

City Council of Hyattsville, Maryland

AGENDA

City Council Regular Meeting

Monday, February 6, 2017

7:30 PM



Council Chambers

Hyattsville Municipal Building

4310 Gallatin Street, 3rd Floor

Hyattsville, MD 20781

(301) 985-5000 www.hyattsville.org

CITY COUNCIL

[Mayor Candace B. Hollingsworth](#)

[Edouard Haba, Council President, Ward 4](#)

[Bart Lawrence, Council Vice President, Ward 1](#)

[Kevin Ward, Ward 1](#)

[Robert S. Croslin, Ward 2](#)

[Shani N. Warner, Ward 2](#)

[Patrick A. Paschall, Ward 3](#)

[Thomas Wright, Ward 3](#)

[Paula J. Perry, Ward 4](#)

[Ruth Ann Frazier, Ward 5](#)

[Joseph Solomon, Ward 5](#)

ADMINISTRATION

Tracey E. Nicholson, City Administrator

Laura Reams, City Clerk, 301-985-5009, lreams@hyattsville.org

WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING! Your participation at this public meeting is valued and appreciated.

Agenda/Packet: The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at www.hyattsville.org prior the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (301) 985-5009. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Audible Devices: Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

Consent Agenda: Items listed on the Consent agenda are considered to be routine in nature, and are normally approved by one motion. Please note that most items on the Consent agenda have been discussed at a previous meeting. If a Councilmember wishes to comment on a particular item, that item shall be removed from the Consent agenda to "action" to allow for additional discussion.

Public Input: If you wish to address the Council during the Public Comment period, please submit an Audience Participation Form to the City Clerk prior to the beginning of the meeting. Matters identified during Public Comment that are not on that meeting's agenda will be referred to staff for follow-up or considered on a future agenda. Issues that require a response will be addressed publically at the next regular Council meeting. Speakers are requested to keep their comments to no more than two (2) minutes per speaker. Written comments or supporting documents may be turned in to the City Clerk for distribution to the Mayor and Council.

Ways to Watch the Meetings Live: City Council meetings are broadcast live on cable television channel 71 (Comcast) and channel 12 (Verizon). You may also view meetings live online at hyattsville-md.granicus.com/MediaPlayer.php?camera_id=2

Replay Schedule: The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at www.hyattsville.org/councilagendas.

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1. Call to Order and Council Roll Call

2. Pledge of Allegiance to the Flag

3. Approval of Agenda

4. Motion to Close (7:30 p.m. - 8:00 p.m.)

Motion to Close

I move that the Mayor and Council close the Council Meeting of February 6, 2017 in order to consult with the City Attorney to obtain legal advice pertaining to contract negotiations, to discuss such contract negotiations and to consider the investment of public funds.

This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305(b) (5) to consider the investment of public funds, (7) to consult with counsel to obtain legal advice and (14) to discuss, before a contract is awarded or bids are opened, a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

Motion #: 125-02-FY17

Sponsor(s): At the Request of the City Administrator

[Motion to Close cover.pdf](#)

5. Approval of the Minutes

Approval of the Minutes

I move that the Mayor and Council approve the Council Meeting Minutes for the Council Meeting of November 7, 2016.

Motion #: N/A

Sponsor(s): At the Request of the City Administrator

[Minutes cover.pdf](#)

[Nov 7 Minutes FINAL.pdf](#)

6. Public Comment (8:10 p.m. – 8:20 p.m.) Limit 2 minutes per speaker

7. Presentations (8:20 p.m. - 8:25 p.m.)

7.a.) FY-2015 Audit Update

Motion #: Presentation Only

Sponsor(s): At the Request of the City Administrator

[Audit cover.pdf](#)

8. Consent Items (8:25 p.m. - 8:30 p.m.)

8.c.) Proclamation of Black History Month

I move that the Mayor and Council proclaim February Black History Month.

Motion #: 126-02-FY17

Sponsor(s): At the Request of the City Administrator

[Proclamation Black History Month_cover.pdf](#)

[Black History Month 2017.docx](#)

Schedule Public Hearing for 2017 Ballot Question

I move that the Mayor and Council schedule two Public Hearings for March 20, 2017 and April 17, 2017 at 7:30 PM in order to hear public comment regarding the 2017 Ballot Question on the Composition of Council.

Motion #: 127-02-FY17

Sponsor(s): At the Request of the City Administrator

[Public Hearing_cover.pdf](#)

[Resolution 2016-05 Referendum Composition of Council FINAL signed.pdf](#)

[Resolution 2016-05_cover.pdf](#)

8.a.) J & M Security Solutions Contract for CCTV System

I move that the Mayor and Council approve the third year of the City's four year contract with J&M Security Solutions in an amount not to exceed \$30,000 to provide maintenance support and upgrades to our Closed Circuit Television System.

Motion #: 128-02-FY17

Sponsor(s): At the Request of the City Administrator

[CCTV_cover.pdf](#)

8.b.) Motorola Portable Radios

I move that the Mayor and Council authorize the purchase of four portable police radios from Motorola at a cost not to exceed \$13,318.40.

Motion #: 129-02-FY17

Sponsor(s): At the Request of the City Administrator

[Motorola_cover.pdf](#)

[Sole Source Memo APX 6000 1 14 2017.docx](#)

[Motorola Quote.pdf](#)

9. Action Items (8:30 p.m. - 9:05 p.m.)

9.b.) Riverfront at West Hyattsville Metro: PPS 4-15020 and DSP-16029 ETOD (10 minutes)

I move that the Council authorize the Mayor to send correspondence to the Maryland-National Capital Park and Planning Commission (M-NCPPC) stating the City of Hyattsville's support for Riverfront at West Hyattsville Metro: PPS 4-15020 and DSP-16029 ETOD subject to the following conditions:

1. Support the variance request for a departure from the standards on related to the distance of a structure from a transit right-of-way line;
2. Support the variance request for the removal of one specimen tree;
3. Support the variance request for a departure from the standard of ten contiguous feet of public utility easements;

4. In consultation with the Director for the Department of Public Works, Staff is recommending support for the variance request for a departure from the standard requiring, “an automated irrigation system to promote the health and vigor of the root system,” specifically for landscaping within the dedicated public right of way.
5. The promenade and amphitheater space must comply with the Americans with Disabilities Act (ADA);
6. Landscaping in the promenade greenway is privately maintained by the homeowner’s association;
7. The low-lying vegetation in the bio-retention swales are of durable, low maintenance materials;
8. Support for the applicants revised site plan to incorporate a tot lot or other programmed space meeting Prince George’s County Parks and Recreation standards.
9. In consultation with the City’s Department of Public Works Director, Option 3 is the City’s preferred street section for local access roads. This section would provide 10’ travel lanes, 7’ for on-street parking, a 7’ sidewalk and a 10’ planting strip in the right-of-way.
10. Street trees shall be native species and in scale with urban tree standards.
11. The applicant must conduct and provide to the City a land survey of the subject property and subdivisions to the City so that the City can maintain its GIS database and ensure proper dimensions.
12. If it is determined that the adjacent roads within the Kirkwood Apartments property are publicly dedicated and are the responsibility of either Prince George’s County or the City of Hyattsville, the connection of the roadways is an appropriate condition and requirement of the applicant as part of the applicant’s Infrastructure Detailed Site Plan (DSP-16029). The applicant should be required to provide sidewalk and roadway connections to Nicholson Street, Lancer Place and Kirkwood Place.
13. Street lighting within the development shall be constructed to the PEPCO standard, so that it can be accepted into the public system.

Motion #: 130-02-FY17

Sponsor(s): At the Request of the City Administrator

[Riverfront cover.pdf](#)

[Memo - Riverfront at West Hyattsville Metro.pdf](#)

[TC1-415020_002.pdf](#)

9.a.) Gateway Arts District Sector Plan: Minor Amendment to the Table of Uses (10 minutes)

I move that the Council authorize the Mayor to send correspondence to the Prince George's County District Council and M-NCPPC Planning Board stating the City of Hyattsville's conditional support for the proposed minor amendment to the 2004 Gateway Arts District Development District Overlay (DDO) Zone. The conditions for support by Use and Character Area are as follows:

Tattoo Parlor: Town Center - Permitted, Arts Production and Entertainment - Permitted, Neighborhood Arts and Production - Special Permit

Music Recording Studio: Town Center - Special Permit, Arts Production & Entertainment - Special Permit, Neighborhood Arts and Production - Special Permit

Motion #: 131-02-FY17

Sponsor(s): At the Request of the City Administrator

[GAD_cover.pdf](#)

[Memo - GAD Minor Amendments - Additional Information Request.docx](#)

[MNCP&PC DDO Zone 2004 Arts Gateway Minor Amendments.pdf](#)

[Gateway Arts District - Character Area Map.pdf](#)

[GAD Sector Plan - Table of Uses.pdf](#)

9.c.) Prince George's County Zoning Ordinance Rewrite – Module III (15 minutes)

I move that the Council authorize the Mayor to send correspondence to the Planning Board of the Maryland-National Capital Park & Planning Commission expressing the City of Hyattsville's position regarding Module III of the Prince George's County Zoning Ordinance.

Motion #: 132-02-FY17

Sponsor(s): At the Request of the City Administrator

[Zoning Rewrite_cover.pdf](#)

[Memo County Zoning Rewrite - Final.docx](#)

[Zoning Rewrite - Module 3 - Staff Comments\[2220\].pdf](#)

10. Discussion Items (9:05 p.m. - 9:25 p.m.)

10.a.) Zoning Variance Request: V-159-16 - 4207 Jefferson Street, Hyattsville (10 minutes)

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 of Hyattsville's support for V-159-16, a variance request for 3.2% net lot coverage and 1' setback from the alley of a pre-existing accessory structure on the property located at 4207 Jefferson Street, Hyattsville,

Motion #: Discussion, with Possible Council Action

Sponsor(s): At the Request of the City Administrator

[Zoning Variance V-159-16_cover.pdf](#)

[Memo - V-159-16.docx](#)

[Jefferson Street Variance - Supporting Materials.pdf](#)

10.b.) Zoning Variance Request: V-151-16 - 4101 Madison Street, Hyattsville (10 minutes)

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 of Hyattsville's support for Variance Request V-151-16 for a waiver of the fence location and height requirements to construct a fence over 4' in height in the side yard (abutting 41st Avenue) for subject property 4101 Madison Street, Hyattsville .

Motion #: Discussion, with Possible Council Action

Sponsor(s): At the request of the City Administrator

[Zoning Variance V-151-16_cover.pdf](#)

[Memo - V151-16-4101 Madison Street.docx](#)

[City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11.pdf](#)

[V-151-16 - 4101 Madison Street - Supporting Materials.pdf](#)

[IMG_0304.JPG](#)

[IMG_0305.JPG](#)

- 11. Council Dialogue (9:25 p.m. - 9:35 p.m.)**
- 12. Community Notices and Meetings**
City Calendar: February 7-15, 2017
Motion #: N/A
Sponsor(s): At the Request of the City Administrator
[Main City Calendar Feb 7-15 2017.pdf](#)
- 13. Motion to Adjourn**



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017
Submitted by: Laura Reams
Submitting Department: City Clerk
Item Type: Legislative
Agenda Section: Motion to Close

SUBJECT

Motion to Close

Motion #

125-02-FY17

Recommendation:

I move that the Mayor and Council close the Council Meeting of February 6, 2017 in order to consult with the City Attorney to obtain legal advice pertaining to contract negotiations and to discuss such contract negotiations.

This session will be closed under the authority of the Annotated Code of Maryland State Government General Provisions Article Section 3-305 (7) to consult with counsel to obtain legal advice and 3-305 (14) to discuss, before a contract is awarded or bids are opened, a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

Summary Background:

N/A

Next Steps:

N/A

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

N/A

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Laura Reams

Submitting Department: City Clerk

Item Type: Legislative

Agenda Section: Approval of the Minutes

SUBJECT

Approval of the Minutes

Motion #

N/A

Recommendation:

I move that the Mayor and Council approve the Council Meeting Minutes for the Council Meeting of November 7, 2016.

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

[Nov 7 Minutes_FINAL.pdf](#)

Summary Background:

Please see attached minutes.

Next Steps:

Upon approval, final minutes will be posted on the City's website.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?

N/A



REGULAR MEETING OF THE CITY COUNCIL, HYATTSVILLE MD NOVEMBER 7, 2016

Present: Mayor Candace Hollingsworth
Ward 4 Council President Edouard Haba
Ward 1 Council Vice President Bart Lawrence
Ward 1 Kevin Ward
Ward 2 Robert Croslin
Ward 2 Shani Warner
Ward 3 Patrick Paschall
Ward 3 Thomas Wright
Ward 4 Paula Perry
Ward 5 Ruth Ann Frazier
Ward 5 Joseph A Solomon

Absent: None

Also present were the following City staff members:

City Administrator Tracey E. Nicholson
Assistant City Administrator, Dir. of Community and Economic Development Jim Chandler
Police Chief Douglas Holland
Director of Public Works Lesley Riddle
City Treasurer Ron Brooks
Director of Human Resources Vivian Snellman
City Clerk Laura Reams
City Attorney Richard Colaresi

1) **Call to Order and Council Roll Call**

Mayor Hollingsworth called the meeting to order at 8:03 p.m.

2) **Pledge of Allegiance to the Flag**

3) **Approval of Agenda**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba,
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None

4) **Approval of the Minutes (8:05 p.m. - 8:10 p.m.)**

4.a **Motion #: 75-11-FY17 Approval of the Minutes** I move that the Mayor and Council approve the Council Meeting Minutes for the following meetings: 1) Council Meeting of October 3, 2016.
[Minutes_Oct 3 2016_FINAL.pdf](#)



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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None

5) Public Comment (8:10 p.m. – 8:20 p.m.) Limit 2 minutes per speaker

Mr. John Martino, a Ward 2 resident, addressed the Mayor and Council regarding the potential sale of the current City Administration Building. Mr. Martino recommended renovation efforts instead of the irreversible sale of land. Mr. Martino stressed that public input would be necessary before a decision was made.

6) Presentations (8:20 p.m. – 8:30 p.m.)

6.a FY-2015 Audit Update (5 minutes)

City Treasurer Brooks provided an update for the FY2015 audit. Treasurer Brooks stated that the audit was at the midpoint and that they were currently wrapping up analytics and would soon be moving into capital and debt services funds. Treasurer Brooks added that he was still anticipating a wrap up in January 2017.

City Administrator Nicholson provided an update on the parking at the City Administration Building. Administrator Nicholson noted that there was an increase in demand for the parking lot and there was no ticketing. Administrator Nicholson added that the City would update signage and increase community outreach before implementation of changes. Administrator Nicholson noted the No Shave November movement. Administrator Nicholson provided an update on Sergeant Tony Knox's battle with cancer and shared a way to support him through officers from the Hyattsville Police Department.

6.b Proclamation in Honor of the 100th Birthday of Ms. Geraldine E. Smith (5 minutes)

Mayor Hollingsworth presented a proclamation in honor of resident Geraldine Smith, celebrating 100 years of life. Ms. Claudia Smith accepted the proclamation on behalf of her mother.

7) Consent Items (8:30 p.m. – 8:35 p.m.)

7.a Motion #: 62-11-FY17 Proclamation in Honor of the 100th Birthday of Ms. Geraldine E. Smith

I move that the Mayor and Council adopt a proclamation in honor of Hyattsville Resident Ms. Geraldine E. Smith's 100th Birthday.

[2016_100th_Birthday_Geraldine_Smith.docx](#) 

7.b Motion #: 63-11-FY17 Proclamation in Recognition of Municipal Government Works Month

I move that the Mayor and Council proclaim November 2016 as Municipal Government Works Month in Hyattsville.

[2016 Proclamation Municipal Government Works Month.docx](#) 



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7.c Motion #: 64-11-FY17 Proclamation in Recognition of Veteran's I move that the Mayor and Council adopt the following proclamation in recognition of Veterans Day, November 11, 2016.

[Veterans Day Proclamation 2016.docx](#)

7.d Motion #: 65-11-FY17 Proclamation in Recognition of Native American Heritage Month I move that the Mayor and Council proclaim November 2016 as Native American Heritage Month in Hyattsville.

[2016 Native American Heritage Month.docx](#)

7.e Motion #: 66-11-FY17 FY17 Budget Amendment: Maryland Highway Safety Office Grant I move that the Mayor and Council amend the FY17 budget to accept and appropriate the grant award in the amount of \$3,800 from the Maryland Highway Safety Office for the purpose of providing overtime funding for the enforcement of motor vehicle laws.

[MHSO Grant Documents.pdf](#)

7.f Motion #: 67-11-FY17 Appointment to the Health, Wellness and Recreation Advisory Committee I move that the Mayor and Council appoint Sade Adeeyo (Ward 1) to the Health, Wellness and Recreation Advisory Committee for a term of 2 years to expire on November 7, 2018.

[Adeeyo_HWRAC Application_redacted.pdf](#)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None

8) Action Items (8:35 p.m. – 9:55 p.m.)

8.a Motion #: 68-11-FY17 Hyattsville Resolution 2016-04: Declaration of Official Intent, DPW Renovation (5 minutes) I move that the Mayor and Council introduce and adopt Hyattsville Resolution 2016-04, a Resolution of the Mayor and City Council of the City of Hyattsville, Maryland, for the purpose of making a Declaration of Official Intent pursuant to U.S. Treasury Regulation Section 1.150-2 regarding City of Hyattsville's intention to reimburse from borrowed funds prior expenditures made in connection with the project described herein as Department of Public Works Facility Renovation (FIRST READING AND ADOPTION).

[Resolution 2016-04 Hyattsville_DOOI_Resolution_for_DPW_Project.pdf](#)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba,
SECONDER:	Solomon,
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None



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8.b Motion #: 69-11-FY17 FY17 Budget Amendment - Adirondack Tree Contract (10 minutes) I move that the Mayor and Council amend the FY-2017 budget appropriations for the Department of Public Works by transferring \$30,000 from Administration/Professional Services to Urban Tree Care. I further move that the Mayor and Council authorize the City Administrator to approve an increase in an amount not to exceed \$30,000 to the current contract with Adirondack Tree Expert for tree work in the City.

[Memo_DT_Tree_Funds.docx](#)

Director Riddle provided background information on the request and noted that the tree canopy in the City was failing.

Councilmember Paschall asked if this cost would be annual and Director Riddle stated that the tree canopy would not stabilize, or would continue to degrade. Director Riddle clarified that there was \$100,000.00 in the FY2018 budget in the reviewing process.

Councilmember Solomon asked for clarification on the causes of the issue and Director Riddle stated that it had a lot to do with environmental combatants with many other causes to consider.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None

8.c Motion #: 70-11-FY17 FY17 Budget Amendment: Governor's Office of Crime Control and Prevention Safe Streets Program Grant (15 minutes) I move that the Mayor and Council amend the FY17 budget to accept and appropriate the grant award in the amount of \$106,500 from the Governor's Office of Crime Control and Prevention for the purpose of implementing a Safe Streets crime reduction program.

[Safe Streets Program Memo to Council 10.12.16.docx](#)
[Safe Streets Award Notice.pdf](#)

Chief Holland introduced Jeffrey Zuback from the Governor's Office of Crime Control Prevention. Chief Holland stated that he wanted to thank Mr. Zuback for bringing the grant program to the City and opened the floor for questions.

Mr. Zuback provided background information and a brief history of the Safe Streets initiative. Mr. Zuback noted that it was an offender-based model with a goal of significant violent crime reduction. Mr. Zuback stated the benefits of the program: removing violent offenders from the street, increased communications, and addressing the heroin and opioid epidemic.

Mayor Hollingsworth asked Councilmembers to remain within the two-minute comment window.



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Council Vice President Lawrence noted that the salaries appeared to be very low. Chief Holland clarified that they had based the salaries on an hourly rate with no benefits and that the contract was for six months.

Councilmember Paschall expressed confidence in the Police Department's ability to accept the terms of the grant and to utilize it in a way consistent with community values. Councilmember Paschall added that he was not in favor of how Cumberland had utilized the program and stated that he would like to see the program be successful in targeting violent crime and by not casting too wide of a net.

