



Legislation Text

File #: HCC-409-FY23, **Version:** 1

Submitted by: Holly Simmons
Submitting Department: Community & Economic Development
Agenda Section: Consent

Item Title:

Zoning Variance Request: V-57-22 - 3510 Lancer Drive, Hyattsville (RECONSIDERATION)

Suggested Action:

I move the City Council authorize the Mayor to send correspondence to the Board of Zoning Appeals in support of V-57-22 for the subject property at 3510 Lancer Drive, Hyattsville. The purpose of the zoning variance request is to validate existing conditions of net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth, and accessory building and shed and to obtain a building permit for the illegal construction of a shed and breezeway on the property.

Summary Background:

The applicant, Douglas Rivas, has applied to the Prince George's County Board of Zoning Appeals for a zoning variance to validate existing conditions (net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth, and accessory building and shed) and to obtain a building permit for the illegal construction of a shed and breezeway on the property.

This case was before the Council on November 7, 2022, and the City Council voted in opposition to the requested variance, finding that the net lot coverage variance request (to exceed the allowable net lot coverage by 30%) was excessive. The BZA heard the case on October 26 but did not make a decision. On April 18, 2023, the BZA referred the case to the City via a letter included in Council's packet, requesting that the City work with the petitioner to "find a resolution". Through coordination with City staff, the petitioner has revised their site plan to reconfigure the proposed development to reduce the proposed lot coverage to 44.3%. The resulting variance request is for 9.3% net lot coverage. The current development proposal includes removing and revegetating approximately 1,400sf of asphalt parking.

Next Steps:

No additional action is required.

Fiscal Impact:

N/A

City Administrator Comments:

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Community Engagement:

A BZA hearing will be scheduled by the BZA.

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?

N/A