

November 15, 2021

Mayor Kevin Ward
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781

Mayor Ward,

We, the undersigned residents of 43rd Street and 43rd Avenue, request that the City of Hyattsville oppose the granting of the following variances by the Prince George's County Board of Zoning Appeals:

- V-97-21: Permission to construct a single-family home on R-55 Zoned (One-Family Detached Residential) property known as Lot 25, Block 2, West Riverdale Subdivision, being 6211 43rd Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.
- V-98-21: Net lot area, front building line width, side yard width and a waiver of parking location on R-55 Zoned (One-Family Detached Residential) property known as Lot 26, Block 2, West Riverdale Subdivision, being 6213 43rd Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

Virtual hearing is set for Wednesday, November 17 at 6:00 PM. Petitioner is Metropolitan Building and Development Corporation which built the homes immediately adjacent to the property in question on 43rd Avenue (6209 and 6213), as well as homes at 6205 and 6207 43rd Avenue and 6204, 43rd Street.

We are concerned that development of the property in question will:

- Further exacerbate water runoff onto the properties on 43rd Street;
- Result in the removal of additional old growth trees from the neighborhood;
- Add to street parking congestion on 43rd Avenue;
- Detract from the overall character of the neighborhood which was established decades ago; and,
- Cause general disruption to the neighborhood.

Previously, a zoning variance was granted with respect to the front building line width to enable the construction of the home at 6213. If V-98-21 is granted, a portion of that property will revert back to 6211 to enable the construction of yet another single-family home—in effect using the same section of property to make it possible to build two houses on lots that are each too small to accommodate the development in question.

We request the City of Hyattsville communicate its opposition to the granting of variances V-97-21 and V-98-21 by the Prince George's County Board of Zoning Appeals.

Thank you for your consideration of our concerns.

Sincerely,

Maeve O'Beirne
6206 43rd Street

Curtis & Carol Ramsey-Lucas
6208 43rd Street

Rene Beesley
6210 43rd Street

Jon Schermann & Melissa Chiu
6212 43rd Street

Jennifer Kempf
6204 43rd Avenue

Gregory S. Williams & Juan Amador
6206 43rd Avenue

Don & Rossana Landis-Weaver
6208 43rd Avenue

Aura Estrada
6209 43rd Avenue

Mary Durkin
6210 43rd Avenue

Gideon Ngoboka
6212 43rd Avenue

John T. Rowell
6214 43rd Avenue

Kevin & Niambi Mack
6215 43rd Avenue

Melanie & PJ Fiore
6217 43rd Avenue

Charlotte Oman & Ben Harper
6218 43rd Avenue

Michael & Ruth Brannon
6219 43rd Avenue

Alex Appel & Amy Schachtner-Appel
6221 43rd Avenue

CC: Hyattsville City Council