Council President Haba stated that he had just attended a talk on dismantling the school to prison pipeline and asked that the City be mindful of not letting this target truant and suspended children.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Ward
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None

8.d Motion #: 71-11-FY17 Hyattsville Charter Amendment 2016-01: Reclassification of Department Director Positions (5 minutes) I move that the Mayor and Council introduce and adopt Hyattsville Charter Amendment 2016-02, a Resolution of the Mayor and City Council of the City of Hyattsville, Maryland, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland (2013 Edition, as amended), to amend the Charter of the said City, said Charter being a part of the public local laws of Maryland (1963 Edition, as amended), which Article contains in whole or in part the Charter of the City of Hyattsville, Maryland, whereby the Mayor and City Council rename the positions of Department Heads as Department Directors and reclassify all Department Directors positions, except that of the City Administrator, as classified positions subject to the authority of the City Administrator as to hiring, discipline and termination in the same manner as are other classified employees of the City (FIRST READING).

[Charter Amendment 2016-01 Articles V C5-1 and VI - Personnel C6-1 through C6-5 .pdf](#) 
[Background Information_Charter Amendment 2016-02.pdf](#) 

RESULT:	APPROVED [10-1]
MOVER:	Haba
SECONDER:	Paschall
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Frazier, Solomon
NAYES:	Perry
ABSENT:	None



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8.e Motion #: 72-11-FY17 Hyattsville Ordinance 2016-02: Update to City Code Sections for Reclassification of Department Director Positions (5 minutes) I move that the Mayor and Council introduce and adopt Hyattsville Ordinance 2016-02, an Ordinance whereby the City Council updates the City Code to conform to a Charter Amendment that restructures the City's chain of command so that Department Directors are classified employees subject to the direct supervision of the City Administrator as to hiring, discipline and termination (FIRST READING).
[Ordinance 2016-02 Sections changing Head to Director.pdf](#)
[Background Information_Charter Amendment 2016-02.pdf](#)

Council Vice President Lawrence directed a question to City Attorney Colaresi regarding Section 4-6.D Administration of Government. Mr. Colaresi noted that he would amend it to state, "shall be determined by the City Administrator. Council Vice President Lawrence noted a change to section 30.1.1 to him/her.

There was a discussion on referring to genders in the documents.

Council Vice President Lawrence moved to amend 4.6.D to change City Administrator to Director and for the use of gender neutrals. Councilmember Paschall seconded the amendment. The motion to amend passed with 10 ayes and Councilmember Perry voted no.

RESULT:	APPROVED (As Amended) [10-1]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Frazier, Solomon
NAYES:	Perry
ABSENT:	None

8.f Motion #: 73-11-FY17 2017 Ballot Question: Composition of Council (10 minutes) I move that the Mayor & Council authorize the City Attorney to prepare a ballot question to appear on the May 2, 2017 ballot requesting the advisory opinion of the electorate on the following:

-§ C2-1. Establishment; composition.

-§ C2-2.(A) Election; term of office; qualifications.

Article § C2-1 currently reads as follows:

"The government of said City shall be vested in a Mayor and ten (10) Councilmen, to be elected as hereinafter provided for, who shall compose the City Council."

Article § C2-2. Part A currently reads (in part) as follows:

"A. Election; tenure. The Mayor shall be elected from the City at large and shall be elected for a term of four (4) years. One (1) Councilman shall be elected from each ward of the City concurrent with the election of the Mayor, and one (1) Councilman shall be elected from each ward of the City two (2) years thereafter."

The ballot question should solicit the opinion on whether the Council should consider a reduction in the size of the Hyattsville City Council. Should that question be answered in the affirmative, a follow-up question should request a desired number or method of representation from a defined set of options. The options shall include, but not necessarily limited to:



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- A set number of representatives overall with the number of wards and representatives per ward to be determined by committee.
- Two representatives per ward with fewer wards, to be determined by committee.
- 1 representative per ward with the same number of wards.
- Some combination of members elected per ward and at-large, to be determined by a committee.

[NON-BINDING REF. Revised 101916.docx](#)

Councilmember Croslin stated that he believed there to be a learning curve for each New Councilmember and asked if this proposal would account for a lack of historical knowledge in a smaller Council. Mayor Hollingsworth replied that staggered elections were beneficial in that manner, and that they would have to address that issue in the future.

Councilmember Frazier noted that there were no requirements to run for Council and stated that she did not believe that it was right. Mayor Hollingsworth asked for clarification and Councilmember Frazier stated that a candidate could fill a seat without any experience. Council

Council President Haba stated that he heard Councilmember Frazier's concern, but noted that she was speaking about candidate qualification, which did not apply to the item at hand. Council President Haba stated that he would also like to see a question more open and that would show whether residents would like to increase or decrease the number of councilmembers.

Councilmember Paschall stated that he had a few amendments, the first of which adding an "if" statement to Question 2. Mayor Hollingsworth stated that she believed the current wording to be a typo. Councilmember Paschall then suggested that Question D be Question 3 because it was a separate question all together. Mayor Hollingsworth clarified that the motion on the table directed the City Attorney to prepare a resolution to include the language discussed. Councilmember Paschall and Mr. Colaresi discussed the revisions to ensure clarity.

RESULT:	APPROVED [10-1]
MOVER:	Haba
SECONDER:	Lawrence
AYES:	Hollingsworth, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
NAYES:	Haba
ABSENT:	None

8.g Motion #: 74-11-FY17 Hyattsville Charter Amendment Resolution 2016-02: Qualifications of Voters and Same Day Voter Registration for City Elections (30 minutes) I move that the Mayor and Council introduce and adopt Hyattsville Charter Amendment 2016-02, a Resolution of the Mayor and City Council of the City of Hyattsville, Maryland, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland (2013 Edition, as amended), to amend the Charter of the said City, said Charter being a part of the public local laws of Maryland (1963 Edition, as amended), which Article contains in whole or in part the Charter of the City of Hyattsville, Maryland, whereby the Mayor and City Council amend the City Charter to change the qualifications for registering as a voter in City elections so that (1) being a citizen of the United States is no longer a requirement



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and (2) residency for thirty (30) days is sufficient provided the individual does not claim the right and vote elsewhere in the United States, or has not been found by a Court to be unable to communicate a desire to vote. The amendment further allows registration by affidavit only and establishes a voter registry separate from the State and County voter registry and further allows for same day registration of voters in City elections which will be effective on or before January 1, 2019 and further extending the time for the Board of Supervisors of Elections to certify an election until ten (10) calendar days after the election (FIRST READING).

[Charter Amendment Article IV_Nov 2 2016](#) 
[Motion_Voter Qualifications_7-21-2016_Clean.doc](#) 

Mayor Hollingsworth noted a change in the residency requirement from 14 days to 30 days.

Council President Haba stated that he was one of the motion makers, and that after the Public Hearing, the motion makers made the change. Council President Haba expressed concern that the motion makers were unable to reach a consensus regarding the proof of residency and was not comfortable moving forward with the affidavit only option. Mr. Colaresi suggested that he remove Section 6 and include the details in the Election Code as an alternative.

Councilmember Paschall addressed issues regarding the Public Hearing held on this item and noted that there were strong feelings on both sides. Councilmember Paschall echoed Mayor Hollingsworth's remarks of the consequential change in residency requirement from 14 days to 30 days.

Councilmember Paschall then highlighted specific resident concerns regarding same-day voter registration, sending this item out to referendum, identification requirements for registration, and immigrant status. Councilmember Paschall stated that the same-day voter registration line was essential to the legislation, and followed State law, and urged Council to keep the language more succinct to prevent any confusion among voters. Councilmember Paschall then stressed that he did not think it was sufficient to put voting rights on the ballot, or to allow the majority view to suppress the minority. Councilmember Paschall continued to state that requiring photo identification for voter registration would be a significant step backward and would be more stringent than State requirements. Councilmember Paschall then addressed the concerns regarding 16-year-old voter qualification law and stated that repealing this was not part of the proposal at hand nor did it reflect the community's support. Councilmember Paschall moved on to the concerns about immigrant status and stated that the motion makers did not want to draw lines between documented and undocumented immigrants due to the stringent nature of the requirement and the substantial burdens to City Administration. Councilmember Paschall added that all non-U.S. citizen residents often pay taxes and use the roads, police services and other local government services. Councilmember Paschall clarified that this was not foreign policy, rather local affairs. Councilmember Paschall finally asked for clarification from Council President Haba on his statement regarding the affidavit option for registration.

Councilmember Solomon stated that he knew where the motion makers stood on this item, but wanted to hear from other Councilmembers.



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Council President Haba responded to Councilmember Paschall's concerns and stated that he was not excluding the affidavit, but did want to include the original options for the identification requirement. Mr. Colaresi clarified that Council President Haba was asking for an acceptable form of proof of residence, and if that could not be satisfied, then the completion of an affidavit.

Councilmember Croslin echoed Mr. Colaresi's remarks regarding proof of residency. Councilmember Croslin suggested that there should be some form of proof of residency in addition to the signing of an affidavit at the time of registering. Councilmember Croslin clarified that they were not talking about having voters presenting identification at the polls.

Councilmember Warner stressed that the whole non-U.S. citizen voting initiative was about welcoming residents and including them in the decision making process for the community. Councilmember Warner noted that she had campaigned on this issue and stated that she saw voting in the City as a privilege rather than a right. Councilmember Warner clarified that the City had the power to extend voting rights to participants in the Community and stressed that the City go about this change in a fundamentally fair way—to avoid creating different classes of voters. Councilmember Warner noted talk of voter fraud at the Public Hearing and stated that voter fraud was very low and that the City would be diligent. Councilmember Warner referenced the residency verification period and stated that she did hear the concerns and was supportive of the change to 30 days. Councilmember Warner summarized her remarks and stated that she wanted all residents to be able to participate in City affairs. Councilmember Warner added that she did not know how many people would come out if this passed, but she still found it very important to send a message to residents that the City wanted to hear from them.

Councilmember Paschall stated that he was not opposed to what Council President Haba had described earlier and noted that the list of acceptable documents for proof of residency would need to be included in the wording. Councilmember Paschall added that the Board of Elections could add to the list of acceptable forms of identification, which could include an affidavit.

Council Vice President Lawrence expressed agreement with Councilmember Warner's remarks. Council Vice President Lawrence added that the addition of a list could confuse residents and get in the way of them trying to register to vote.

Mayor Hollingsworth noted that the resolution as written had the affidavit requirement and the 30-day waiting period. Mayor Hollingsworth asked Council President Haba if he wanted to make an amendment. Council President Haba stated that he would like to amend the Charter Amendment to remove section C.4-6 and to include a list of documents acceptable for proof of residency in the Election Code. Mayor Hollingsworth asked if the list of documents could be included in the Charter Amendment at hand. Council President Haba stated that the Election Code would have a more detailed list. Mr. Colaresi asked for a clarification of Council President Haba's changes and Mayor Hollingsworth stated that there was a motion to remove Section C as it currently was, and replace it with a sentence of C that would stop at "application," and noted that the Election Code would contain the details.

The Council voted on the motion to amend the Charter Amendment to remove Section C as it currently was, and replace it with a sentence of C that would stop at "application,".



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RESULT:	APPROVED [9-2]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Ward, Croslin, Warner, Wright, Perry, Frazier, Solomon
NAYES:	Paschall, Lawrence
ABSENT:	None

Councilmember Paschall stated, since the language of the Charter Amendment had changed substantially, that he wanted to table to motion until Council had the actual draft. **The Council then voted on the motion to table.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paschall
SECONDER:	Lawrence
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Wright, Frazier, Solomon, Paschall
NAYES:	None
ABSTENTIONS:	Perry
ABSENT:	None

Mr. Colaresi stated that he could have a revised draft in a week's time and that he would submit a revision to the Board of Elections for the Election Code.

Councilmember Wright noted conversations regarding the extra burden on staff for maintaining a separate City-only voter roll and same-day registration, and asked how the City was working to avoid this burden. Councilmember Paschall clarified that the administrative burdens for same-day registration did not exist or were miniscule.

Note for the record: Councilmember Paschall left Council Chambers at 9:29 p.m. and returned at 9:31 p.m.

9) Discussion Items (9:55 p.m. – 11:00 p.m.)

9.a Motion #: 76-11-FY17 2017 Ballot Question: Ambiguity in Charter on Authority of the Mayor (20 minutes) I move that the Mayor & Council authorize the City Attorney to prepare a ballot question to appear on the May 2, 2017 ballot requesting the advisory opinion of the electorate on the following:

- 1). Should the mayor have the ability to vote as a councilmember?
 - 2). Should the language of the charter be changed regarding the ability of the mayor to give direct orders to employees in any matter?
- Should the mayor only have these powers during an emergency?



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- Should the mayor only have these powers if the staff is failing to abide by an ordinance law Or regulation, with council approval?
- Should the mayor have these powers to influence or direct the day to day administration of the city?

Councilmember Solomon read the revised motion and opened the floor for discussion.

Councilmember Wright asked the City Administrator's authority addressed some of these concerns and stated that he believed it unnecessary to go down this road. Councilmember Solomon stated that he did not think the prior motion regarding the City Administrator's authority had not addressed the problems.

Councilmember Warner stated that she did not recognize the story told in the summary background of the motion at hand and thought the motion identified a problem that did not exist. Councilmember Warner added that there were issues between the City Administrator and the Mayor in the past but the City Attorney had resolved them. Councilmember Perry highlighted problems in the past regarding the abuse of the Mayor's powers and asked to correct the Charter to avoid any conflicts.

Council Vice President Lawrence responded to Councilmember Wright's question of whether or not the City was addressing the issue at hand. Council Vice President noted that Council passed a motion that put clear authority with the City Administrator to direct staff.

Councilmember Solomon asked the City Attorney to weigh in on the issue and noted that he did not think the motion that Council Vice President Lawrence referenced gave the City Administrator direct authority. Mayor Hollingsworth clarified that the intent of the motion that passed was to remove the Mayor and Council's ability to ratify contracts with employees, which made the employee feel that their contract was at risk. Mayor Hollingsworth added that the motion put the employee's contract in the hand of the City Administrator, but did not change the Mayor's ability to direct staff.

Councilmember Wright stated that the City Administrator could hire and direct the Department Heads, which gave him/her the authority of managing them as well. Councilmember Solomon stated that the first part of Councilmember Wright's statement was correct. Councilmember Perry added more concerns regarding practices taken on by prior Mayors in the City.

Councilmember Paschall noted that prior discussions on forms of government had been open ended with terms of government being undefined or unclear. Councilmember Paschall stated that the revised motion did not get Council any closer to the goal of defining terms of government and suggested that Council discuss forms of government first, then take the issue to the residents.

Council Vice President Lawrence noted that the interpretation of the questions in the motion could be a very weak Mayor. Council Vice President stated that he wanted to move the motion and that if it passed, he could move forward with the proper direction.



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Councilmember Solomon raised a point of clarity of the questions and stated that he was willing to take feedback. Councilmember Solomon added that this motion helped determine the type of government the City should have.

Council President Haba stated that he was fine with the decision of the vote, but added that he would like to see a sub question asking if the Mayor could vote and if he/she could direct staff.

Council Vice President Lawrence echoed Councilmember Warner's remarks, which stated that the background information spoke to past events, and stated that he would not support the motion.

Councilmember Paschall clarified that the motion was to direct the City Attorney to draft a question for Council to vote on.

RESULT:	FAILED 4-7
MOVER:	Lawrence
SECONDER:	Solomon
AYES:	Haba, Perry, Frazier, Solomon
NAYES:	Hollingsworth, Lawrence, Ward, Croslin, Warner, Paschall, Wright
ABSENT:	None

9.b Request for County Zoning Variances (15 minutes)

[City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11.pdf](#)

[Staff_Report_-_VARIANCE-118-16_-5801_Queens_Chapel.docx](#)

[5801 Queens Chapel Rd_Map_11032016.pdf](#)

[V-118-16 - 5801 Queens Chapel Road - Hyattsville.pdf](#)

[Staff Report - VARIANCE-120-16 -3513 Nicholson Street.docx](#)

[V-120-16 - 3513 Nicholson Street - Hyattsville.pdf](#)

[Staff Report VARIANCE-6213 Carrollton Terrace.docx](#)

[Staff Report - V131-16 - 6213 Carrollton Terrace.pdf](#)

[V-131-16 - 6213 Carrollton Terrace - Hyattsville.pdf](#)

Assistant Administrator Chandler provided background information on the Request for County Zoning Variances. Assistant Administrator Chandler stated that staff did not support the new structure on Queen's Chapel Road.

Councilmember Perry referenced a house on 29th Avenue where a shed not removed as it should have been. Councilmember Perry asked if zoning would not come out if the structure appeared on Queen's Chapel without the City's permission.

Assistant Administrator Chandler noted that the City recommended support for the variances for Nicholson Street and Carrollton Terrace. Councilmember Croslin asked to adopt the recommendations and the Council decided to adopt the recommendations.

Motion # 77-11-FY17 Request for County Zoning Variances – Queen's Chapel Road

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba



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SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None

Motion # 78-11-FY17 Request for County Zoning Variances – Nicholson Street

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Solomon
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None

Motion # 79-11-FY17 Request for County Zoning Variances – Carrollton Terrace

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Haba
SECONDER:	Warner
AYES:	Hollingsworth, Haba, Lawrence, Ward, Croslin, Warner, Paschall, Wright, Perry, Frazier, Solomon
ABSENT:	None

9.c Facility Planning Update (20 minutes)

[Facility_Planning_Update_2017_ten.docx](#) 

City Administrator Nicholson introduced the Facility Planning Update and referenced the recommendations presented earlier in the year to move forward on the facility updates. Administrator Nicholson noted that the DPW renovation would cost around \$3.3 Million in the design and permitting phase, and that Phase 1 would begin in the spring of 2017 with completion in 2018.

Administrator Nicholson then provided updates for the Police Facility and noted that it had an initial estimated cost of over \$3 Million, which had expanded to \$7.7 Million for new construction alone. Administrator Nicholson provided details on the cost differential that reflected changes in market conditions and storm water mitigation as well as changes in the facility planning for special police operational needs, holding cells, secure interview rooms, and community spaces. Administrator Nicholson noted that this item would come back as a discussion item on November 21, 2016 and had an anticipated completion, if approved, in 2019.

Administrator Nicholson provided details on the three-pronged approach to the 4310 Gallatin Street Property. Administrator Nicholson noted that the City would complete due diligence on the interests in developing the property, and stated that any sale of the building would be based on finding another site for City Administration and Council Chambers. Administrator Nicholson added that the City would explore options for long-term leases, joint tenancy, or new purchase as well as renovation of the current building.



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Councilmember Croslin expressed concern for the cost of renovating the Police Facility and asked why the current issues were not previously covered. Assistant Administrator Chandler clarified that the initial handling of hazardous materials was encapsulation, but after the project moved to a full renovation, the hazardous materials needed removal. Assistant Administrator Chandler noted that the City conducted the study over five years prior and that the City was unsure of its intent for any of the buildings at the time. Councilmember Croslin asked for clarification on intent and Councilmember Perry noted that the initial intent was to put non-profits in the building.

Council Vice President Lawrence asked when to expect to hear costs for completion. Administrator Nicholson stated that the City needed to consider equipment, technical equipment, and furnishings and that there would be a cost beyond construction. Council Vice President Lawrence expressed understanding but asked for more clarity on the City's commitment to finishing the project and the expected costs. Administrator Nicholson clarified that computer systems alone could be close to \$500,000.00 and that she was not sure what the final cost would be. Chief Holland noted that there was a conversation regarding the transfer of equipment but did not have a number at that point in time. Administrator Nicholson stated that she could get closer to an answer for him.

Councilmember Paschall expressed concern for a back of envelope calculation and asked to see a more sure analysis including how much the City had already spent and what Staff would think if Council decided these ventures were too expensive. Councilmember Paschall outlined how the Police Facility project would direct the renovation of 4310 Gallatin Street. Administrator Nicholson stated that the City had not looked closely at other options and clarified that the Hamilton Street location for the Police Facility was favored because of its centrality. Administrator Nicholson added that the cost overruns were beyond the City's controls but noted that they could get creative about furnishings and things the City could control and repurpose. Councilmember Paschall clarified that he was not saying the Hamilton Street project would not move forward and stated that he meant to say he had just seen two projects in a row with significant increased costs.

