



# Memo

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

From: Kate Powers, City Planner

CC: Tracey Nicholson, City Administrator

Date: March 26, 2021

Re: Zoning Variance Request V-78-20 – 4013 Madison Street, Hyattsville

Attachments: Application for Variance (Appeal No. V-78-20)  
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-78-20, for the property located at 4013 Madison Place, Hyattsville, MD, 20781.

## Summary of Variance Conditions:

The applicant, Ryan Hehman, has applied to the Prince George’s County Board of Zoning Appeals for a zoning variance to validate an existing condition (side street yard depth) and to obtain a building permit for the construction of a two-story addition. Specific violation of the Zoning Ordinance is outlined below:

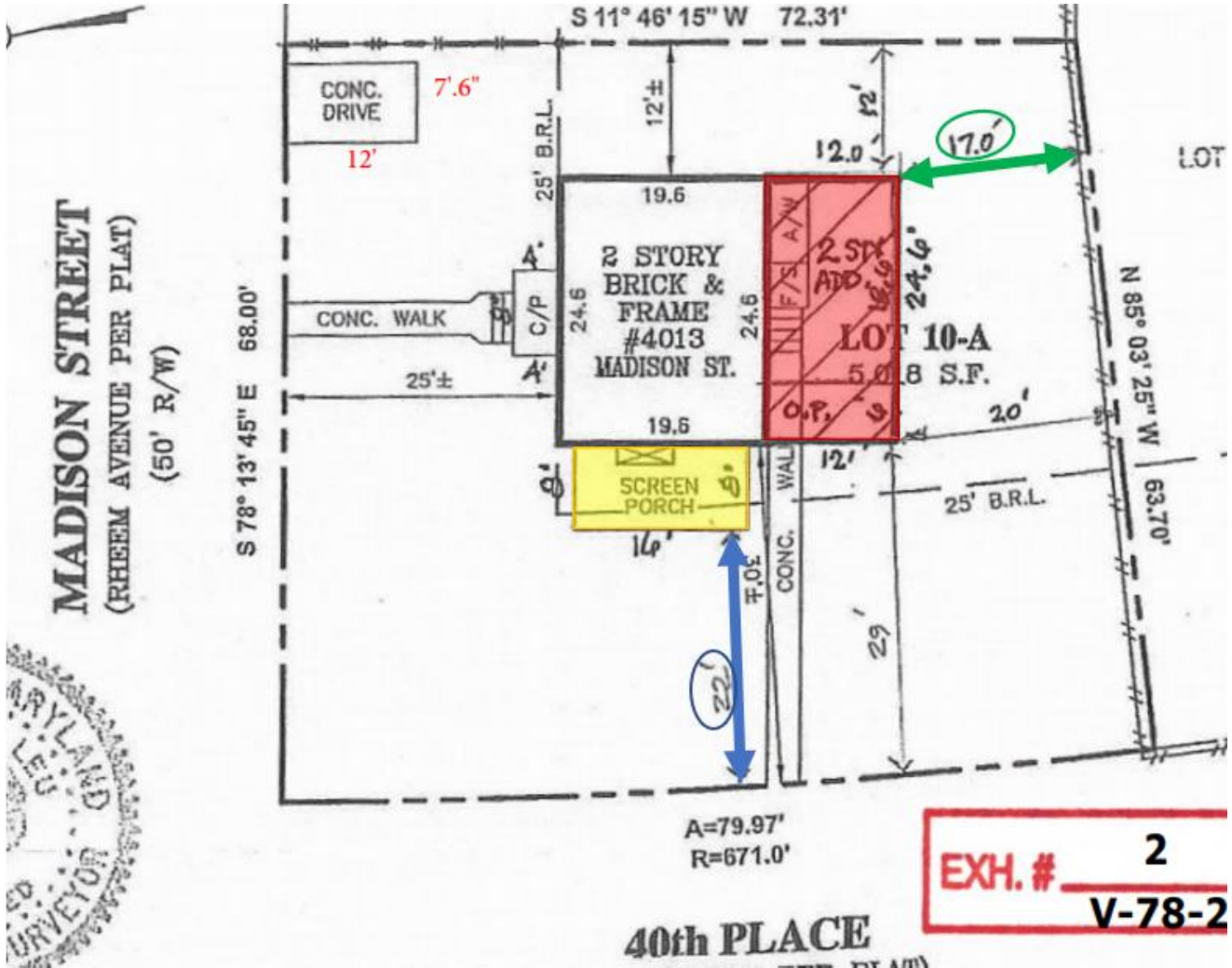
- Section 27-442(e)(Table IV) states each corner lot shall have a side yard along the side street at least 25 feet in depth and a rear yard at least 20 feet in depth/width;
- The applicant is requesting variances of 3 feet side street yard depth and 3 feet rear yard depth/width are being requested;
- Staff is recommending the City Council support both of the applicant’s variance requests.

The property is within the R-55 Property Zone (One-Family Detached Residential) and the City of Hyattsville Ward 2. The subject property is a single-family detached dwelling. The applicant is proposing the construction of a 12’ x 24.6’ two-story addition to the rear of the existing home. The design of the proposed addition maintains the established home style in the neighborhood.

The location of the proposed addition can be seen in red in the figure on the next page. Due to the angled rear lot line, the top corner of the addition is 17’ from the lot line (seen in green) while the bottom corner of the addition is the required 20’ from the rear lot line.

The porch along 40<sup>th</sup> Place can be seen in yellow. Side yards on corner lots are required to be 25’ in depth. The existing screened porch is 22’ from the side lot line (seen in blue). The applicant is requesting validation of this existing condition.

Figure 1. 4013 Madison Street, Hyattsville



**Recommendation:**

Staff recommends the City Council support the applicant's variance request of 3 feet side street yard depth, as it is an existing condition of the property.

Additionally, Staff recommends the City Council support the applicant's variance request of 3 feet rear yard depth/width. The proposed addition is square to the existing home. To alter this proposed addition to align with the skewed rear lot line would make it irregular in shape and nonstandard in construction.