



Memo

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

From: Kate Powers, City Planner

CC: Tracey Nicholson, City Administrator

Date: September 28, 2021

Re: Zoning Variance Request V-85-21 – 4910 41st Place, Hyattsville

Attachments: Application for Variance (Appeal No. V-85-21)
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-85-21, for the property located at 4910 41st Place, Hyattsville, MD, 20781.

Summary of Variance Conditions:

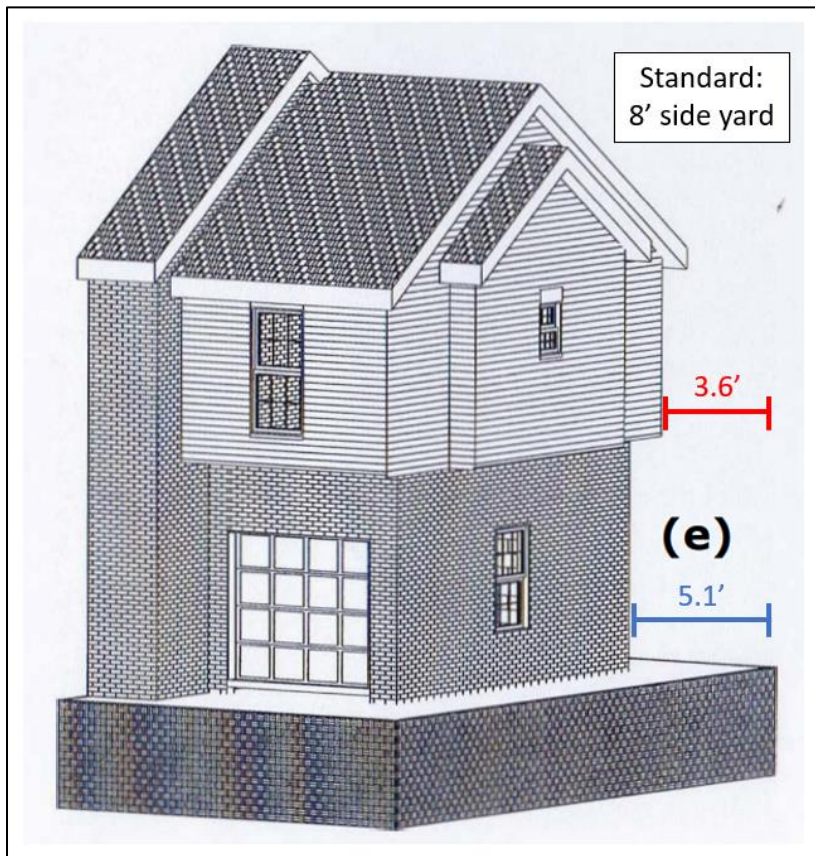
The applicant, Francis Dezelski, has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate an existing condition (front line width) and obtain a building permit for the construction of a hanging 2nd floor addition above the garage. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(e)(Table IV) states each lot shall have a side yard of at least 8 feet in width.
- Section 27-442(d)(Table III) states that each lot shall have a minimum width of 65 feet measured along the front building line.

Variances of 4.4 feet side yard width and 7 feet front building line width are being requested.

The property is within the R-55 Property Zone (One-Family Detached Residential) and the City of Hyattsville Ward 1. The subject property contains a two-story single-family detached dwelling.

The existing garage is 5.1' from the property line, while the second-floor addition overhang is 3.6' from the property line. For reference, the zoning ordinance calls for an 8' minimum side yard width. A visual representation can be found on the following page.



Recommendation:

Staff recommends the City Council support the applicant's variance request of 7 feet front building line width as this is an existing condition that cannot feasibly be altered.

Staff recommends the City Council deny the applicant's variance of 4.4 feet side yard width. The building overhang is not an existing condition, but rather new construction. The applicant can reasonably alter their design to increase the side yard width. City Staff recommends the applicant construct a second-story addition flush to the existing garage, 5.1' from the property line.