Administrator Nicholson asked how much money the City invested in 3505 Hamilton Street and Director Riddle stated that there was close to \$500,000.00 invested. Councilmember Wright noted that the City could be too far along to take a pause on the project and asked if Police would be at capacity when 3505 Hamilton Street was completed. Chief Holland clarified that the current design did not have the capacity to allow for lease of space. Councilmember Perry added that the City should expect costs to increase and to have overruns in the construction of an older building.

Councilmember Ward asked if it was fair to say that the information from the study of the building was flawed. Director Riddle stated that the Hess Study was salient information from what the City requested from Hess. Assistant Administrator Chandler added that no one had an understanding of the condition of the buildings at the time. Assistant Administrator Chandler continued to explain that the City lacked clear direction at the time of the study and there was no basis for decision-making.

Councilmember Wright stated that the simple question was if the City could afford this project. Treasurer Brooks stated that the City looked at current costs and tried to factor in worst-case scenarios. Treasurer Brooks clarified that the City could make this work but it would put the City



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at capacity, from a budgetary perspective, and would need to take a very conservative view of operating costs.

Council President Haba echoed remarks of the substantial increase in the Police Facility and suggested the City reconsider if it was adequate. Council President Haba added that the City needed to have a full picture, to run the scenario of renovation with added capacity, and to calculate the cost.

Councilmember Solomon asked Treasurer Brooks for clarification regarding debt service payments and the relation to operating budget concerns. Treasurer Brooks stated that the City had no issue with borrowing capacity, and the City would have a potential of \$23 Million to borrow, with a 40% increase in debt service payments. Treasurer Brooks added that, based on the City's revenues and expenditures, Hyattsville could probably afford the borrowed capacity but it would put the City's budget to a maximum, and would not be able to fund another facility in addition to the police facility. Councilmember Solomon expressed gratitude for Treasurer Brooks' work and asked what revenue assumptions he had made. Treasurer Brooks stated that revenue would be an average of a 1.5% increase and provided a brief overview of the City's current debt. Treasurer Brooks added that there was a possibility for grants or cash to make the project come down.

Mayor Hollingsworth asked if the Council would like to schedule a work session to discuss facility planning further.

Councilmember Frazier recapped the financial aspects and asked about the facilities included and the details that Treasurer Brooks had taken into account. Councilmember Frazier then asked how long this would affect the City. Treasurer Brooks stated that this would affect the City for about a 15-year period. Councilmember Frazier asked what the City would be able to do if big projects regarding things like streets or sidewalks surfaced. Treasurer Brooks stated that the City funded ADA projects through cash and sidewalk projects through bonds. Treasurer Brooks added that the City had about \$1.3 Million remaining for those projects. Councilmember Frazier expressed concerns regarding the investment on Hamilton Street for the parking garage. Administrator Nicholson stated that she would update Council concerning that project in the future.

Mayor Hollingsworth suggested scheduling a work session to continue the conversation.

Administrator Nicholson asked Council to share any locations or facilities they would like Staff to consider.

Councilmember Paschall stated that he would like to see how the different options could play out in terms of impact on debt services annually. Councilmember Paschall added that he would like the context of other capital expenditures on the horizon.

Note for the record: Council President Haba left Council Chambers at 10:12 p.m. and returned at 10:14 p.m. Councilmember Warner left Council Chambers at 10:28 p.m. and returned at 10:34 p.m. Councilmember Paschall left Council Chambers at 10:39 p.m. and returned at 10:40 p.m. Council President Haba left Council Chambers at 10:46 p.m. and returned at 10:47 p.m.



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9.d Johnson, Mirmiran, and Thompson, Inc. Contract – FY17 Appropriation of Funds
[Memo_-_JMT_Contract.docx](#)

Director Riddle provided background information on the Johnson, Mirmiran, and Thompson (JMT) Contract and noted that the City was requesting funds to continue work with JMT.

Council Vice President Lawrence asked for clarification on the increase of the contract value. Mayor Hollingsworth noted that this item would come back on the agenda for the November 21 meeting.

10) Council Dialogue (11:00 p.m. – 11:10 p.m.)

Councilmember Croslin noted that the following day would be Election Day.

Councilmembers Paschall, Ward, and Wright urged residents to vote and Councilmember Wright encouraged residents to support the Go Fund Me for Sergeant Knox.

Councilmember Frazier noted that the Heroes Bowl would be that following Saturday.

Note for the record: Councilmember Perry left Council Chambers at 10:54 p.m. and returned at 10:56 p.m. Councilmember Wright left Council Chambers at 10:56 p.m.

11) Community Notices and Meetings

11.a City Calendar: November 8 - 21, 2016
[Main City Calendar_Oct 18 to Nov 7.pdf](#)
[November Calendar.pdf](#)

Note for the record: Councilmember Wright returned to Council Chambers and Councilmember Solomon left Council Chambers at 10:57 p.m.

12) Motion to Adjourn

The meeting adjourned with a motion made by Councilmember Croslin and seconded by Council Vice President Lawrence at 10:57 p.m.



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Ron Brooks

Submitting Department: Finance

Item Type: Audit

Agenda Section: Presentations (8:20 p.m. - 8:25 p.m.)

SUBJECT

FY-2015 Audit Update

Motion #

Presentation Only

Recommendation:

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

Summary Background:

The auditors are reviewing all of the analytical activities that were a part of the final phase of the audit to ensure compliance. The preliminary draft policy document that identifies additional steps to ensure compliance of "Grant Awards" and fixed asset adjustments are both in final review. One added component of the FY-2015 audit is the implementation of GASB 68, this is the reporting of "Accrued Liability for Public Pension Plan Obligations". This requirement focuses on the plan type, the calculation of pension expense and how the net pension liability should be reported in the City's financial statements. All sections of the draft audit document are under review and we expect to close-out the audit in the coming weeks. FY-2016 audit activities have started with setting track files as required.

Next Steps:

Identifying any missed requirements within the various sections of the draft document and then complete the process.

Fiscal Impact:

Late audit filings can result in the loss of various State Grants, loss of revenues from State Highway Funds and create limited opportunities in securing funding for current and future capital improvement needs.

City Administrator Comments:

See summary background above.

Community Engagement:

N/A

Strategic Goals:

Goal 1 - Ensure Transparent & Accessible Governance

Legal Review Required?

N/A



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Jake Rollow

Submitting Department: Administration

Item Type: Proclamation

Agenda Section: Consent Items (8:25 p.m. - 8:30 p.m.)

SUBJECT

Proclamation of Black History Month

Motion #

126-02-FY17

Recommendation:

I move that the Mayor and Council proclaim February Black History Month.

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

[Black_History_Month_2017.docx](#)

Summary Background:

February is National Black History Month.

Next Steps:

Proclaim February Black History Month in Hyattsville

Fiscal Impact:

0

City Administrator Comments:

Recommend Support

Community Engagement:

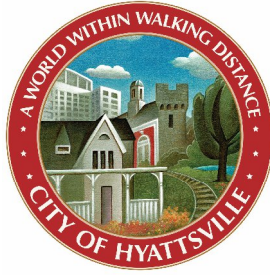
Public events have been planned and promoted for Black History Month.

Strategic Goals:

SG 5 - Strengthen the City's Identity as a Diverse, Creative and Welcoming Community

Legal Review Required?

N/A



**Proclamation in Recognition of
Black History Month**

The Crisis in Black Education

February, 2017

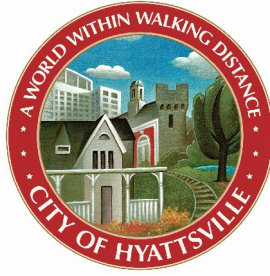
Whereas, Black History Month serves as an annual opportunity for the nation to observe the history and contributions of African Americans in the United States and throughout the Diaspora; and

Whereas, this year's Black History Month activities are centered around the historical role of education in African American communities and its impact on future prosperity; and

Whereas, African Americans have struggled for high-quality education since their earliest days, often made possible only by the fortitude and efforts of the black community; and

Whereas, African Americans have frequently been denied this right, and continue to endure an achievement gap bolstered by schools that lack resources and communities that are marginalized and underserved; and

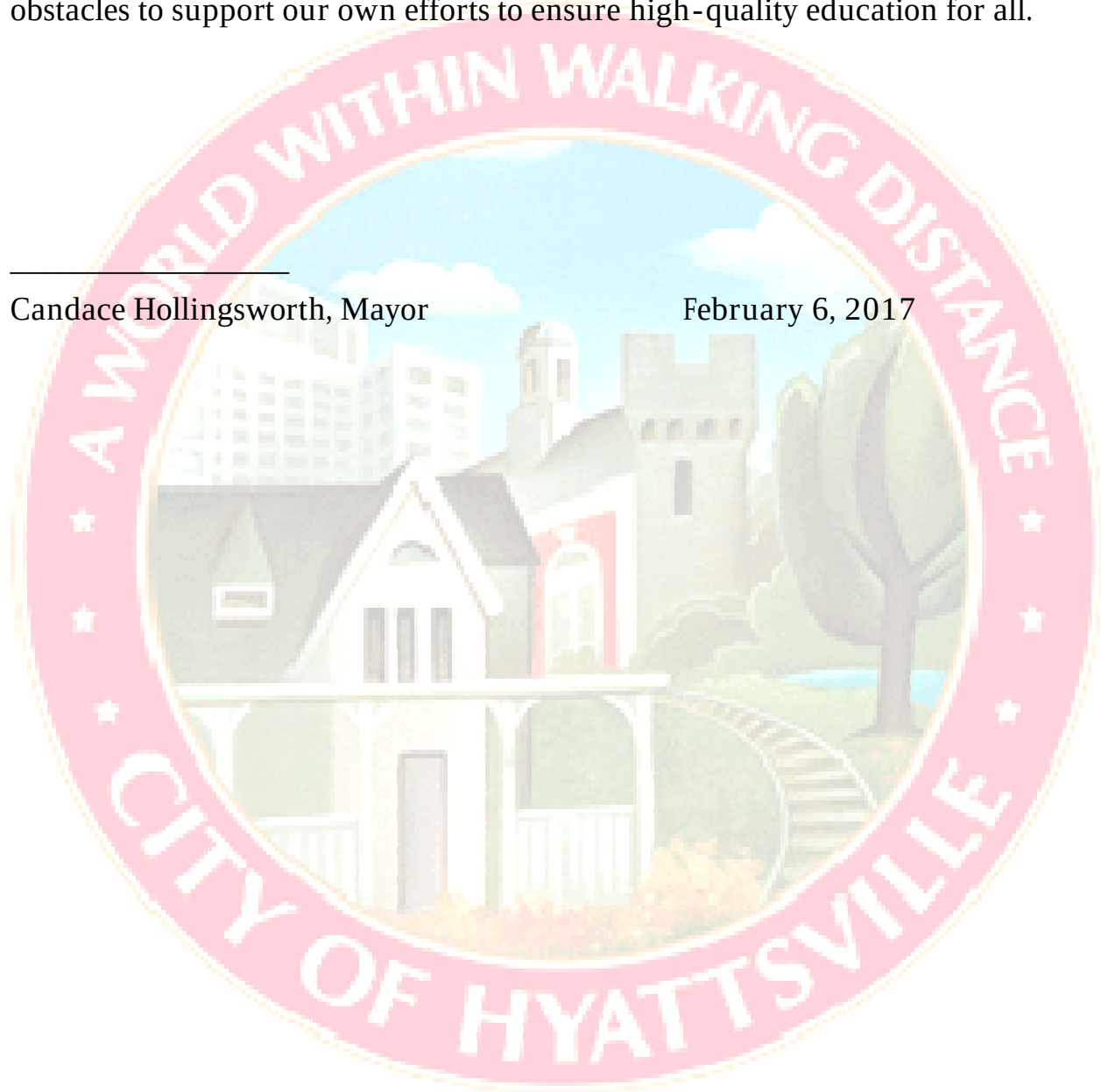
Whereas, our City seeks to prioritize the education of children of all races, while maintaining awareness of the ways our system fails to serve the black community; and



Therefore, we proclaim February Black History Month in Hyattsville, and reflect on the African American tradition of social responsibility and excellence in the face of obstacles to support our own efforts to ensure high-quality education for all.

Candace Hollingsworth, Mayor

February 6, 2017





Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017
Submitted by: Laura Reams
Submitting Department: City Clerk
Item Type: Legislative
Agenda Section: Consent Items

SUBJECT

Schedule Public Hearing for 2017 Ballot Question

Motion

127-02-FY17

Recommendation:

I move that the Mayor and Council schedule two Public Hearings for March 20, 2017 and April 17, 2017 at 7:30 PM in order to hear public comment regarding the 2017 Ballot Question on the Composition of Council.

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

[Resolution 2016-05_Referendum_Composition of Council_FINAL_signed.pdf](#)

[Resolution_2016-05_cover.pdf](#)

Summary Background:

Council approved Hyattsville Resolution 2016-05 on December 19, 2016 authorizing the inclusion of a referendum question regarding the composition of the City Council on the May 2, 2017 ballot. The motion, submitted by Mayor Hollingsworth also required that Council hold two public hearings on the referendum question. A copy of the Resolution and background material are attached to this motion.

Next Steps:

An initial Council discussion on the proposed Charter Amendment is tentatively scheduled for the Council Meeting of October 17, 2016. It is anticipated that the Council will take action on the Charter Amendment in November.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval.

Community Engagement:

The public hearing provides an opportunity for the community to get information, ask questions and give public comments related to this issue.

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance.

Legal Review Required?

N/A

RESOLUTION 2016-05

A Resolution of the City Council of Hyattsville, Maryland whereby the City Council directs the Board of Supervisors of Elections for the City to place an advisory, non-binding referendum question on the ballot for the upcoming 2017 regular election. The referendum question requests the input of voters regarding the number of Councilmembers on the City Council, as well as requesting information on the number and size of the election wards, the number of Councilmembers per ward, and whether there should be any Councilmembers elected at large by all the voters of the City.

WHEREAS, C2-10(C) of the Charter of the City grants to the City Council the authority to submit to the voters of the City a question set forth in a resolution adopted by a two-thirds majority of the City Council, which question may be advisory; and

WHEREAS, the City Council deems it in the best interest of the City to place on the election ballot for the upcoming regular election of the City in 2017 advisory, non-binding questions relating to the size of the Council, the number of Councilmembers per ward, the size of the City election wards, and whether there should be any at-large Councilmembers on the City Council.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Hyattsville in regular session assembled that the Board of Supervisors of Elections is hereby directed to place on the ballot for the next regular City election in 2017 the following advisory, non-binding referendum question:

ADVISORY NON-BINDING REFERENDUM QUESTION

The City Council is debating whether to reduce the size of the City Council. The following questions seek voter input as to the size of the City Council:

The City Charter currently provides that the City Council shall be composed of

- (1). a Mayor elected at large by the City voters; and*

(2). ten Councilmembers elected by the voters from their ward only (two Councilmembers from each of the City's five wards).

QUESTION 1. Should the City Council consider reducing the number of Councilmembers?

Yes

No

QUESTION 2. If the Council considers this reduction, how should the reduction in Councilmembers occur? *Please respond to parts (a), (b), (c) and (d).*

(a). Reduce the number of Councilmembers to one per ward, and keep the current five wards.

Yes

No

(b). Reduce the number of Councilmembers to one per ward, and reduce the number of wards.

Yes

No

(c). Reduce the number of Councilmembers to one per ward and increase the number of wards.

Yes

No

(d) Reduce the number of wards and keep two Councilmembers per ward.

Yes

No

QUESTION 3. In addition to the above, should there be one or more councilmembers elected at large by all the City voters?

Yes

No

INTRODUCED AND PASSED by the Mayor and City Council of the City of Hyattsville at a Regular Meeting on December 19, 2016, at which meeting copies were available to the public for inspection.

ATTEST:



Laura Reams, City Clerk



Candace B. Hollingsworth, Mayor



Hyattsville City Council Agenda Item Report

Meeting Date: December 19, 2016

Submitted by: Laura Reams

Submitting Department: Legislative

Item Type: Legislative

Agenda Section: Action Items (8:30 p.m. – 8:45 p.m.)

SUBJECT

Hyattsville Resolution 2016-05: Election 2017 Ballot Question: Composition of Council (5 minutes)

Motion

105-12-FY17

Recommendation:

I move that the Mayor and Council adopt Hyattsville Resolution 2016-05, a Resolution of the City Council of Hyattsville, Maryland whereby the City Council directs the Board of Supervisors of Elections for the City to place an advisory, non-binding referendum question on the ballot for the upcoming 2017 regular election. The referendum question requests the input of voters regarding the number of Councilmembers on the City Council, as well as requesting information on the number and size of the election wards, the number of Councilmembers per ward, and whether there should be any Councilmembers elected at large by all the voters of the City.

Sponsor(s):

Hollingsworth

ATTACHMENTS

[Resolution 2016-05_Referendum_Composition of Council_FINAL_121316.pdf](#)

Summary Background:

The last credible debate over the size of the Hyattsville City Council came in 2012 upon examination of the City's boundaries during the redistricting process. The Council rejected the proposals from the committee that would result in the reduction in size of the Council. This motion would allow the Council to solicit an advisory opinion from the voters to help inform next steps. Should the results of the ballot question imply majority support of this effort, the Council is encouraged to a) identify a desired proposal for composition of the Council, and b) convene a resident committee to work with the Board of Elections Supervisors, the City Attorney, and GIS staff to devise an actionable plan of implementation.

The Council discussed this item on September 19, October 17 and November 7, 2016. The City Attorney was authorized by the Council on November 7 to draft a resolution based on those discussions. The drafted Resolution is attached for discussion. An initial discussion of the drafted resolution was held on December 5. The resolution was updated by the City Attorney per Council comments from that discussion.

Next Steps:

The exact wording of the referendum contained in the resolution shall be placed on the ballots or voting machines when the referendum is submitted to the qualified voters of the City.

Per Section C2-10 of the Charter, the Resolution must be approved by a minimum two-thirds (2/3rds) of the Council members and must be passed by the Council at least one hundred and twenty (120) calendar days prior to the election date the referendum is to be submitted to a vote of the qualified voters of the City. 120 days prior to the May 2017 election is January 2, 2017. Therefore, the Council must take action on the Ballot Question Resolution by the Council Meeting of December 19, 2016.

Fiscal Impact:

Professional services provided by the City Attorney(s). Staff & Board of Elections time for Public Outreach and to hold the Public Information Hearings.

City Administrator Comments:

N/A

Community Engagement:

City staff will coordinate with the Election Board on education, outreach and logistics pertaining to the referendum. The 2017 voter guide should include information on the ballot question along with at least two public hearings in advance of the election.

Strategic Goals:

Goal 1: Ensure Transparent and Accessible Governance

Legal Review Required?

Complete



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Douglas Holland

Submitting Department: Police Department

Item Type: Contract

Agenda Section: Consent Items (8:25 p.m. - 8:30 p.m.)

SUBJECT

J & M Security Solutions Contract for CCTV System

Motion #

128-02-FY17

Recommendation:

I move that the Mayor and Council approve the third year of the City's four year contract with J&M Security Solutions in an amount not to exceed \$30,000 to provide maintenance support and upgrades to our Closed Circuit Television System.

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

Summary Background:

The City of Hyattsville entered into an agreement with J & M Security Solutions on January 20, 2015, to provide maintenance and support on our existing Closed Circuit Television System (CCTV). The four year contract was reviewed and approved by the Council on November 17, 2014. The contract covers maintenance and support of all existing CCTV equipment and maintenance and support of any additional equipment purchased throughout the term of the contract. The contract has been reviewed and approved by City Attorney Skip Cornbrooks.

The expenditures have been approved for FY17. The total cost for year three (3) is \$30,000.

Next Steps:

Purchase according to the City's procurement policy and approval of the City Treasurer.

Fiscal Impact:

\$30,000.00

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 - promote a safe and vibrant community.

Legal Review Required?

The contract was reviewed and approved by the City Attorney on January 20, 2017.



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Douglas Holland

Submitting Department: Police Department

Item Type: Purchase

Agenda Section: Consent Items (8:25 p.m. - 8:30 p.m.)

SUBJECT

Motorola Portable Radios

Motion #

129-02-FY17

Recommendation:

I move that the Mayor and Council authorize the purchase of four portable police radios from Motorola at a cost not to exceed \$13,318.40.

