



## Legislation Text

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**File #:** HCC-137-FY21, **Version:** 1

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

**Item Title:**

Zoning Variance Request V-35-20 - 3003 Lancer Place, Hyattsville

**Suggested Action:**

I move that the City Council authorize the Mayor to send correspondence to the Prince George's County Board of Zoning Appeals stating the City's support for variance request V-35-20, a request of (1) Five (5) feet front building line width, (2) 3% net lot coverage and (3) a waiver of the parking area location requirement to allow the applicant to obtain a building permit for the proposed construction of a driveway at the subject property at 3003 Lancer Place, Hyattsville.

**Summary Background:**

The applicant, Anuj Christian, has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate an existing condition and to obtain a building permit for the proposed driveway. Specific violations of the Zoning Ordinance are outlined below:

- Section 27-442(d)(Table III) states each lot shall have a minimum width of 65 feet measured along the front building line.
- Section 27-442(c)(Table II) states not more than 30% of the net lot area shall be covered by buildings and off-street parking.
- Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling.

**Next Steps:**

The City Council's communication will be submitted to the Prince George's County Board of Zoning Appeals for its consideration.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Staff recommends the City Council support the applicant's variance request of five (5) feet front building line width as it is an existing condition of the property which cannot feasibly be altered.

Staff recommends the City Council support the applicant's variance request of 3% net lot coverage as Staff does not anticipate any major issues with the minimal lot usage coverage.

Staff recommends the City Council support the applicant's variance request for a waiver of the parking area location requirement. The proposed placement of the driveway is not standard, however physical barriers and the configuration of neighboring properties make the proposed location the only logical option for a driveway on the subject property. To

the left of the dwelling, there is a larger tree which would need to be removed in order to accommodate a driveway. To the right of the dwelling, the neighboring property has a driveway along their property boundary.

As per the City of Hyattsville Zoning Variance Policy, Staff believes the granting of this variance remedies that which creates a significant hardship on the property-owner.

**Community Engagement:**

The subject property has been posted, per the requirements of the Board of Zoning Appeals George's County Board of Zoning Appeals.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A