1904(b) of the Zoning Ordinance).

### III. APPLICANT’S PROPOSAL

The Applicant presents in this Preliminary Plan of Subdivision (4-24033) application the development of property located at 4207 Gallatin Street, Hyattsville, Maryland 20781 (the “Subject Property”). Specifically, the proposed development is for the conversion of an existing commercial building in the Neighborhood Activity Center (NAC) Zone and the prior Commercial Shopping Center (C-S-C) Zone. The property consists of Lot 11, Block A, of Wine and Johnson’s Second Addition to Hyattsville, MD recorded in Plat Book A, page no. 20. The Subject Property, totaling approximately 0.289 acres, is currently a vacant building that was previously used as a Masonic lodge and recently designated as a historic site (CR-102-2024). The Applicant is not proposing to raze the existing building, but instead seeks to utilize the building and only make interior renovations to convert the building into a mixed use building consisting of residential and commercial/retail uses.

The site currently lies within the 2004 *Approved Gateway Arts District Sector Plan and Sectional Map Amendment Plan Area*. The Sector Plan places this property in the Town Center Character Area. This Character Area is described as “bustling with residential and business life” and has the land use goal of enhancing walkability and creating high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, and an attractive streetscape. The proposed mixed-use development, which is desired in the town center character area, will be compatible with the surrounding neighborhood. The sector plan’s goal for the town center character area is:

“enhance the walkability of the town centers by creating a framework for high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, an attractive streetscape, landscaping, and small parks.” (page 17)

In addition to the context-sensitive building as described above, the proposed improvements will meet this goal by prioritizing a pedestrian-oriented site design with a focus on bringing the existing building and site up to applicable County code standards, maintaining the

historic architecture, and improving the streetscape. These improvements will be a benefit to future residents and visitors, along with existing community members.

The sector plan and SMA also provide various environmental goals for the entire plan area. One of the goals is to “protect, improve, and enhance the natural and built environment to provide a high quality of life for residents, workers and visitors.” (p.29). The proposed development is redevelopment of an historic site. The redevelopment will not alter the existing footprint or result in the removal of any trees and/or landscaping features. The historic character of the building will also be maintained, which further minimizes any potential adverse impacts. Maintaining the historically significant architecture also fulfills another environmental objective of the Sector plan which is to “identify and recommend the preservation and enhancement of features that have significant influence on the environment and the aesthetic quality of the sector plan.”


As described above and herein, the proposed building expansion and site improvements exceed the goals of the sector plan and SMA.

#### IV. CONCLUSION

For all of the above-stated reasons, and based on all of the supporting documents and evidence that has (or will be) submitted into the record for this matter, the Applicant respectfully requests approval of 4-24033.

Respectfully submitted,

MCNAMEE HOSEA, P.A.

By:   
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Matthew C. Tedesco  
Attorney for the Applicant

Date: March 17, 2025