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

[Sole Source Memo_APX_6000_1_14_2017.docx](#)

[Motorola Quote.pdf](#)

Summary Background:

The departments portable radios are aging and need to be replaced when they become inoperable or unserviceable. Motorola is the only vendor that holds the Prince Georges County Contract (#ARO No. C-0891-06) for portable radios. In addition, the portable radios the police department use is a proprietary TDMA (Time Division Multiple Access Modulation Format) which is only available from Motorola. There is no other radio manufacturers that will work with this proprietary system.

The radios are used by every police officer in the Hyattsville City Police Department and are replaced as needed. Four radios will be replaced this year.

Next Steps:

Purchase according to the City's procurement policy and approval of the City Treasurer.

Fiscal Impact:

Expenditure of \$13,318.40 from the authorized FY2017 budget

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

N/A



Hyattsville City Police Department

**4310 Gallatin Street
Hyattsville, Maryland 20781
301-985-5060**

Candace B. Hollingsworth
Mayor

Douglas K. Holland
Chief of Police

Tracey Nicholson
City Administrator

DATE: January 19, 2017

TO: Ron Brooks, City Treasurer

Julius Wiggins, Supervisor Contracts/Grants/Procurement

THROUGH: Chief Holland, Chief of Police

FROM: Lt. Chris Purvis

RE: Purchase of Four Portable Motorola Radios (APX 6000) for Police Officers

Request a Purchase Order Number to purchase four (4) Motorola Handheld Portable Radios from Sole Source Vendor, Motorola.

Motorola quoted a price of \$13,318.40. (See attached quote from Motorola Solutions).

Please allocate approved funds from FY17 line item: 70-202-001-5662

Motorola is the only vendor that holds the Prince Georges County Contract #ARO No. C-0891-06 (90 Page Document Available Upon Request). The portable radios are in a proprietary TDMA (Time Division Multiple Access) modulation format which is only available from Motorola. There is no other radio manufacture that will work with this proprietary system. These radios are currently being used by every police officer in the Hyattsville City Police Department and are replaced as they become unserviceable or when additional radios are needed.





Dec. 22, 2016

Price Quote

Prepared By:

Diane Hall

Phone: (410) 458-0389

Fax: (240) 581-5707

FOR : Hyattsville PD

Bill To

Ship to

ANY : Chris Purvis

Address:

Address:

ONE :

FAX :

Equipment Details and Pricing

APX6000

QTY	Model	Description	Unit Price	Extended Price
4	H98UCH9PW7_N	APX6000 700/800 MODEL 3.5	\$ 1,820.00	\$ 7,280.00
4	Q806	Digital CAI	\$ 360.50	\$ 1,442.00
4	Q361	ASTRO 25 TRUNKING 9600 SW	\$ 210.00	\$ 840.00
4	H38	SMARTZONE OPERATION	\$ 840.00	\$ 3,360.00
4	QA01771	ENH: ENHANCEMENT LEVEL 2	\$ -	\$ -
4	QA00580	ADD: TDMA OPERATION	\$ 280.00	\$ 1,120.00
4	QA01648	ADD: ADVANCED SYSTEM KEY - HARDWARE KEY	\$ 3.50	\$ 14.00
4	H885BK	ENH: 2 YEAR REPAIR SERVICE ADVANTAGE	\$ 58.80	\$ 235.20
4	H122	ANTENNA 7/800 MHZ STUBBY	\$ 16.80	\$ 67.20
4	H112	ALT: delete standard antenna	\$ (10.00)	\$ (40.00)
4	Promo	Discount Promo	\$ (250.00)	\$ (1,000.00)
				\$ 13,318.40

QUOTE TERMS AND CONDITIONS :

Pricing, terms and conditions are based upon Prince George's County, Maryland (ARO No. C-0891-06)

Please reference the contract # on your purchase order.

Please Make Purchase Order out to:

Motorola Solutions Inc.

809 Pinnacle Drive

Linthicum Heights, MD 21090

Freight terms are FOB Destination; Title and Risk of Loss pass upon delivery. Invoice terms are Net 30; upon delivery Quotes are exclusive of all installation and programming charges(unless expressly stated) and all applicable taxes.

Purchaser will not be responsible for shipping costs.

Ordered equipment may be returned for a full refund, less a 20% restocking fee, if the equipment is returned unused and undamaged in its original packaging with in 45 days after shipment.

Prices quoted are valid for thirty(30) days from the date of this quote.

Motorola's standard equipment warranty(which will be furnished upon request) applies to all ordered equipment.

MOTOROLA DISCLAIMS ALL OTHER WARRANTIES WITH RESPECT TO THE ORDERED PRODUCTS, EXPRESS OR IMPLIED INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

MOTOROLA'S TOTAL LIABILITY ARISING FROM THE ORDERED PRODUCTS WILL BE LIMITED TO THE PURCHASE PRICE OF THE PRODUCTS WITH RESPECT TO WHICH LOSSES OR DAMAGES ARE CLAIMED.

IN NO EVENT WILL MOTOROLA BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES.
These terms will prevail over any inconsistent or additional terms on any purchase order submitted by the purchaser.
Teltronic Service Provider Vendor Site Code 0219680



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Action Items (8:30 p.m. - 9:05 p.m.)

SUBJECT

Riverfront at West Hyattsville Metro: PPS 4-15020 and DSP-16029 ETOD (10 minutes)

Motion

130-02-FY17

Recommendation:

I move that the Council authorize the Mayor to send correspondence to the Maryland-National Capital Park and Planning Commission (M-NCPPC) stating the City of Hyattsville's support for Riverfront at West Hyattsville Metro: PPS 4-15020 and DSP-16029 ETOD subject to the following conditions:

1. Support the variance request for a departure from the standards on related to the distance of a structure from a transit right-of-way line;
2. Support the variance request for the removal of one specimen tree;
3. Support the variance request for a departure from the standard of ten contiguous feet of public utility easements;
4. In consultation with the Director for the Department of Public Works, Staff is recommending support for the variance request for a departure from the standard requiring, "an automated irrigation system to promote the health and vigor of the root system," specifically for landscaping within the dedicated public right of way.
5. The promenade and amphitheater space must comply with the Americans with Disabilities Act (ADA);
6. Landscaping in the promenade greenway is privately maintained by the homeowner's association;
7. The low-lying vegetation in the bio-retention swales are of durable, low maintenance materials;
8. Support for the applicants revised site plan to incorporate a tot lot or other programmed space meeting Prince George's County Parks and Recreation standards.
9. In consultation with the City's Department of Public Works Director, Option 3 is the City's preferred street section for local access roads. This section would provide 10' travel lanes, 7' for on-street parking, a 7' sidewalk and a 10' planting strip in the right-of-way.
10. Street trees shall be native species and in scale with urban tree standards.
11. The applicant must conduct and provide to the City a land survey of the subject property and subdivisions to the City so that the City can maintain its GIS database and ensure proper dimensions.
12. If it is determined that the adjacent roads within the Kirkwood Apartments property are publicly dedicated and are the responsibility of either Prince George's County or the City of Hyattsville, the connection of the roadways is an appropriate condition and requirement of the applicant as part of the applicant's Infrastructure Detailed Site Plan (DSP-16029). The applicant should be required to provide sidewalk and roadway connections to Nicholson Street, Lancer Place and Kirkwood Place.
13. Street lighting within the development shall be constructed to the PEPCO standard, so that it can be accepted into the public system.

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

[Memo - Riverfront at West Hyattsville Metro.pdf](#)

Summary Background:

The subject property is located at 5620 Ager Road, adjacent to the West Hyattsville Metro station. The property is 18.4 acres and includes a structure has been vacant for over a decade and is not structurally sound for habitation. The applicant proposes developing the site into a walkable residential community that would include 183-townhomes, with the potential for an additional phase of development to include 300-multifamily rental units and 10,000 square feet of commercial space.

Next Steps:

The applications are scheduled for City Council action on February 6, 2017. Comments on the revised plan are due to the M-NCPPC case reviewer by February 10, 2017. Currently the PPS is scheduled for the Planning Board on March 2, 2017, with the Infrastructure DSP following on March 23, 2017.

Fiscal Impact:

City Staff is projecting Phase I of the development will generate an estimated annual net City tax revenue of \$227,848.31.

City Administrator Comments:

Staff is generally supportive of the Preliminary Plan of Subdivision (PPS) and Detailed Site Plan (DSP) submitted. The applicant has demonstrated responsiveness to the recommendations and concerns of the community throughout the entire process, and has made revisions to the application to address these concerns. Recommend the City Council support the applications with the conditions detailed in the memorandum and reflected in the proposed motion for consideration.

Community Engagement:

The applicant has presented the proposed site plan in multiple public forums in addition to its presentation to the Hyattsville City Council. These sessions have included a community session in 2015 and a presentation to the Hyattsville Planning Committee on October 18, 2016.

Strategic Goals:

Goal 2: Ensure the Long-Term Economic Viability of the City

Action 2.4 – Provide economic development programming and projects to support and facilitate infill, revitalization, redevelopment and transit-oriented investment.

Legal Review Required?

N/A



Memo

To: Mayor and City Council
CC: Tracey Nicholson, City Administrator
From: Jim Chandler, Assistant City Administrator; Director, Community and Economic Development
Katie Gerbes, Community Planner
Date: February 1, 2017
Re: Riverfront at West Hyattsville Metro: PPS 4-15020 and DSP-16029 ETOD
Attachments: TC1-415020_002

The purpose of this memorandum is to provide the Mayor and Council with follow up information regarding Preliminary Plan of Subdivision (PPS) 4-15020 and Infrastructure Detailed Site Plan (DSP) 16029 for the Riverfront at West Hyattsville project. Staff briefed the City Council on these applications during the January 23, 2017 Council meeting.

Project Details

As discussed at the last Council meeting, the subject property is located at 5620 Ager Road, adjacent to the West Hyattsville Metro station. The property is 18.4 acres and includes a structure has been vacant for over a decade and is not structurally sound for habitation. The applicant proposes developing the site into a walkable residential community that would include 183 townhomes, with the potential for an additional phase of development to include 300-multifamily rental units and 10,000 square feet of commercial space. Right now the applicant is seeking approval for the preliminary plan of subdivision and the infrastructure only detailed site plan for the townhouse component only. In the next week, staff is expected to receive the final element of review for this phase of the development, a mandatory referral from the Department of Parks and Recreation.

On January 27th, Staff received an updated preliminary plan of subdivision for the property. In the revised plan, the applicant addressed many of the issues stemming from preliminary City and County comments, including the width of the roadways and rearranging the development to accommodate a tot lot on the northern portion of the site.

Financial Impacts

One point of discussion during the January 23rd Council meeting was the financial impact on the City for taking over services in the development such as road maintenance and streetlights. The table below shows estimates of the expenditure estimates to provide City services to the subject development.

Service	Unit Costs	Units	Service Operating Costs
Solid Waste	\$368.85 / household	183	\$67,499.55
Streetlights	\$340.90 / light	92	\$31,362.80
Street Maintenance	\$10,049.55 / lane mile	0.86	\$8,642.61
Tree Maintenance	\$43.68 / tree	154	\$6,726.72
			\$114,231.69

Outside of the annual costs, there is the cost associated with replacement of the roadway when that time comes, typically 20-25 years. Replacement cost would be vary based on the condition of the roadways, but would likely range between \$1,000,000 and \$1,800,000 per lane mile. For this section of the development, replacement costs will be between \$860,000 and \$1,548,000.

As is the case with any development, it is difficult to estimate the sale price of homes, and therefore the value of the property in advance. Assuming a sales price of \$450,000 per unit, the value of the townhouse portion of the development would be \$82,350,000. That would yield estimated annual City property tax revenue of \$518,805. If all of the assumptions are accurate, the development as proposed would bring in an annual net tax revenue of \$404,000 to the City of Hyattsville. This annual net revenue figure does not capture potential net tax revenue generated from the second phase of the development, which is likely to include a multi-family development and commercial pad site.

Estimated Annual Tax Revenue (Phase I)	404,000.00
Estimated Annual Service Costs	114,231.69
Estimated Annual Capital Replacement Costs (\$1.5m/25-years)	61,920.00
Estimated Annual Net Tax Revenue	\$227,848.31

Departures & Variance Requests

As discussed in January, the applicant is requesting three variances: the removal of one specimen tree; a realignment of the public utility easement geometry; and a smaller setback from the Metro right-of-way.

Since then, one additional item has been identified. There is an amendment to the West Hyattsville TDDP requiring that planting strips within the public right-of-way have an “automated irrigation system to improve the health and vigor of the root system.” The applicant has approached the City about this requirement, seeing as the City is poised to take over maintenance of the streets and their respective planting strips. It is the opinion of staff, specifically staff in DPW, that the City would not want such a system. The current planting strips maintained by the City do not utilize automated irrigation and the City has had no issues in maintaining them properly. As a result, the applicant is going to ask for a departure from the amendment, so that the planting strips may be constructed without a built in irrigation system.

Staff Review and Recommendations

Staff is generally supportive of the PPS and DSP submitted. The applicant has demonstrated responsiveness to the recommendations and concerns of the community throughout the entire process thus far, and it is Staff's professional judgment that the applicant has made revisions to the application to address these concerns. Staff is recommending the City Council support the applications with the following conditions:

- **Variance Requests**
 - Support the variance request for a departure from the standards on related to the distance of a structure from a transit right-of-way line;
 - Support the variance request for the removal of one specimen tree;
 - Support the variance request for a departure from the standard of ten contiguous feet of public utility easements;
 - In consultation with the Director for the Department of Public Works, Staff is recommending support for the variance request for a departure from the standard requiring, "an automated irrigation system to promote the health and vigor of the root system," specifically for landscaping within the dedicated public right of way.
- **Recreation and Landscaping**
 - The promenade and amphitheater space must comply with the Americans with Disabilities Act (ADA);
 - Landscaping in the promenade greenway is privately maintained by the homeowner's association;
 - The low-lying vegetation in the bio-retention swales are of durable, low maintenance materials;
 - Support for the applicants revised site plan to incorporate a tot lot or other programmed space meeting Prince George's County Parks and Recreation standards.
- **Streets and Street Trees**
 - In consultation with the City's Department of Public Works Director, Option 3 is the City's preferred street section for local access roads. This section would provide 10' travel lanes, 7' for on-street parking, a 7' sidewalk and a 10' planting strip in the right-of-way.
 - Street trees shall be native species and in scale with urban tree standards.
 - The applicant must conduct and provide to the City a land survey of the subject property and subdivisions to the City so that the City can maintain its GIS database and ensure proper dimensions.
 - If it is determined that the adjacent roads within the Kirkwood Apartments property are publicly dedicated and are the responsibility of either Prince George's County or the City of Hyattsville, the connection of the roadways is an appropriate condition and requirement of the applicant as part of the applicant's Infrastructure Detailed Site Plan (DSP-16029). The applicant should be required to provide sidewalk and roadway connections to Nicholson Street, Lancer Place and Kirkwood Place.
- **Street Lighting**
 - Street lighting within the development shall be constructed to the PEPCO standard, so that it can be accepted into the public system.

- **Parking**

- While it cannot be made a condition of DSP approval, the acceptance of the public roadway network by the City is conditional upon the City and applicant negotiating and approving a Memorandum of Understanding that would detail the regulations and operation of parking within the subdivision development, which will include both the incorporation of a residential parking zone and metered on-street parking. The purpose of both parking management tools is to enable the public use of the public park facility but also to deter the practice of commuter parking within the neighborhood.
- Staff anticipates bringing forward separately an MOU consideration in Spring/Summer 2017, prior to the applicant's Architectural Detailed Site Plan.

Next Steps

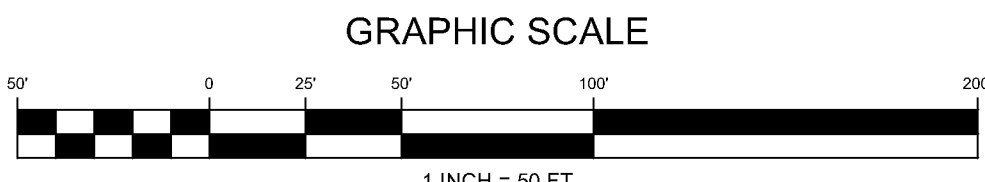
The applications are scheduled for City Council action on February 6, 2017. Comments on the revised plan are due to the M-NCPPC case reviewer by February 10, 2017. Currently the PPS is scheduled for the Planning Board on March 2, 2017, with the Infrastructure DSP following on March 23, 2017.



NOTE: FINAL LOT SIZES AND DIMENSIONS TO BE DETERMINED AT SITE PLAN.

NOTE: ARCHITECTURAL FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL ARCHITECTURES AND BUILDING HEIGHT SHALL BE DETERMINED AT BUILDING PERMIT.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.



- LEGEND:**
- EX. BOUNDARY LINE
 - EX. LOT LINE
 - EX. BLDG
 - EX. 10' CONTOUR LINE
 - EX. 2' CONTOUR LINE
 - EX. TREES
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - EX. REG. STREAM BUFFER
 - EX. REG. STREAM T.O.B.
 - EX. REG. STREAM B.O.B.
 - EX. REG. STREAM CENTERLINE
 - EX. PRIMARY MGMT AREA & FLOODPLAIN

- 300' LOT DEPTH FROM METRO
- EX. UNMITIGATED 65 DB LINE
- EX. R.O.W. TO BE ABANDONED
- PR. R.O.W.
- PR. LOT LINE
- PR. SEWER
- PR. WATER
- PR. STORM DRAIN
- PR. PUE
- PR. EASEMENT
- EX. ESMT
- REQUIRED LOT DEPTH
- SPECIMEN TREE FOR REMOVAL
- WOODLAND CLEARED FLOODPLAIN AREA (C-FP)
- LIMITS OF DISTURBANCE

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TYPE 1 TREE CONSERVATION PLAN APPROVAL TCP1-012-2016			
Approved by	Date	DRD #	Reason for Revision
00		4-15020	N/A
01			
02			
03			
04			
05			

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRELIMINARY PLAN

TCP:

PLANNING BOARD ACTION: _____

PER PCPPS RESOLUTION #: _____

ADOPTION DATE: _____

SIGNATURE APPROVAL DATE: _____

AUTHORIZED SIGNATURE

THIS BLOCK IS FOR OFFICIAL USE ONLY

DR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: _____

PROJECT NUMBER: _____

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet

Revision numbers must be included in the Project Number

New Approval Block



REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:

WEST HYATTSVILLE PROPERTY COMPANY, LLC

8245 BOONE BLVD, SUITE 690

VIENNA, VA 22182

PHONE: 703-312-7275

CONTACT: C/O GILBANE DEVELOPMENT

RIVERFRONT AT WEST HYATTSVILLE METRO

PARCEL N 1, WWW 29@71

L. 34166 F. 342

ELECTION DISTRICT No. 17

HYATTSVILLE, PRINCE GEORGE'S COUNTY, MARYLAND

RODGERS CONSULTING

19847 Century Boulevard, Suite 200, Germantown, Maryland 20874

Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

BASE DATA	BY	DATE
DESIGNED		
DRAWN		
REVIEWED		
RODGERS CONTACT:		
RELEASE FOR		
BY: _____	DATE: _____	

TYPE 1 TREE CONSERVATION PLAN

SCALE: 1" = 50'

JOB No. 1208A

DATE: SEPT. 2016

SHEET No. 2 of 2



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Action Items (8:30 p.m. - 9:05 p.m.)

SUBJECT

Gateway Arts District Sector Plan: Minor Amendment to the Table of Uses (10 minutes)

Motion

131-02-FY17

Recommendation:

I move that the Council authorize the Mayor to send correspondence to the Prince George's County District Council and M-NCPPC Planning Board stating the City of Hyattsville's conditional support for the proposed minor amendment to the 2004 Gateway Arts District Development District Overlay (DDO) Zone. The conditions for support by Use and Character Area are as follows:

Tattoo Parlor: Town Center - Permitted, Arts Production and Entertainment - Permitted, Neighborhood Arts and Production - Special Permit

Music Recording Studio: Town Center - Special Permit, Arts Production & Entertainment - Special Permit, Neighborhood Arts and Production - Special Permit

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

[Memo - GAD Minor Amendments - Additional Information Request.docx](#)

[MNCP&PC DDO Zone 2004 Arts Gateway Minor Amendments.pdf](#)

[Gateway Arts District - Character Area Map.pdf](#)

[GAD Sector Plan - Table of Uses.pdf](#)

Summary Background:

At the January 23, 2017 Hyattsville City Council meeting, Staff provided the Mayor and Council with a briefing of two (2) proposed minor amendment to the 2004 Gateway Arts District Development District Overlay (DDO) Zone scheduled for a public hearing on Tuesday, February 7, 2017 at 7:00 PM. The minor amendments include the addition of "Tattoo Parlor" and "Music Recording Studio" to the Table of Permitted Uses in certain character areas of the Gateway Arts Development District.

