



Legislation Details (With Text)

File #: HCC-110-FY22 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 10/1/2021 **In control:** City Council
On agenda: 10/4/2021 **Final action:** 10/4/2021
Title: Board of Zoning Appeals: V-26-21 - 4016 Hamilton Street, Hyattsville
Sponsors: City Administrator
Indexes: Planning & Development
Code sections:

Attachments: 1. Memo - V-26-21, 2. V-26-21 Application, 3.
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	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-26-21 - 4016 Hamilton Street, Hyattsville

Suggested Action:

I move the City Council authorize the Mayor to send correspondence to the Prince George's County Board of License Commissioners regarding V-26-21 for the subject property at 4016 Hamilton Street, Hyattsville. The correspondence shall communicate to the BZA:

- The City supports the applicant's 15 square feet front building line width, 5.3 feet front yard depth, 4 feet left side yard width as these are existing conditions that cannot feasibly be altered.
- The City requests the Board's denial the applicant's variance requests of 2 feet side lot line setback and 1.7 feet rear lot line setback in this circumstance. The City will support of validating the existing one-story shed, however, the rebuild will include extensive reworking of the existing structure. The applicant can reasonably alter their design to meet the required setback standards. The City recommends the applicant construct the two-story shed with setbacks of 2 feet from any side or rear lot line, or keep the existing shed as-is and seek validation of existing conditions.

Summary Background:

The applicants, Seth Schowalter and Sarah Haddock, have applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate existing conditions (front building line width, front yard depth, and side yard width) and obtain a building permit for the construction of a two-story shed. 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.
- Section 27-442(c)(Table IV) states that each lot shall have a front yard at least 25 feet in depth and a side yard at

least 8 feet in width.

- Section 27-442(i)(Table VIII) states that accessory buildings shall be set back 2 feet from any side or rear lot line, shall not exceed 15 feet in height and generally be located only in the rear yard.

Variances of 15 square feet front building line width, 5.3 feet front yard depth, 4 feet left side yard width, 2 feet side lot line setback, and 1.7 feet rear lot line setback for an accessory building (two-story) are requested are being requested.

The property is within the R-55 Property Zone (One-Family Detached Residential) and the City of Hyattsville Ward 2. The subject property contains a single-family detached dwelling and rear shed.

The existing garage is adjacent to the property line with a 0' offset. The proposed new two-story shed will use the existing shed footprint.

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