



Legislation Details (With Text)

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Title: Board of Zoning Appeals: V-85-21 - 4910 41st Place, Hyattsville

Sponsors: City Administrator

Indexes: Planning & Development

Code sections:

Attachments: 1. Memo - V-85-21, 2. V-85-21 Binder, 3. City_of_Hyattsville_Zoning_Variance_Policy_Statement_and_Variance_Process_10_3_11, 4. FDezelski 20200602 0005.pdf, 5. Land Plot Drawing, 6. City_of_Hyattsville_Zoning_Variance_Policy_Statement_and_Variance_Process_10_3_11

Date	Ver.	Action By	Action	Result
10/4/2021	1	City Council	Approved as Amended	Pass

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Action

Item Title:
Board of Zoning Appeals: V-85-21 - 4910 41st Place, Hyattsville

Suggested Action:
I move the City Council authorize the Mayor to send correspondence to the Prince George’s County Board of Zoning appeals regarding V-85-21, the subject property located at 4910 41st Place Hyattsville. The correspondence to the BZA shall state:

- The City supports the applicant’s variance request of 7 feet front building line width as this is an existing condition that cannot feasibly be altered;
- The City requests denial of 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. The City recommends the applicant construct a second-story addition flush to the existing garage, 5.1’ from the property line.

Summary Background:
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.

Next Steps:

No additional action is required.

Fiscal Impact:

N/A

City Administrator Comments:

See summary above

Community Engagement:

N/A

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

N/A