The City Council requested the staff review and include two additional factors in its recommendation:

- Evaluation of compatibility within the Neighborhood Commercial Character Area
- Evaluation of existing defined uses including: Barber and beauty shop, Pet services, grocery/convenience store

Next Steps:

The Prince George's County Planning Board and District Council will hold a public hearing on the proposed minor amendment to the 2004 Gateway Arts District Development District Overlay (DDO) Zone on Tuesday, February 7, 2017 at 7:00 PM.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend conditional support for the two additional proposed uses within specified character areas as detailed in the attached memorandum.

Community Engagement:

The Prince George's County Planning Board and District Council will hold a public hearing on a proposed minor amendment to the 2004 Gateway Arts District Development District Overlay (DDO) Zone on Tuesday, February 7, 2017 at 7:00 PM.

Strategic Goals:

Goal 2: Ensure the Long-Term Economic Viability of the City

Action 2.4 – Provide economic development programming and projects to support and facilitate infill, revitalization, redevelopment and transit-oriented investment.

Legal Review Required?

N/A



Memo

To: Mayor and City Council
CC: Tracey Nicholson, City Administrator
From: Jim Chandler, Assistant City Administrator; Director, Community and Economic Development
Katie Gerbes, Community Planner
Date: January 31, 2017
Re: Gateway Arts District Sector Plan: Minor Amendment to the Table of Uses
Attachments: Joint Public Hearing Notice – Minor Amendment to the 2004 Gateway Arts District
Sector Plan D-D-O Zone – Additional Information Request

The purpose of this memorandum is to provide the City Council with additional information and a recommendation regarding two proposed additional uses to the Gateway Arts District D-D-O Zone.

Summary

At the January 23, 2017 Hyattsville City Council meeting, Staff provided the Mayor and Council with a briefing of two (2) proposed minor amendment to the 2004 Gateway Arts District Development District Overlay (DDO) Zone scheduled for a public hearing on Tuesday, February 7, 2017 at 7:00 PM. The minor amendments include the addition of “Tattoo Parlor” and “Music Recording Studio” to the Table of Permitted Uses in certain character areas of the Gateway Arts Development District.

It was the City Council’s request for Staff to review two additional factors in its recommendation:

- Evaluation of compatibility within the Neighborhood Commercial Character Area
- Evaluation of existing defined uses including: Barber and beauty shop, Pet services, grocery/convenience store

Neighborhood Commercial Character Area

As detailed in the 2004 Prince George’s County Gateway Arts District Plan and DDO Zone, the Neighborhood Commercial Character Area neighborhood commercial uses are scattered throughout the Gateway Arts District. “These commercial character areas are not located on US 1 or Alternate US 1, but rather on local municipal streets. The use is focused on localized alternative to major shopping venues. Most are “Mom & Pop” enterprises that cater to local needs, provide convenience retail and services, and have local customers. They generally do not have, nor do they pose a need for, significant parking as

their patronage is generally foot traffic”. The development of the GAD plan intentionally rezoned many of the existing neighborhood service oriented commercial businesses to permit neighborhood-serving retail services, such as specialty or convenience grocery stores, coffee shops, dry cleaners, jewelry repair, and drug stores.

Additional Existing Uses

At the request of the City Council, Staff evaluated the following uses as a compared to the proposed additional uses. The specific defined uses include barber and beauty shop, pet services, grocery/convenience store and are reflected in the chart below.

Use	Town Center	Arts Production and Entertainment	Neighborhood Arts and Production	Neighborhood Commercial
Sound stage for TV/film recording studio	Prohibited	Permitted	Special Permit	Prohibited
Musical recording or musical instruments store	Permitted	Permitted	Special Permit	Permitted
Art Gallery	Permitted	Permitted	Special Permit	Prohibited
Private or public arts institutions for the promotion, practice, and dissemination of information related to the fine arts and handcrafts	Permitted	Permitted	Special Permit	Prohibited
Concert hall or other performing arts space	Permitted	Permitted	Special Permit	Prohibited
Photography studio or darkroom	Permitted	Permitted	Special Permit	Permitted
Barber or Beauty Shop	Permitted	Permitted	Special Permit	Permitted
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	Permitted	Prohibited	Prohibited	Permitted
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	Permitted	Prohibited	Prohibited	Permitted
Pet feed and supply store	Permitted	Special Permit	Special Permit	Permitted
Food or beverage store				
(i) Not exceeding 3,000 sq.ft.	Permitted	Permitted	Special Permit	Permitted
(ii) Not exceeding 25,000 sq.ft.	Permitted	Special Permit	Prohibited	Permitted
(iii) All others	Special Permit	Prohibited	Prohibited	Special Permit
<i>Tattoo Parlor</i>	<i>Permitted</i>	<i>Permitted</i>	<i>Special Permit</i>	<i>Prohibited</i>
<i>Music Recording Studio</i>	<i>Special Permit</i>	<i>Special Permit</i>	<i>Special Permit</i>	<i>Prohibited</i>

Staff Analysis & Recommendation

The Neighborhood Commercial character area is intended to enable pre-existing uses, or encourage uses which are primarily used by residents driving the route or surrounding residents for convenience (daily/weekly/monthly) and/or typically have a local and recurring customer base. Defined uses which are intended to attract a broader (primary or secondary) market area, may have a peak demand and elevated traffic flow on specific days/hours, or are generally a more intense uses permitted either by-right or through Special Permit within the Town Center, Arts Production & Entertainment or Neighborhood Arts & Production character areas. These areas are typically intended for, and market to a wider market area that does not necessarily have the same/recurring customer base.

The Staff's opines that neither of the proposed additional uses meets either the intent of the Neighborhood Commercial character area or meets the service characteristics permitted by-right or by approval of Special Permit defined within the Gateway Arts District Plan.

Based on both the uses permitted within current Maryland Arts & Entertainment Districts and similar compatible uses within the Gateway Arts District Plan, Staff recommends conditional support for the proposed uses as follows:

Use	Town Center	Arts Production and Entertainment	Neighborhood Arts and Production	Neighborhood Commercial
Tattoo Parlor	Permitted	Permitted	Special Permit	Prohibited
Music Recording Studio	Special Permit	Special Permit	Special Permit	Prohibited

Based on the analysis above, recommend that both of the proposed uses be 'Prohibited' in the Neighborhood Commercial character area. In addition, any approved 'Special Permit' prohibit activities or accessory uses outside of its approved Special Permit use. The intent of this language is to prohibit the use of these spaces as an assembly hall or other defined uses as defined within land-use and zoning regulations. Staff is proposing that should the proposed Use be approved, due to the uncertainty as it relates to City services, including, but not limited to, business licensing inspections, re-inspections and other related public safety related services, both uses be included in the City's Category 4 Business License category, which would require an annual business license fee of \$300.00. This is consistent with other like services and uses.

Based on our experience with administering the City's business licensing for these new uses and provided there are minimal disturbance issues and/or Nuisance Violations, the Staff would assess and advise whether to administratively shift the uses into a lower tier business license category.

It is Staff's recommendation that the Hyattsville City Council consider this recommendation and either accept or amend it no later than February 6, 2017, allowing the Staff to testify at the public hearing scheduled for February 7, 2017 in Upper Marlboro.



Prince George's County Planning Department
Community Planning Division

301-952-3972

December 22, 2016

Dear Property Owner:

This is a notice of a joint public hearing of the Prince George's County Planning Board and District Council on a proposed minor amendment to the 2004 Gateway Arts District D-D-O Zone.

PUBLIC HEARING DATE/TIME: Tuesday, February 7, 2017 at 7:00 p.m.
Doors will open at 6:00 p.m.
Planning Staff will be available to answer questions.

PUBLIC HEARING LOCATION: Council Hearing Room
First Floor, County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to express their views concerning the proposed minor amendment to the 2004 Gateway Arts District D-D-O Zone (CR-089-2016), which recommends the addition of "Tattoo Parlor" and "Music Recording Studio" to the Table of Permitted uses in certain character areas of the Gateway Arts Development District.

Please visit <https://princegeorgescountymd.legistar.com/Legislation.aspx> to view Council Resolution CR-089-2016 online.

If you wish to speak at the public hearing, you are encouraged to register in advance by calling the Prince George's County M-NCPPC Public Affairs Office at 301-952-4584 or TTY 301-952-4366. You may sign-up online at www.pgplanning.org/Planning_Board/Testify_at_Hearings or call (301) 952-4584 up until 1:00 p.m. on the day of the hearing or you may fill out a registration form available that evening at the hearing site. Written testimony and/or exhibits will be accepted in lieu of, or in addition to, oral testimony. To be accepted into the record, written testimony or comments must be original, signed documents. E-mails or faxes will not be considered unless followed by an original. Mail all written testimony to the Clerk of the Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland

20772. Written comments must be submitted by the close of business on **Friday, February 10, 2017**, when the public hearing record will close.

If you have any questions regarding the 2004 Gateway Arts District for Prince George's County – D-D-O Zone – Minor Amendment, please contact me at 301.952.4609 or by e-mail at Valecia.Wilson@ppd.mnccpc.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Valecia M H Wilson". The signature is fluid and cursive, with the first name "Valecia" being the most prominent.

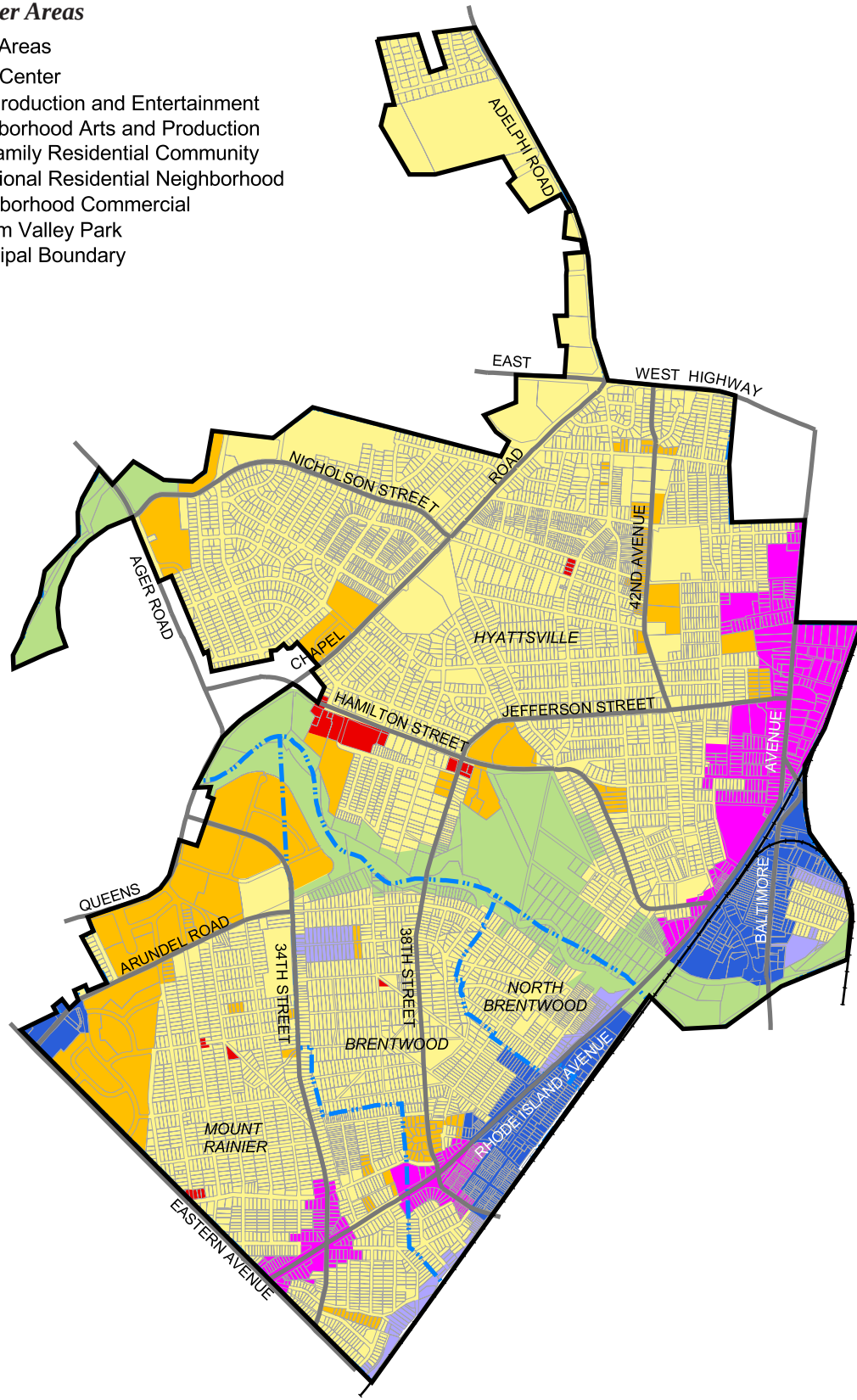
Valecia Wilson, Senior Planner
Project Manager

cc: Redis C. Floyd, Clerk of the Council

Map 2: Character Areas

Character Areas

- Town Center
- Arts Production and Entertainment
- Neighborhood Arts and Production
- Multifamily Residential Community
- Traditional Residential Neighborhood
- Neighborhood Commercial
- Stream Valley Park
- Municipal Boundary



1000 0 1000 Feet



Uses Permitted

The letter **P** indicates that the use is permitted in the character area. The letters **SP** indicate that the use is permitted with a special permit and will require a detailed site plan process. (Applicants will be assigned a DSP and an SP for all applications within the Gateway Arts District.) The letter **X** indicates that the use is prohibited. The **source** column references the location in the Zoning Ordinance that is the basis for the use in the table. In some cases the use as it appears in the table is verbatim, in other cases the description of a use that appears in the Zoning Ordinance has been modified but is based on the Zoning Ordinance description. Where there is no reference to the Zoning Ordinance, the uses are being added via the Development District Overlay Zone and did not previously exist in the Zoning Ordinance. If the use is not listed in the table, it is prohibited.

It should be noted that this table controls the underlying uses listed in the Zoning Ordinance. Thus, some of the uses permitted in a character area might be prohibited in the underlying zone's use table as listed in the Zoning Ordinance. For example, many residential uses are prohibited in industrial zones but are now permitted in the I-2 Zone within the arts production and entertainment character area because it is consistent with the goals of the Arts District. In addition, many uses that have an adverse impact upon the character area due to scale, traffic, noise or other elements may be permitted in the underlying zones but, as listed in the table, are prohibited by the Gateway Arts Development District Overlay Zone. However, the affected properties are very limited and would not create adverse impact to their surrounding development. As a result, there are very few zoning changes to the underlying zones in the sectional map amendment section.

In general, most commercial and industrial zones now support a mix of uses of varying scale and intensity. Uses that have been added include arts production, art-related services, artistic endeavors, computers and digital arts, lifestyle uses (such as café and bakery), and dwelling styles that support artists. Certain uses have been limited as disruptive and out of scale with the character area. For example, institutional uses will no longer be allowed within single-family neighborhoods except as an adaptive reuse of an existing institutional building. Uses incompatible with either pedestrian-orientation or family aspects of character areas have been similarly limited.

Legend:

TC	Town Center
APE	Arts Production and Entertainment
NAP	Neighborhood Arts and Production
MRC	Multifamily Residential Community
TRN	Traditional Residential Neighborhood
NC	Neighborhood Commercial
SVP	Stream Valley Park

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(1) ARTS-RELATED USES:								
Private or public arts institutions for the promotion, practice, and dissemination of information related to the fine arts and handicrafts	new	P	P	SP	X	X	X	X
Private or public multipurpose arts center (for multiple uses including administration, community space, studio space, information dissemination, arts production, publication, classes, gallery space, and events)	new	P	P	SP	X	X	X	X
Art gallery	new	P	P	SP	X	X	X	X
Art school, including dance, photography, filmmaking, music, writing, painting, sculpting, printmaking, or glassmaking	new	P	P	SP	X	X	X	SP
Artist studio as a working space for use by a fine arts artist or artist collective, hand crafter, designer, or digital media producer in day to day production, which may be used for auxiliary instruction and auxiliary sales of items produced on-site:	new							
(i) As an accessory to an allowed use	new	SP	SP	SP	SP	SP	SP	X
(ii) All others	new	P	P	P	X	X	P	X
Craftsman or artisan primarily design and production shop that may include auxiliary sales, for small-scale production of goods including but not limited to musical instruments, papermaking, jewelry, and puppet making	new	P	P	P	X	SP	P	X
Rehearsal space	new	P	P	P	X	X	X	X
Sound stage for TV/film recording studio	new	X	P	SP	X	X	X	X
Arts services, including set design or construction and restoration of artworks	new	P	P	P	X	X	P	X
Concert hall or other performing arts space	new	P	P	SP	X	X	X	X
Outdoor performance sites	new	P	P	SP	SP	SP	SP	P
Dinner theater	new	P	P	SP	X	X	X	X
Performing arts ticket office or booking agency	new	P	X	X	X	X	X	X
Performing arts ticket office or booking agency as auxiliary use	new	P	P	SP	X	X	X	X
Artists' supply store	new	P	P	SP	X	X	P	X
Bead, jewelry supply	new	P	P	SP	X	X	P	X
Blueprint/ GIS Mapping/ architectural supply store	new	P	P	SP	X	X	X	X
Cafés, for table and/or bar service of tea, coffee, other beverages, and food	new	P	P	SP	X	X	P	X
Card shop	new	P	P	SP	X	X	P	X
Ceramic supply	new	P	P	SP	X	X	P	X
Costume rental	new	P	P	SP	X	X	X	X
Digital services, e.g., web, sound, or graphic design and editing	new	P	P	SP	X	X	P	X
Ice cream shop	new	P	P	SP	X	X	P	X
Fabric, knitting or rug making supply store	new	P	P	SP	X	X	P	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Fashion design studi	new	P	P	SP	X	X	P	X
Mail box service	new	P	P	SP	X	X	P	X
Musical recording or musical instruments stor	new	P	P	SP	X	X	P	X
Paper and supplies store	new	P	P	SP	X	X	P	X
Picture framing shop	new	P	P	SP	X	X	P	X
Live/work unit	new	P	P	P	X	SP	P	X
(2) COMMERCIAL:	27-461							
Distillery for the production of fuel alcohol	27-441	X	X	X	X	X	X	X
Limited professional uses in multifamily projects	27-441	P	P	SP	P	X	P	X
(A) Eating or Drinking Establishments:	27-461							
Drive-in restaurant	27-461	X	X	X	X	X	X	X
Fast-food restaurant	27-461	SP	SP	X	X	X	SP	X
Other than a drive-in or fast-food restaurant (which may include incidental carry-out service, except where specifically prohibited):	27-461							
(i) Permitting no entertainment other than music, and no patron dancing with hours that do not extend beyond 11 P.M.:	27-473							
(a) On properties of five acres or greater:	27-461							
(aa) All others		X	X	X	X	X	X	P
(ii) Permitting live entertainment ¹ or patron dancing with hours of operation that extend beyond 11:00 p.m. and not within 60 feet of single-family residentially zoned property.		P	P	SP	X	X	P	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:	27-461							
Bus maintenance accessory to a private school, educational institution, church, or other place of worship	27-441	X	X	X	X	X	X	X
Boat fuel sales at the waterfront	27-461	X	X	X	X	X	X	X
Boat sales, rental, service, and repair, including outdoor storage of boats and boat trailers	27-461	X	X	X	X	X	X	SP
Boat storage yard	27-473	X	X	X	X	X	X	SP
Car wash	27-461	X	X	X	X	X	X	X
Gas station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6), (7),(8),(9), and (10))	27-461	X	X	X	X	X	X	X
Incidental automobile service in a parking garage	27-473	X	X	X	X	X	X	X

¹ No adult, x-rated, nude, or semi-nude venues of any type, including but not limited to film, digital, hologram and similar technology, live performance, or exhibition.

