



## Legislation Details (With Text)

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<b>Type:</b>	Action Item	<b>Status:</b>		Passed	
<b>File created:</b>	11/29/2022	<b>In control:</b>		City Council	
<b>On agenda:</b>	12/5/2022	<b>Final action:</b>		12/5/2022	
<b>Title:</b>	Zoning Variance Request V-74-22 - 4708 Banner Street, Hyattsville				
<b>Sponsors:</b>	City Administrator				
<b>Indexes:</b>	Planning & Development				
<b>Code sections:</b>					
<b>Attachments:</b>	1. Memo - V-74-22 FINAL, 2. V-74-22 Binder, 3. City of Hyattsville Zoning Variance Policy Statement & Variance Process_ENGLISH				

Date	Ver.	Action By	Action	Result
12/5/2022	1	City Council		

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

**Item Title:**  
**Zoning Variance Request V-74-22 - 4708 Banner Street, Hyattsville**

### Suggested Action:

I move the City Council authorize the Mayor to send correspondence to the Board of Zoning Appeals requesting the denial of V-74-22, a zoning variance request for the subject property at 4708 Banner Street, Hyattsville. The correspondence shall affirm the City's recommendation for amendments to the application and resubmission for the purpose of enabling the applicant to proceed with the intended improvements to the primary structure, while also bringing the property into conformance with applicable sections of Zoning Code.

### Summary Background:

The subject property includes an existing single-family detached residential structure and two shed structures. This is further illustrated in the aerial photo shown in Exhibit B below. The property is zoned RSF-65 (Residential, Single-Family - 65), is located in City Council Ward 1 and is not located within a Residential Parking Zone.

The applicants have applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate existing conditions (lot width, lot frontage (width) at front street line and front yard depth) and obtain a building permit for the construction of a one-story addition with basement. Specific violations of the Zoning Ordinance and requested variance are as follows:

Section 27-4202 (e)(1): Requires each lot shall have a minimum width of 65 feet measured along the front building line and 52 feet measured along the front street line and not more than 35% of the net lot area shall be covered by buildings and off-street parking. **Variance Requested: Variance of 15 feet front building line width, 2 feet front street line width, and 10% net lot coverage.**

Section 27-4202 (e)(2): Requires each lot shall have a front yard at least 25 feet in depth. **Variance Requested:**

***Variance of 2-feet front yard depth.***

**Next Steps:**

The City will submit correspondence to the Board of Zoning Appeals.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend approval.

**Community Engagement:**

A virtual BZA hearing was conducted on November 15, 2022. Due to the timing of notice to the City, a Notice to Hold the Record Open was submitted to the BZA, and a decision was suspended pending the action of the City Council.

**Strategic Goals:**

Goal 3 - Promote a Safe and Vibrant Community

**Legal Review Required?**

N/A