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	27-461 27-473	X	X	X	X	X	X	X
Vehicle, mobile home, or camping trailer repair and service station	27-461 27-473	X	X	X	X	X	X	X
Vehicle, mobile home, or camping trailer sales or rental lot, including outdoor display of vehicles.	27-461 27-473	X	X	X	X	X	X	X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c))	27-461	X	X	X	X	X	X	X
Vehicle or camping trailer storage yard	27-461	X	X	X	X	X	X	X
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	27-461	X	X	X	X	X	X	X
Vehicle towing station	27-461 27-473	X	X	X	X	X	X	X
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	27-473	X	X	X	X	X	X	X
(C) Offices:	27-461							
Bank, savings and loan association, or other savings or lending institution:	27-461 27-473							
(i) With drive through	27-461 27-473	SP	SP	X	X	X	SP	X
(ii) All others	27-461 27-473	P	P	SP	SP	X	P	SP
Office accessory to an allowed use	27-461 27-473	P	P	P	P	P	P	P
Office (except as otherwise provided)	27-461 27-473	P	SP	SP	X	X	P	X
Office of a certified massage therapist	27-461	P	P	P	P	P	P	X
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	27-461 27-473	P	SP	X	SP	SP	P	X
Real estate subdivision sales office:	27-473 27-441 27-461							

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(i) As a temporary use, in accordance with Sections 27-260 and 27-261	27-473							
	27-441	P	P	P	P	P	P	P
	27-461							
(ii) As an accessory use in a dwelling	27-441	P	P	P	P	P	P	SP
(iii) All others	27-473	X	X	X	X	X	X	X
	27-441							
Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	27-441	P	P	P	P	P	P	X
Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	27-441	P	P	P	P	P	P	X
Insurance sales office as an accessory use in a dwelling	27-441	P	P	P	P	P	P	X
Multifamily dwelling management company (must manage the project within which it is located)	27-441	P	P	P	P	P	P	X
Temporary trailer for office space accessory to an existing group residential facility, which services more than eight persons, in accordance with Sections 27-260 and 27-261	27-441	X	X	X	X	X	X	X
(D) Services:	27-461							
Acupuncturist	new	P	P	SP	SP	SP	P	X
Alternative health practitioners, licensed	new	P	P	SP	SP	SP	P	X
Ambulance service, private	27-461	X	P	SP	X	X	X	X
Animal hospital, veterinary office, animal training, kennel:	27-461							
	27-473							
	27-441							
(i) On properties of 5 acres or greater	new	X	X	X	X	X	X	P
(ii) All others	new	P	P	SP	X	X	P	X
Barber or beauty shop	27-461	P	P	SP	X	X	P	X
	27-473							
Bicycle repair shop:	27-461							
(i) Nonmotorized only	27-461	P	P	SP	X	X	P	P
(ii) All others	27-461	X	SP	X	X	X	X	X
Blacksmith shop	27-461	X	P	P	X	X	X	X
	27-473							

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Blueprinting, photostating, or other photocopying establishment	27-461	P	P	SP	X	X	P	X
	27-473							
Carpet or rug shampooing establishment	27-461	X	P	SP	X	X	X	X
	27-473							
Catering establishment	27-461	P	P	SP	X	X	P	X
	27-473							
Computer system hardware assembly and maintenance shop	new	X	P	SP	X	X	X	X
Data processing	27-461	P	P	SP	X	X	P	X
	27-473							
Dry cleaning or laundry pickup station	27-461	P	P	SP	X	X	P	X
	27-473							
Dry cleaning store or plant:	27-461							
	27-473							
(i) Retail, gross floor area under 3,000 square feet	27-461	P	P	SP	X	X	P	X
(ii) Retail, unrestricted	27-461	X	X	X	X	X	X	X
(iii) Wholesale (may include retail service)	27-461	X	X	X	X	X	X	X
Electrical or electronic equipment, appliances, radio or television, computer repair shop	27-473	P	P	SP	X	X	P	X
Employment agency	27-461	P	X	X	X	X	P	X
Fortune telling	27-461	P	X	X	X	X	X	X
Funeral parlor, undertaking establishment	27-461	X	SP	X	X	X	X	X
	27-441							
Household appliance or furniture repair shop	27-461	P	P	P	X	X	P	X
	27-473							
Key or locksmith shop	27-461	P	P	P	X	X	P	X
	27-473							
Laboratory	27-461	P	P	P	X	X	X	X
	27-473							
Laundromat:	27-461							
	27-473							
(i) Accessory to an allowed use	27-461	P	SP	X	P	X	P	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(ii) All others	27-461	P	X	X	X	X	P	X
Laundry store or plant:	27-461							
	27-473							
	27-461	P	P	SP	X	X	P	X
	27-461	X	X	X	X	X	X	X
(i) Retail, gross floor area under 3,000 square feet	27-461	X	X	X	X	X	X	X
(ii) Retail, unrestricted	27-461							
(iii) Wholesale (may include retail service)	27-461							
Lawn mower repair shop:	27-461							
	27-473							
(i) Nonmotorized only	27-461	X	P	SP	X	X	P	X
(ii) All others, provided all repairs are performed within a wholly enclosed building	27-461	X	P	SP	X	X	X	X
Limousine service	27-461	X	X	X	X	X	X	X
Machine shop accessory to an allowed use	27-461	X	P	P	X	X	X	X
Massage establishment	27-461	SP	SP	SP	SP	SP	SP	X
	27-473							
Methadone treatment center	27-461	X	X	X	X	X	X	X
	27-473							
Model studio	27-461	P	P	P	X	X	X	X
Monument and headstone sales establishment	27-441	P	P	SP	X	X	X	X
Newspaper publishing establishment	27-461	X	P	SP	X	X	X	X
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	27-461	P	X	X	X	X	P	X
Photographic processing plant	27-461	P	P	SP	X	X	X	X
	27-461							
Photography studio or darkroom:	27-461							
	27-441							
	27-473							
(i) As an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling	27-441	P	P	P	P	P	P	P
(ii) All others	new	P	P	SP	X	X	P	X
Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:	27-461							
(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area	27-461	P	P	SP	X	X	P	X
(ii) Unrestricted in size with no carryout service	27-461	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Printing shop:	27-461							
(i) Not exceeding 2,000 square feet of gross floor area	27-473							
(ii) All others	27-461	P	P	P	X	X	P	X
Research and Development	27-461	X	P	SP	X	X	X	X
	27-473	P	P	P	X	X	X	X
Sauna or steam bath	27-461	P	X	X	X	X	SP	X
Septic tank service	27-461	X	X	X	X	X	X	X
	27-473							
Sewage dump station for camping trailers or boats	27-461	X	X	X	X	X	X	X
Shoe repair shop	27-461	P	P	P	X	X	P	X
	27-473							
Tailor or dressmaking shop	27-461	P	P	P	X	X	P	X
	27-473							
Taxidermy	27-461	X	P	SP	X	X	X	X
	27-473							
Travel bureau	27-461	P	X	X	X	X	P	X
Upholstery shop	27-461	P	P	SP	X	X	SP	X
	27-473							
Watch or jewelry repair shop	27-461	P	P	P	X	X	P	X
Welding shop:	27-461							
(i) Accessory to an allowed use	27-461	X	P	P	X	X	X	X
(ii) All others	27-461	X	P	SP	X	X	X	X
(E) Trade (Generally Retail):	27-461							
Adult book store	27-461	X	X	X	X	X	X	X
	27-473							
Antique shop	27-441	P	P	SP	X	X	P	X
Arts, crafts, and hobby supply store	27-461	P	P	SP	X	X	P	X
	27-473							
Bait shop	27-461	X	X	X	X	X	X	P
Bakery, primarily retail sales with or without production on-site	new	P	P	SP	X	X	P	X
Bakery products, wholesale (may include retail sales)	27-461	X	P	SP	X	X	X	X
Bicycle (sales) shop:	27-461							
	27-473							
(i) Nonmotorized only	27-461	P	P	SP	X	X	P	P

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(ii) All others	27-461	X	SP	X	X	X	X	X
Book (except adult bookstore) or camera store	27-461	P	P	SP	X	X	P	X
Bottled gas sales:	27-461							
27-473	27-473							
(i) Accessory to an allowed use	27-461	X	P	SP	X	X	X	X
(ii) All others	27-461	X	X	X	X	X	X	X
Building supply store:	27-461							
27-473	27-473							
(i) Wholly enclosed, except for nursery stock	27-461	X	P	SP	X	X	SP	X
(ii) With outdoor storage on not more than 50 percent of the lot, provided it is enclosed by a slightly opaque wall or fence at least eight feet high	27-461	X	X	X	X	X	X	X
Bulk retailing	27-461	X	X	X	X	X	X	X
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	27-461	X	X	X	X	X	X	X
27-473	27-473							
27-441	27-441							
Carpet or floor covering store	27-461	P	P	SP	X	X	P	X
27-473	27-473							
Clothing, dry goods, millinery, or shoe store	27-461	P	P	SP	X	X	P	X
27-473	27-473							
Computer store	new	P	X	X	X	X	X	X
Confectioner (not exceeding 40,000 square feet of gross floor area):	27-461							
(i) Retail	27-461	P	X	X	X	X	P	X
(ii) Wholesale (may include accessory retail sales)	27-461	X	P	SP	X	X	X	X
Department or variety store, excluding pawnshops	27-461	P	X	X	X	X	X	X
27-473	27-473							
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	27-461	X	X	X	X	X	X	X
27-473	27-473							
27-441	27-441							
Drug store	27-461	P	X	X	X	X	P	X
27-473	27-473							
Electrical supply store	27-473	P	P	SP	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Farm implement, supplies, or feed sales; farm implement repair	27-473							
	27-461	X	X	X	X	X	X	X
	27-441							
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	27-461							
	27-473	X	X	X	X	X	P	P
	27-441							
Farmers' market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261	27-461							
	27-473	P	SP	SP	SP	SP	P	P
	27-441							
Florist shop	27-461	P	P	SP	X	X	P	X
Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail:	27-461							
(i) Not exceeding 3,000 square feet of gross floor area or occupying more than 10 percent of the site, whichever is larger	27-461	P	P	SP	X	X	P	P
(ii) All others	new	P	P	SP	X	X	P	X
Food or beverage goods preparation for wholesale sales	27-461	X	P	SP	X	X	X	X
Food or beverage store:	27-461							
(i) Not exceeding 3,000 square feet of gross floor area	27-473							
(ii) Not exceeding 25,000 square feet of gross floor area	27-461	P	P	SP	X	X	P	P
	27-461	P	SP	X	X	X	P	X
(iii) All others	27-461	SP	X	X	X	X	SP	X
	27-473							
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	27-461	X	P	SP	X	X	X	P
Garden center, nursery, or greenhouse for primarily retail sales with under 15,000 square feet total gross sales area	new	P	P	SP	X	X	P	X
Gift, jewelry, music, souvenir, or other specialty store not specifically listed	27-461	P	P	SP	X	X	P	X
Hardware store (may include electrical or plumbing supplies)	27-473	P	P	SP	X	X	P	X
	27-461							
Home furnishing store (such as interior decorations, electronics, house wares, household accessories, or textiles)	27-473	P	SP	X	X	X	P	X
Household appliance or furniture store	27-461							
	27-473	P	SP	X	X	X	SP	X
Ice vending machine (not exceeding eight-ton capacity)	27-461	X	P	SP	X	X	X	X
Landscaping contractor's business	27-441							

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(i) On properties of five acres or greater	new	X	X	X	X	X	X	P
(ii) All others	new	X	P	SP	X	X	X	X
Lawn mower (sales) store	27-461 27-473	X	SP	X	X	X	P	X
Newspaper, magazine, or tobacco shop	27-461	P	P	SP	X	X	P	X
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:	27-461 27-473							
(i) On properties of five acres or greater	new	X	SP	SP	X	X	X	P
(ii) All others	new	X	P	SP	X	X	P	X
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):	27-461							
(i) Not more than six feet from main buildings (subject to Section 27-388)	27-461	P	P	SP	X	X	P	X
(ii) More than six feet from main buildings (subject to Section 27-388)	27-461	X	X	X	X	X	X	X
Outdoor display of merchandise for sale or outdoor customer seating that does not obstruct the seven-foot wide path of sidewalk across the frontage of the property	new	P	P	SP	X	X	P	X
Paint or wall covering store	27-461 27-473	P	P	SP	X	X	P	X
Pawnshop	27-461 27-473	X	X	X	X	X	X	X
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	27-461	P	X	X	X	X	P	X
Pet feed and supply store	27-473	P	SP	SP	X	X	P	X
Retail shop or store (not listed) similar to one permitted (P)	27-461	P	P	SP	X	X	P	X
Retail sales as accessory to production		P	P	P	X	X	P	X
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261	27-473	P	P	P	SP	SP	P	P
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	27-461	X	X	X	X	X	X	X
Seafood market:	27-461 27-473							
(i) Containing less than 3,000 square feet of gross retail space	27-461	P	P	SP	X	X	P	X
(ii) Containing less than 7,000 square feet of gross retail space	27-461	P	P	SP	X	X	P	X
(iii) Unrestricted in size	27-461	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	27-461							
	27-473	P	P	SP	X	X	P	P
	27-441							
Septic tank sales	27-461	X	X	X	X	X	X	X
	27-473							
Sporting goods shop for the sales and rental of nonmotorized athletic equipment, which may include marine equipment and supplies	27-461	P	P	X	X	X	P	P
	27-473							
(i) Under 8,000 square feet in area	new	P	P	SP	X	X	P	P
	new	P	SP	SP	X	X	X	X
Stationery or office supply store which may include the sale of furniture or business machines	27-461	P	P	SP	X	X	P	X
	27-473							
Swimming pool or spa sales and service:	27-461							
	27-473							
(i) Excluding outdoor display	27-461	X	P	SP	X	X	X	X
	27-473							
(ii) Including outdoor display, provided it is enclosed by a six-foot high fence (subject to Section 27-388)	27-461	X	X	X	X	X	X	X
	27-473							
Toy store	27-461	P	P	SP	X	X	P	X
Video electronics, games, tapes, or digital discs store	27-461	P	P	SP	X	X	P	X
Wayside stand:	27-461							
	27-473							
	27-441							
(i) As a temporary use, subject to Sections 27-260 and 27-261	27-461							
	27-473	P	P	SP	X	X	P	P
	27-441							
(ii) All others	27-461							
	27-473	X	X	X	X	X	X	X
	27-441							
(3) INDUSTRIAL:	27-473							
(A) Chemical and Allied Manufacturing:	27-473							
Abrasive and asbestos products	27-473	X	X	X	X	X	X	X
Acids and caustics	27-473	X	X	X	X	X	X	X
Carbon black	27-473	X	X	X	X	X	X	X
Celluloid or pyroxylin	27-473	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication	27-473	X	X	X	X	X	X	X
Distillery for the production of fuel alcohol, which may include bulk storage	27-473	X	X	X	X	X	X	X
Drugs, compounding	27-473	X	X	X	X	X	X	X
Dyestuffs	27-473	X	X	X	X	X	X	X
Fertilizers	27-473	X	X	X	X	X	X	X
Gum and wood chemicals, which may include distilling	27-473	X	X	X	X	X	X	X
Ink:	27-473							
(i) Paste inks	27-473	X	X	X	X	X	X	X
(ii) All other inks	27-473	X	X	X	X	X	X	X
Organic and inorganic chemicals (except as specified):	27-473							
(i) Blending and mixing	27-473	X	X	X	X	X	X	X
(ii) Breaking bulk	27-473	X	X	X	X	X	X	X
Paints, varnishes, lacquers, enamels, and shellacs	27-473	X	X	X	X	X	X	X
Pesticides and insecticides	27-473	X	X	X	X	X	X	X
Plastics and synthetic fibers	27-473	X	X	X	X	X	X	X
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	27-473	X	X	X	X	X	X	X
Soaps and toiletries, handcrafted	new	X	P	P	X	X	X	X
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:	27-473							
Armament control and sighting systems	27-473	X	X	X	X	X	X	X
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)	27-473	X	P	P	X	X	X	X
Containers:	27-473							
(i) Paper or plastic	27-473	X	P	P	X	X	X	X
(ii) Glass, metal, or wood or other materials	27-473	X	P	P	X	X	X	X
Electrical lighting fixtures	27-473	X	P	P	X	X	X	X
Engines, generators, turbines, or miscellaneous machinery	27-473	X	X	X	X	X	X	X
Furniture, cabinets, fixtures, or interior decorating components	27-473	X	P	P	X	X	X	X
Hardware (except as otherwise specified)	27-473	X	P	SP	X	X	X	X
Heavy armament	27-473	X	X	X	X	X	X	X
Household appliances:	27-473							
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	27-473	X	P	SP	X	X	X	X
(ii) All others	27-473	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Motorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items)		X	X	X	X	X	X	X
Nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items):	27-473							
(i) Handcrafted vehicles or water-going craft	new							
(ii) All others	new							
Office supplies and equipment	27-473	X	P	SP	X	X	X	X
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):	27-473							
(i) Plastic	27-473	X	P	SP	X	X	X	X
(ii) Other materials	27-473	X	P	SP	X	X	X	X
Spas and swimming pools	27-473	X	X	X	X	X	X	X
Structural components of buildings (except as otherwise specified)	27-473	X	P	SP	X	X	X	X
Vending machines	27-473	X	P	SP	X	X	X	X
(C) Manufacturing and Processing of Lumber, Wood, and Related Products:	27-473							
Logging camps or contractors	27-473	X	X	X	X	X	X	X
Mobile or manufactured homes	27-473	X	X	X	X	X	X	X
Modular buildings	27-473	X	X	X	X	X	X	X
Sawmills or planing mills	27-473	X	X	X	X	X	X	X
Veneer and plywood	27-473	X	P	SP	X	X	X	X
Wood preserving	27-473	X	P	SP	X	X	X	X
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:	27-473							
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies	27-473	X	P	P	X	X	X	X
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies	27-473	X	P	P	X	X	X	X
Photographic equipment and supplies	27-473	X	P	P	X	X	X	X
Timing, light, mixing, safety, temperature, or weight control devices	27-473	X	P	P	X	X	X	X
Watches, clocks, measuring, or time-keeping devices	27-473	X	P	P	X	X	X	X
(E) Metal Production:	27-473							
Blast furnace	27-473	X	X	X	X	X	X	X
Foundry:	27-473							
(i) Nonferrous metals	27-473	X	SP	X	X	X	X	X
(ii) Non-ornamental ferrous	27-473	X	SP	X	X	X	X	X
(iii) Ornamental metals	27-473	X	P	SP	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Recycling of nonferrous metals	27-473	X	SP	X	X	X	X	X
Rolling mill	27-473	X	SP	X	X	X	X	X
Smelting	27-473	X	SP	X	X	X	X	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:	27-473							
Brushes, brooms, combs, or lamp shades manufacturing	27-473	X	P	P	X	X	X	X
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing	27-473	X	X	X	X	X	X	X
Consolidated storage, in accordance with Section 27-475.04	27-473	X	SP	SP	X	X	X	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:	27-473 27-441							
(i) With storage of materials or equipment:	27-473							
(a) Indoors	27-473 27-441	X	P	SP	X	X	X	X
(b) Outdoors	27-473	X	X	X	X	X	X	X
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site	27-473	X	P	SP	X	X	X	X
(iii) Including the retail sale of parts and supplies as an accessory use	27-473	X	X	X	X	X	X	X
Contractors' plant or storage yard:	27-473							
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	27-473	X	X	X	X	X	X	X
(ii) All others	27-473	X	X	X	X	X	X	X
Explosives, fireworks, or gunpowder manufacturing	27-473	X	X	X	X	X	X	X
Gelatin manufacturing	27-473	X	X	X	X	X	X	X
Glue or size manufacturing	27-473	X	X	X	X	X	X	X
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard	27-473	X	X	X	X	X	X	X
Jewelry manufacturing	27-473	X	P	P	X	X	X	X
Junkyard	27-473	X	X	X	X	X	X	X
Machine shop	27-473	X	P	P	X	X	X	X
Matches manufacturing	27-473	X	X	X	X	X	X	X
Motion picture or broadcasting equipment manufacturing and production	27-473	X	P	P	X	X	X	X
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	27-473	X	P	P	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	27-473	X	P	P	X	X	X	X
Plastic products manufacturing, except as otherwise specified	27-473	X	X	X	X	X	X	X
Precious metalware manufacturing and plating	27-473	X	P	SP	X	X	X	X
Recycling plant, except as otherwise specified	27-473	X	SP	X	X	X	X	X
Storage building accessory to:	27-473							
(i) A permitted use	27-473	X	P	SP	X	X	X	X
(ii) A special permit use	27-473	X	SP	SP	X	X	X	X
Storage yard, except as otherwise specified	27-473	X	X	X	X	X	X	X
Tobacco packing, processing, and treatment	27-473	X	X	X	X	X	X	X
Transfer station	27-473	X	X	X	X	X	X	X
Trash removal services	27-473	X	X	X	X	X	X	X
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	27-473	X	SP	X	X	X	X	X
Vehicle salvage yard	27-473	X	X	X	X	X	X	X
Warehousing:	27-473							
(i) Subject to Section 27-471(g)	27-473	X	SP	X	X	X	X	X
(ii) All others	27-473	X	SP	X	X	X	X	X
Waste material separation and processing facility, in accordance with Section 27-475.05	27-473	X	X	X	X	X	X	X
(G) Petroleum, Gas, and Related Products:	27-473							
Asphalt mixtures	27-473	X	X	X	X	X	X	X
Breaking bulk for home consumption or portable appliances	27-473	X	X	X	X	X	X	X
Distribution for home consumption	27-473	X	P	SP	X	X	X	X
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	27-473	X	X	X	X	X	X	X
Gasohol fabrication	27-473	X	X	X	X	X	X	X
Liquid gas storage	27-473	X	X	X	X	X	X	X
Refinery	27-473	X	X	X	X	X	X	X
Tank farm, except as otherwise specified	27-473	X	X	X	X	X	X	X
(H) Printing, Publishing, Paper, and Related Industries:	27-473							
Bookbinder manufacturing	27-473	X	X	X	X	X	X	X
Bookbinding	27-473	X	P	P	X	X	X	X
Paper or paper board products (except containers) manufacturing	27-473	X	P	SP	X	X	X	X
Paper recycling collection center (only for collection, storage, and shipping)	27-473	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Printing and engraving (which may include all processes)	27-473	X	P	SP	X	X	X	X
Publishing	27-473	X	P	SP	X	X	X	X
Pulp making	27-473	X	X	X	X	X	X	X
(I) Processing of Food and Kindred Products for Human Consumption:	27-473							
Bakery products manufacturing	27-473	X	P	SP	X	X	X	X
Beverage bottling (all containers):	27-473							
(i) Alcoholic	27-473	P	P	SP	X	X	X	X
(ii) Nonalcoholic	27-473	P	P	SP	X	X	X	X
Brewery, distillery, winery	27-473	P	P	SP	X	X	X	X
Cereals, grains, or spice processing	27-473	X	X	X	X	X	X	X
Coffee roasting	new							
(i) As auxiliary to coffee shop	new	P	P	SP	X	X	P	X
(ii) All others	new	X	P	SP	X	X	X	X
Confectionery products manufacturing	27-473	X	P	SP	X	X	X	X
Drying and dehydrating of food products	27-473	X	P	SP	X	X	X	X
Freezing of food products	27-473	X	X	X	X	X	X	X
Oil and fat manufacturing (edible)	27-473	X	X	X	X	X	X	X
Packaging, packing, and canning of food products	27-473	X	P	SP	X	X	X	X
Pickling	27-473	X	P	SP	X	X	X	X
Reduction plant	27-473	X	X	X	X	X	X	X
Sauce, seasoning, and dressing manufacturing	27-473	X	P	SP	X	X	X	X
Slaughterhouse	27-473	X	X	X	X	X	X	X
Smoking and curing	27-473	X	X	X	X	X	X	X
Sugar refinery	27-473	X	X	X	X	X	X	X
Syrup and flavor extract manufacturing	27-473	X	X	X	X	X	X	X
(J) Rubber and Synthetic Rubber Products:	27-473							
Fabrication of rubber products	27-473	X	X	X	X	X	X	X
Recycling of rubber products	27-473	X	X	X	X	X	X	X
Rubber manufacturing	27-473	X	X	X	X	X	X	X
Rubberizing of wearing apparel or household items	27-473	X	X	X	X	X	X	X
Synthetic rubber (and similar products) manufacturing	27-473	X	X	X	X	X	X	X
Tire or tube manufacturing	27-473	X	X	X	X	X	X	X
Tire recapping	27-473	X	X	X	X	X	X	X
(K) Stone, Clay, Glass, and Cement Products:	27-473							
Cement manufacturing	27-473	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Concrete batching or cement mixing plant	27-473	X	X	X	X	X	X	X
Cutting of nonstructural stone	27-473	X	P	P	X	X	X	X
Glass blowing and molding	27-473	X	P	P	X	X	X	X
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone	27-473	X	P	P	X	X	X	X
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials	27-473	X	P	SP	X	X	X	X
(L) Textile Products:	27-473							
Fabrication of finished goods	27-473	X	P	P	X	X	X	X
Felt manufacturing	27-473	X	P	P	X	X	X	X
Fiber or thread manufacturing	27-473	X	P	P	X	X	X	X
Finishing of textile goods	27-473	X	P	P	X	X	X	X
Knitting	27-473	X	P	P	X	X	X	X
Lace (and similar products) manufacturing	27-473	X	P	P	X	X	X	X
Recycling of textiles	27-473	X	P	P	X	X	X	X
Synthetics manufacturing	27-473	X	SP	X	X	X	X	X
Weaving	27-473	X	P	P	X	X	X	X
(M) Wholesale Trade:	27-473							
Apparel, garments, or related products	27-473	X	P	SP	X	X	X	X
Automotive or motorized equipment (parts and accessories only)	27-473	X	X	X	X	X	X	X
Bakery products, wholesale	27-473	X	P	SP	X	X	X	X
Bulk raw materials	27-473	X	X	X	X	X	X	X
Chemical and related products (except as otherwise specified)	27-473	X	X	X	X	X	X	X
Electronic, glass, metal, paper, rubber, or wood products	27-473	X	P	SP	X	X	X	X
Food or kindred products	27-473	X	P	SP	X	X	X	X
Garden supplies or nursery stock	27-473							
(i) On properties of five acres or greater	new	X	X	X	X	X	X	P
(ii) All others	new	X	P	SP	X	X	X	X
Livestock	27-473	X	X	X	X	X	X	X
Ornamental products made of china, clay, concrete, glass, or stone	27-473	X	P	P	X	X	X	X
Petroleum products for home distribution	27-473	X	X	X	X	X	X	X
Structural products made of clay, concrete, or stone, with:	27-473							
(i) Indoor storage, only	27-473	X	P	P	X	X	X	X
(ii) Outdoor storage	27-473	X	X	X	X	X	X	X
Textile products	27-473	X	P	P	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Tobacco and related products	27-473	X	X	X	X	X	X	X
Wholesaling or distribution of materials (products) not used or produced on the premise:	27-473							
(i) Subject to Section 27-471(g)	27-473	X	X	X	X	X	X	X
(ii) All others	27-473	X	X	X	X	X	X	X
Wholesaling or distribution of materials (products) used or produced on the premises	27-473	X	P	P	X	X	X	X
Wholesaling or distribution use not listed	27-473	X	SP	X	X	X	X	X
(4) INSTITUTIONAL/EDUCATIONAL:	27-461							
	27-473							
	27-441							
	new	SP	SP	SP	SP	SP	SP	SP
Adult day care center	27-461 27-473 27-441	P	X	X	SP	X	X	X
Adult rehabilitation center	27-473	P	X	X	SP	X	X	X
Assisted living facility, subject to the requirements of Section 27-464.04	27-461	P	X	X	SP	X	X	X
Chancery, on a lot having a net area of at least 15 acres	27-441	X	X	X	X	X	X	X
Church or similar place of worship, convent, or monastery	27-461 27-473 27-441	X	X	X	X	X	SP	SP
Community center or similar nonprofit social use; not publicly owned or operated	new	SP	SP	SP	SP	SP	SP	X
Day care center for children	27-461 27-473 27-441							
(A) On properties of five acres or greater	new	X	X	X	X	X	X	P
(B) All others	new	SP	SP	SP	SP	SP	P	X
Eleemosynary or philanthropic institution	27-461 27-441	SP	X	X	X	X	SP	SP
Family day care	27-441							
(A) On properties of five acres or greater	new	X	X	X	X	X	X	P
(B) All others	new	SP	SP	SP	SP	SP	P	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Health campus	27-441	SP	X	X	X	X	SP	X
Hospital (may include a private spa)	27-461 27-441	P	X	X	X	X	SP	X
Medical/residential campus	27-441	SP	X	X	X	X	SP	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	27-461 27-441	P	P	P	P	P	P	P
Nursing or care home (may include a private spa)	27-461 27-441	P	X	X	SP	X	X	X
School, Private:	27-461 27-473 27-441							
(A) Driving school, automobile only	27-461 27-473	P	X	X	X	X	P	X
(B) For artistic or technical instruction and practice (may include a studio)	27-461 27-473							
(i) On properties of five acres or less	new	X	X	X	X	X	P	P
(ii) All others	new	P	P	SP	X	X	P	X
(C) Tutoring establishment	27-461 27-473							
(i) On properties of five acres or greater	new	X	X	X	X	X	X	P
(ii) All others	new	P	P	P	X	X	P	X
(D) Private college or university	27-461	P	P	SP	X	X	P	X
(E) Business	27-473 27-461	P	X	X	X	X	P	X
(F) Institution of higher learning (may include a private spa)	27-473	P	P	SP	X	X	P	X
(G) Scientific	27-473	P	P	SP	X	X	P	X
(H) Trade	27-473 27-461	P	P	SP	X	X	P	X
(I) In accordance with Section 27-475.06.01, Section 27-463, or Section 27-443	27-473 27-461 27-441	P	P	SP	X	X	P	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(J) All others	27-441							
	27-461	P	P	SP	X	X	P	
	27-473							
Small group child care center	27-441							
(A) On properties of five acres or greater	new	X	X	X	X	X	X	P
(B) All others	new	P	X	X	SP	SP	P	X
(5) MISCELLANEOUS:	27-473							
	27-441							
	27-461							
Accessory structures and uses, except as otherwise provided	27-461							
	27-473	X	X	X	P	P	X	P
	27-441							
Adaptive reuse of a Historic Site or surplus public school, when not otherwise allowed	27-461							
	27-441	SP	SP	SP	SP	SP	SP	SP
	27-473							
Animals, not customarily household pets	27-441	X	X	X	X	X	X	X
Auction house	27-461							
	27-473	P	P	SP	X	X	P	X
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use	27-461							
	27-473	SP	SP	SP	SP	SP	SP	SP
	27-441							
Carpentry, cabinet making, or other woodworking shop	27-461							
(A) A maximum of 15,000 square feet in gross floor area	new	X	P	P	X	X	X	X
(B) All others	new	X	P	SP	X	X	X	X
Cemetery or crematory	27-461							
	27-441	X	X	X	X	X	X	X
	27-473							
Collection of recyclable materials:	27-473							
	27-461							
	27-441							
(A) As a temporary use, in accordance with Sections 27-260 and 27-261	27-473							
	27-461	P	P	SP	X	X	P	X
	27-441							

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(B) All others	27-473	X	SP	X	X	X	X	X
Commercial recreational development	27-461	X	X	X	X	X	X	X
	27-441							
Consolidated storage	27-461	X	SP	SP	X	X	X	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings and uses accessory to the business (as well as the office) use:	27-461							
	27-461	X	P	SP	X	X	X	X
	new	X	X	X	X	X	X	X
	27-461							
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use	27-473	P	P	P	P	P	P	P
	27-441							
Hardware fabrication and manufacturing of products from material produced elsewhere	27-461	X	P	P	X	X	X	X
Home occupations for residents, when not otherwise allowed	27-441	P	P	P	P	P	P	P
Ice vending machine for block ice	27-473	X	SP	X	X	X	SP	X
Increase in height of accessory building (not to exceed the height of the main structure), used for:	27-441							
(A) Servant, household help living quarters	27-441	X	P	P	X	P	X	X
(B) Agricultural purposes on a lot having a net area of less than five acres	27-441	X	X	X	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least five acres	27-441	X	X	X	X	X	X	X
(D) Office	27-441	X	P	P	X	X	X	X
(E) Artist Studio	new	P	P	P	P	P	P	X
Mobile home, with use for which amusement taxes collected, as a temporary use	27-461	P	P	P	X	X	P	P
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	27-473							
Recycling collection center, paper only (limited to collection, storage, and shipping):	27-461	X	X	SP	X	X	P	X
Rental business for items permitted to be sold (except as otherwise specified)	27-473							
	27-461	SP	P	SP	X	X	SP	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Sign, in accordance with Part 12: (A) Outdoor advertising (billboard)	27-461							
	27-441							
	27-461	X	X	X	X	X	X	X
	27-441							
(B) All others	27-461	P	P	P	P	P	P	P
	27-473							
	27-461	P	P	P	X	X	P	X
	27-473							
Sign shop		P	P	P	P	P	P	P
Storage, wholly enclosed, accessory to an allowed use								
Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261	27-461	P	P	P	X	X	P	P
Temporary structures and uses not otherwise allowed								
Trash removal services	27-441	SP	X	X	SP	X	SP	SP
Wholesaling, distribution, and related storage	27-461	X	X	X	X	X	X	X
Wholesaling of products incidental to the retail sales of the products on the premises	27-461	X	P	SP	X	X	X	X
(6) PUBLIC:								
Community building, except as otherwise provided	27-473							
	27-461	P	SP	X	P	SP	P	P
Library	27-473							
	27-441	P	SP	SP	P	X	P	SP
	27-461							
Post Office	27-461	P	SP	X	X	X	P	X
	27-473							
Public building and use, except as otherwise prohibited	27-461							
	27-441	SP	SP	SP	SP	SP	SP	SP
	27-473							
Sanitary landfill or rubble fill	27-461							
	27-473	X	X	X	X	X	X	X
	27-441							

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Voluntary fire, ambulance, or rescue squad services	27-441							
	27-461	P	P	SP	X	X	P	X
	27-473							
(7) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:	27-473							
	27-461							
	27-441							
Amusement arcade:	27-461							
(A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly enclosed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet	27-461	P	SP	X	X	X	SP	X
(B) All others	27-461	SP	X	X	X	X	X	X
Amusement center	27-461	SP	X	X	X	X	X	X
Amusement park, as a temporary use	27-461	X	X	X	X	X	X	SP
	27-473							
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	27-441	X	X	X	X	X	X	P
Arena or stadium (which may include a private spa):	27-461							
(A) On properties of five acres or greater	new	SP	X	X	X	X	X	P
(B) All others	new	SP	X	X	X	X	X	X
Athletic field	27-461							
	27-473	X	X	X	SP	X	X	P
	27-441							
Auditorium:	27-461							
	27-473							
(A) On not less than five acres with no greater than 10 percent impermeable surface	new	P	P	SP	SP	X	X	P
(B) All others	new	P	P	SP	SP	X	X	X
Beach	27-461	X	SP	X	X	X	X	P
Billiard or pool parlor	27-461							
	27-473	P	P	SP	X	X	X	X
Boathouse (private) as an accessory use	27-441	X	X	X	X	X	X	SP
Boat ramp	27-461	X	X	X	X	X	X	P

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Bowling alley	27-461 27-473	SP	P	SP	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261:	27-473 27-461 27-441							
(A) On a parking lot	27-473	P	P	SP	X	X	X	P
(B) All others	27-441 27-473	P	P	SP	X	X	X	P
Club or lodge (private) except as otherwise provided	27-461 27-441 27-473	SP	X	X	X	X	SP	X
Commercial recreational attractions	27-473 27-441	SP	SP	SP	X	X	X	SP
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed	27-441	SP	SP	SP	X	X	X	P
Community building or similar nonprofit social use, not publicly owned or operated	27-441							
(A) On not less than five acres with no greater than 10 percent impermeable surface	new	X	X	X	X	X	X	SP
(B) All others	new	SP	X	X	X	X	SP	X
(C) Community multipurpose facility which may include the following uses: reducing/exercise salon or health club, swimming pool, indoor, day care center for children, on properties less than five acres, park or playground (not public, associated with the day care), recreational program before and after-school, summer camp, community center or similar nonprofit social use (not publicly owned or operated)	new	P	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling	27-441	SP	SP	X	SP	X	X	SP
Dog park	new	P	X	X	P	SP	X	P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	27-461 27-473	SP	SP	X	X	X	X	SP
Fishing pier	27-461	X	X	X	X	X	X	P
Go-cart track	27-461	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Golf course or country club	27-461							
	27-473	X	X	X	X	X	X	SP
	27-441							
Golf course, miniature (indoor or outdoor)	27-441							
	27-461	P	SP	X	X	X	SP	P
	27-473							
Golf driving, archery, or baseball batting range	27-473							
	27-461	X	X	X	X	X	X	SP
	27-441							
Homes Association Recreational Use, in accordance with Section 27-445	27-441	SP	X	X	SP	SP	X	X
Marina	27-461	X	X	X	X	X	X	SP
	27-441							
Museum, aquarium, art gallery, cultural center, or similar facility	27-461							
	27-473	P	P	SP	X	X	P	P
	27-441							
Park or playground	27-461	P	P	SP	P	P	P	P
	27-473							
Performance arts center, in accordance with Sections 27-445.09, 27-464.05, or 27-475.06.04	27-441							
	27-461	P	P	SP	X	X	X	P
	27-473							
Racetrack	27-461	X	X	X	X	X	X	X
	27-441							
Recreational campground (in the C-M Zone subject to paragraphs (1) through (7) of Section 27-400(a))	27-461	X	X	X	X	X	X	SP
	27-441							
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	27-461	SP	SP	X	X	X	X	SP
Recreational program, before- and after-school	27-441	P	SP	X	SP	X	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed	27-441	SP	X	X	X	X	X	SP
Reducing/exercise salon or health club	27-461	P	X	X	X	X	SP	SP
	27-473							

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Riding stable	27-441							
	27-461	X	X	X	X	X	X	SP
	27-473							
Rifle, pistol, or skeet shooting range	27-461							
	27-473	X	X	X	X	X	X	X
	27-441							
Sauna or steam bath	27-473	P	SP	X	SP	X	X	X
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	27-441	P	SP	X	P	X	X	X
Skating facility	27-441							
	27-461	X	X	X	X	X	X	SP
	27-473							
Skate park	new	SP	SP	SP	SP	SP	SP	P
Spa (private)	27-441							
	27-461	P	X	X	X	X	X	X
	27-473							
Spa (public)	27-461	P	X	X	X	X	X	X
	27-473							
	27-441	X	X	X	X	X	X	P
Stable, private	27-461	P	SP	X	X	X	X	P
	27-473							
	27-441							
Summer camp	27-461							
	27-473							
	27-441							
Swimming pool	27-461							
	27-473							
	27-441							
(A) Indoor	27-461	P	X	X	P	P	P	SP
(B) All others	27-461	P	X	X	P	P	P	P
Tennis, basketball, handball, or similar court	27-461	SP	SP	SP	SP	SP	SP	SP
	27-473							
	27-441							
Theater:	27-461							
(A) Indoor	27-461	P	P	SP	X	X	X	X
(B) Outdoor (including drive-in)	27-461	SP	SP	X	X	X	X	SP
	27-473							
	27-441							
Zoo, not publicly owned	27-461	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(8) RESIDENTIAL/LODGING:	27-473							
	27-461							
	27-441							
Apartment hotel	27-441	SP	X	SP	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in multifamily zones)	27-441	P	X	X	P	X	P	X
Apartment housing for elderly or handicapped families in a surplus public school building	27-441	P	X	X	P	X	P	X
Apartment housing for the elderly or physically handicapped	27-461	P	X	X	P	X	P	X
Artists' residential studios	27-441	P	P	P	P	P	P	X
	27-461	P	P	P	P	P	P	X
	27-473	P	P	P	P	P	P	X
Boarding house	27-441	P	X	X	X	X	X	X
Congregate living facility for more than eight elderly or physically handicapped residents	27-441	P	SP	SP	P	SP	SP	X
Congregate living facility for not more than eight elderly or physically handicapped residents	27-441	SP	X	X	SP	P	P	X
Convent or monastery	27-441	X	X	X	P	X	X	X
Conversion of one-family detached dwelling to a building containing up to three dwelling units (not considered as a two-family, three-family, or multifamily dwelling)	27-441	SP	SP	X	P	SP	SP	X
Country inn	27-461 27-441	P	X	X	X	SP	P	X
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations	27-461	P	P	P	P	P	P	P
Dwelling	27-473	P	X	X	X	P	P	X
Dwelling unit above the first floor within a building containing commercial, industrial, or arts-related uses	27-461 27-473	P	P	SP	X	X	P	X
Dwelling unit on the first floor:	new							
(A) Facing streets wider than two lanes	new	SP	X	X	P	P	X	X
(B) Facing streets a total of two lanes of traffic or less	new	P	SP	X	P	P	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Dwelling unit on the first floor as an adaptation of a building from an industrial or vehicle-related use and not an arts-related use into loft units	new	P	P	SP	X	X	X	X
Dwelling, multifamily	27-441	P	SP	P	P	X	P	X
Dwelling, one-family attached, for the elderly	27-441	P	X	X	X	X	X	X
Dwelling, one-family detached, cluster development	27-441	P	X	X	X	P	X	X
Dwelling, one-family detached (in general)	27-441	P	X	X	X	P	X	X
Dwelling, one-family semidetached:	27-441							
(A) If allowed in the underlying zone	new	P	X	X	X	P	X	X
(B) All other	new	P	X	X	X	X	X	X
Dwelling, two-family detached:	27-441	P	X	X	X	X	X	X
(A) If allowed in the underlying zone	new	P	X	X	X	P	X	X
(B) All other	new	P	X	X	X	P	X	X
Dwelling, three-family:	27-441	P	SP	X	P	X	X	X
Dwellings, one-family triple-attached (in general)	27-441							
(A) If allowed in the underlying zone	new	P	X	X	X	P	X	X
(B) All other	new	P	X	X	X	X	X	X
Dwelling, quadruple-attached:	27-441							
(A) If allowed in the underlying zone	new	P	X	X	X	P	X	X
(B) All other	new	P	X	X	X	X	X	X
Flag lot development	27-441	SP	SP	X	SP	SP	X	X
Fraternity or sorority house	27-441	X	X	X	X	X	X	X
Granny flat, carriage house, or in-law suite, provided the owner continues to occupy the main structure ²	new	P	X	X	X	P	X	X
Group residential facility for mentally handicapped dependent persons in accordance with Section 27-107.01(109)(D)	27-441	P	SP	X	P	X	X	X
Guest house, as an accessory use	27-441	P	SP	X	P	X	X	X
Hotel or motel	27-461 27-473 27-441	P	P	XSP	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	27-441	X	X	X	X	X	X	X
Mobile home used as a one-family detached dwelling	27-441	X	X	X	X	X	X	X
Mobile home, with use for which amusement taxes collected	27-441	P	P	P	P	P	P	P

²The City of Hyattsville is exempt from this provision.

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Planned retirement community	27-461							
	27-473	SP	X	X	SP	X	X	X
	27-441							
Recreational community development, in accordance with Section 27-444	27-441	X	X	X	X	X	X	X
Rental of guest rooms (by the residents):	27-441	X	X	X	X	X	X	X
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a residential revitalization project, as shown on a detailed site plan approved in accordance with Section 27-445.09	27-441	SP	X	X	SP	X	X	X
Rooming houses	27-441	X	X	X	X	X	X	X
Tourist cabin camp	27-461 27-441	X	X	X	X	X	X	X
Tourist home	27-461 27-441	X	X	X	X	X	X	X
Townhouse, in general	27-441							
(A) If allowed in the underlying zone		P	P	P	P	P	X	X
(B) All other		P	X	X	X	X	X	X
Loft-style housing above the first floor		P	P	SP	P	X	X	X
Transitional shelter for the homeless	27-461 27-473	SP	X	X	X	X	X	X
(9) RESOURCE PRODUCTION/RECOVERY:	27-461 27-441							
Agricultural preservation development, in accordance with Section 27-445.01	27-441	X	X	X	X	X	X	P
Agricultural uses	27-441 27-461 27-473	X	X	X	X	X	X	SP
Sand and gravel wet-processing	27-461 27-473 27-441	X	X	X	X	X	X	X
Sawmill	27-441	X	X	X	X	X	X	X
Surface mining	27-461 27-473 27-441	X	X	X	X	X	X	X

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(10) TRANSPORTATION/PARKING/COMMUNICATIONS/ UTILITIES:	27-473							
	27-461							
	27-441							
Airport, airpark, airfield, airstrip, heliport, heli-stop	27-461							
	27-473	SP	X	X	X	X	X	X
	27-441							
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:	27-441							
	27-461	X	SP	X	X	X	X	X
	27-473							
(A) In or associated with a public building	new	P	P	P	P	P	P	P
(B) All others	new	X	SP	X	X	X	X	X
Broadcasting studio (without tower)	27-461							
	27-473	P	P	SP	X	X	P	X
Bus station or terminal	27-461	P	X	X	X	X	X	X
	27-473							
Farm vehicles and farm machinery used on farm premises	27-441	X	X	X	X	X	X	SP
Monopoles and related equipment buildings and enclosures	27-441							
	27-461	X	SP	X	X	X	X	X
	27-473							
Motor freight receiving or shipping (loading) facilities	27-473	X	X	X	X	X	X	X
Parking lot or garage, or loading area as an accessory to a permitted use	27-461							
	27-473	P	P	P	P	P	P	SP
	27-441							
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone	27-441	SP	SP	SP	X	X	SP	SP
Parking lot, required, serving adjacent Commercial or Industrial Zone	27-441	SP	SP	SP	X	X	X	X
Parking of mobile home, except as otherwise specified	27-461							
	27-473	X	X	X	X	X	X	X
	27-441							

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
Parking of a mobile home in a public right-of-way	27-461							
	27-473	X	X	X	X	X	X	X
	27-441							
Parking of vehicles accessory to an allowed use	27-461	P	P	P	P	P	P	P
	27-473							
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:	27-441							
	27-441	X	P	P	X	P	P	X
(A) Boats and boat trailers	27-441							
(B) Buses, on the same lot with, and accessory to, the principal use, such as a school or church	27-441	P	P	P	X	X	P	P
(C) Camping trailer (unoccupied)	27-441							
(i) Not more than one	27-441	X	P	SP	X	P	P	X
(ii) Unlimited number	27-441	X	X	X	X	X	X	X
(D) Not more than one commercial vehicle:	27-441							
(i) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	27-441	P	P	P	X	X	P	P
(ii) All others	NEW	X	P	SP	X	X	P	X
(F) Private passenger vehicles	27-441	P	P	P	P	P	P	P
Public utility uses or structures	27-461							
	27-441							
	27-473							
(A) Underground pipelines and electric power and telephone lines; structures commonly known as telephone poles; and railroad tracks (but not a yard) and passenger stations	new	P	P	P	P	P	P	P
(B) Antennas, monopoles, and related equipment buildings for mobile telephone transmission or other telecommunications, excluding satellite dish antenna:	new							
(i) In accordance with Section 27-445.04	new	SP	SP	SP	SP	SP	SP	X
(ii) All others	new	SP	SP	SP	X	X	SP	SP
Satellite dish antenna, in accordance with Section 27-424.02, 27-451.01, or 27-468.01:	27-441							
	27-461							
	27-473							

Use	Source	Character Areas						
		TC	APE	NAP	MRC	TRN	NC	SVP
(A) Up to 10 feet in diameter, to serve only one dwelling unit	27-441							
	27-461	P	P	P	P	P	P	X
	27-473							
(B) More than 10 feet in diameter, to serve only one dwelling unit	27-441							
	27-461	X	SP	X	X	X	X	X
	27-473							
(C) All others	27-441							
	27-461	X	SP	SP	X	X	X	X
	27-473							
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed	27-461							
	27-473	X	X	X	X	X	X	X
	27-441							
Taxicab dispatching station:	27-461							
	27-473							
(A) Without cab storage, repair, or servicing	27-461	P	P	SP	X	X	P	X
	27-473							
(B) With cab storage	27-461	X	X	X	X	X	X	X
	27-473							
(C) With cab repair or servicing within a wholly enclosed building	27-461	X	X	X	X	X	X	X
	27-473							
Taxicab stand	27-461	P	P	SP	X	X	P	X
	27-473							
Telegraph or messenger service	27-461	P	P	SP	X	X	P	X
	27-473							
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving)	27-461							
	27-473	SP	SP	SP	X	X	SP	SP
	27-441							
Trucking operations, except as otherwise specified	27-473	X	X	X	X	X	X	X



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Action Items (8:30 p.m. - 9:05 p.m.)

SUBJECT

Prince George's County Zoning Ordinance Rewrite – Module III (15 minutes)

Motion

132-02-FY17

Recommendation:

I move that the Council authorize the Mayor to send correspondence to the Planning Board of the Maryland-National Capital Park & Planning Commission expressing the City of Hyattsville's position regarding Module III of the Prince George's County Zoning Ordinance.

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

[Memo County_Zoning_Rewrite_-_Final.docx](#)

[Zoning Rewrite - Module 3 - Staff Comments\[2220\].pdf](#)

Summary Background:

For the past two years, Prince George's County has proceeded with a comprehensive rewrite of the Prince George's County Zoning Ordinance and Subdivision Regulations. Module 3 of the zoning rewrite, deals with process and administration, and was released in Fall 2016. Notable revisions include:

1. Discontinue the District Council's practice of "call-up" of development. The practice is inconsistent with land-use regulation best practices both within the region and nationally;
2. Establishment of a pre-application neighborhood meeting requirement;
3. Joint Public Hearings for Comprehensive Plan review and approvals.

In addition to what is proposed within the zoning ordinance rewrite is the opportunity to request consideration for enabling language to support and/or establish Sustainability standards and Municipal Public Facility Adequacy standards.

Next Steps:

The Planning Board will be hosting a public hearing on Module 3 on February 7, 2017. Should the Council choose to make any comment on the proposed revisions, Staff will attend the meeting to express the Council's position.

Fiscal Impact:

N/A

City Administrator Comments:

Staff is recommending the adoption of recommendations detailed in attached spreadsheet, including comments provided by the City's Planning Committee.

Community Engagement:

During the January 17, 2016 Planning Committee meeting, staff presented the committee with the spreadsheet of substantive changes and staff comments. Committee members generally agreed with Staff comments.

Two particular areas of concern for Committee members were sections 24-2.403 and 24-3.104. 24-4.403 which requires that an applicant holds a pre-application neighborhood meeting and provide minutes of that meeting to M-NCPPC. Concern among committee members stemmed from the fact that if the applicant is responsible for taking the meeting minutes, then the information discussed and tone of the meeting could be altered in the applicant's favor. Other committee members supported the change, stating that the bulk of the work should be on the applicant for these meetings.

Committee members were also concerned about the wording in 24-3.104. This language uses the term, "still-valuable historic resources and sites," but does not define what "still-valuable" means. Committee members would like to see that term defined in the final ordinance. The full list of Planning Committee comments is included in the attached spreadsheet.

Strategic Goals:

Goal 1: Ensure Transparent and Accessible Governance

Action 1.1 – Provide opportunities for resident participation in civic engagement

Legal Review Required?

N/A



Memo

To: Mayor and City Council
CC: Tracey Nicholson, City Administrator
From: Jim Chandler, Assistant City Administrator; Director, Community and Economic Development
Katie Gerbes, Community Planner
Date: February 2, 2017
Re: Prince George's County Zoning Ordinance Rewrite – Module 3
Attachments: Zoning Rewrite - Module 3 Comments

The purpose of this memorandum is to provide the Mayor and members of the City Council with an update to the rewrite of the Prince George's County Zoning Ordinance and Subdivision Regulations. For the past two years, the County has been working on a total rewrite of the current zoning ordinance. Module 3 of the rewrite, dealing with process and administration, was released in Fall 2016.

Staff Review

The staff created a spreadsheet highlighting parts of Module 3 that would be a departure from the current ordinance. The majority of these changes clarify and streamline the process associated with putting in an application for review by the M-NCPPC Planning Board.

Notable language revisions detailed within the attached spreadsheet include:

- Discontinue the District Council's practice of "call-up" of development. The practice is inconsistent with land-use regulation best practices both within the region and nationally;
- Establishment of a pre-application neighborhood meeting requirement;
- Joint Public Hearings for Comprehensive Plan review and approvals.

In addition to what is proposed within the zoning ordinance rewrite is the opportunity to request consideration for enabling language to support and/or establish Sustainability standards and Municipal Public Facility Adequacy standards.

Planning Committee Review

During the January 17, 2016 Planning Committee meeting, the staff presented the committee with the spreadsheet of substantive changes and staff comments. Committee members generally agreed with Staff comments.

Two particular areas of concern for committee members were sections 24-2.403 and 24-3.104. 24-4.403 which requires that an applicant holds a pre-application neighborhood meeting and provides minutes of that meeting to M-NCPPC. Committee members were concerned that if the applicant is responsible for taking the meeting minutes, then the information discussed and tone of the meeting could be altered in the applicant's favor. Other committee members supported the change, stating that the bulk of the work should be on the applicant for these meetings.

Committee members were also concerned about the wording in 24-3.104. This language uses the term, "still-valuable historic resources and sites," but does not define what "still-valuable" means. Committee members would like to see that term defined in the final ordinance. The full list of Planning Committee comments is included in the attached spreadsheet.

Next Steps

The Planning Board will be hosting a public hearing on Module 3 on February 7, 2017. Should the Council choose to make any comment on the proposed revisions, Staff will attend the meeting to express the Council's position.

Prince George's County Zoning Ordinance and Subdivision Regulation Rewrite: Module 3							
Division	Chapter	Section	Section	Subsection	Proposed Language	City Staff Comments	Planning Committee Comments
24-1	General Provisions	601	Relationship to Other Laws	Conflicts with Other County Ordinances or Laws	If a provision of these Regulations is inconsistent with another provision of these Regulations, or with a provision found in other ordinances or laws of the County, the more restrictive provision shall govern. The more restrictive provision is the one that imposes greater restrictions or burdens, or more stringent controls.	This is new language that establishes a clear hierarchy when conflicts of County law arise. Staff is supportive of this language as it is proposed.	
24-1	General Provisions	602	Relationship to Other Laws	Conflicts with Other County Ordinances or Laws	If a provision of these Regulations is inconsistent with another provision of the State or Federal government, the more restrictive provision shall govern.	This is new language that establishes a clear hierarchy when conflicts of State and Federal law arise. Staff is supportive of this language as it is proposed.	
24-1	General Provisions	700	Transitional Provisions	Effective Date	These Regulations shall become effective on ____ and repeals and replaces the 1981 Subdivision Regulations of Prince George's County, as amended.	This is new language which establishes a period of time to transition to the new Subsection.	
24-1	General Provisions	700	Transitional Provisions	Severability	These Subdivision Regulations are to be liberally construed to carry out the purposes of these regulations and to avoid conflict with the laws of the State of Maryland and Federal laws, or any other limitations imposed by law. However, if any provision of these Regulations is determined by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining provisions of these Regulations.	The language proposed is intended to maintain sections of the newly proposed Subsection, if a specific section(s) is determined to be invalid, illegal or otherwise unenforceable.	
24-2	General Provisions	303	Advisory and Decision Making Bodies for Subdivision Review	District Council	B. Duties of the District Council To exercise its authority in accordance with State laws, the District Council shall have the following powers and duties under these Regulations. 1. To review and make decisions on text amendments (Sec. 24-2.501) 2. To review and comment on reservations (Sec. 24-2.505) prior to the Planning Board making a decision. 3. To approve appointments "to" the Planning Board by the County Executive, in accordance with State law. 4. To take any other action not delegated to any other body or person within the District Council's authority, as it deems desirable and necessary to implement the provisions of these Regulations.	Consistent with the initial findings from Clarion Associates, it is the recommendation to discontinue the District Council's practice of "call-up" of development. The practice is inconsistent with land-use regulation best practices both within the region and nationally.	
24-2	Subdivision Administration	403	Pre-application Neighborhood Meeting	Applicability	1. A pre-application neighborhood meeting is required before submission of an application for a preliminary plan of major subdivision. 2. A pre-application neighborhood meeting is optional for all other applications. 3. The informational mailing and meetings required by this Subsection are in addition to all postings and notices required by these Regulations and State law.	Staff is supportive of this proposed requirement.	

24-2	Subdivision Administration	403	Pre-application Neighborhood Meeting	Meeting Location and Time	The meeting shall be held after 6 PM on a weekday at a location that is convenient and generally accessible to neighbors residing in proximity to the land subject to the proposed application.	Staff is supportive of this proposed requirement.	Should expand to include requirement of a pre-application neighborhood meeting for more than just subdivision cases- detailed site plans, rezonings, etc.
24-2	Subdivision Administration	403	Pre-application Neighborhood Meeting	Notification	Notice shall be mailed to: (C) Every municipality located within one mile of the land subject to the application; (D) All civic associations and residents registered in accordance with Sec. 24-2403.D, Civic Association Registration; (E) All adjoining land owners (including owners whose land lies directly across a street, alley, or stream from the land subject to the application being reviewed.	Staff is supportive of this proposed requirement.	
24-2	Subdivision Administration	403	Pre-application Neighborhood Meeting	Written Summary of Meeting	The applicant shall prepare a written summary of the pre-application neighborhood meeting that includes a list of meeting attendees, a summary of issues related to the proposal that were discussed, a compilation of attendee comments and responses, and any other information the applicant deems appropriate. The meeting summary shall be included with the application materials and made available to the public for inspection in accordance with Sec. 24-2.415.	An applicant's participation in a meeting with the Hyattsville Planning Committee, would not qualify as a pre-application, as practice has been for the Committee to review development proposals after the application has been accepted by M-NCPPC and presented to the City Council.	Mixed responses. Some members have concern over letting the applicant write the summary, as it is possible that they can shape the summary to support their project. Other members believe the applicant should bare the burden for this. Discussion over perhaps allowing meeting attendees to be a "party of record" so they can add to the summary if necessary.
24-2	Subdivision Administration	408	Scheduling of Public Hearing and Public Notice	Public Hearing Scheduling	Table 24-2.408.B	The current zoning ordinance lacks uniformity and consistency in the methods used to notify the public. The proposed notice and posting requirements provide specific notification timing, parties of record and content.	
24-2	Subdivision Administration	408.B.2	Scheduling of Public Hearing and Public Notice	Contents	All notices and posted signage required by this Subsection shall include:	Due to the geographical scope and uncertainty of specific subject sites, Staff is recommending the addition of the following: h. Subject site property tax identification number; i. Subject site street address	
24-2	Subdivision Administration	502	Minor and Major Subdivision or Resubdivision	Minor and Major Subdivisions or Resubdivision Distinguished	There are two basic types of subdivision review under these Regulations: minor subdivisions and major subdivisions (Resubdivision is also considered under these procedures for resubdivision). Both types of subdivision include separate review procedures and decision standards as set forth in this Section and in the Procedures Manual.	The Section is proposing to carry forward the two-tier review process for preliminary plan of subdivision and final plat approval by the Planning Board for major subdivision and Planning Director for minor subdivisions.	

24-2	Subdivision Administration	502	Minor and Major Subdivision or Resubdivision	Major Subdivisions or Resubdivision Applicability	Minor subdivisions are defined as: (i.) Any subdivision that results in fewer than 50 vehicle trips in any peak hour; and (ii.) Any residential subdivision of seven or fewer single-family dwelling lots within Sustainable Growth Tier IV regardless of zone.	The provision establishes a threshold and clear definition for "minor" subdivision. The current zoning ordinance includes procedures and requirements for minor subdivision, but does not include a definition of minor subdivision. Hyattsville is located in Tier I, therefore the second standard would not apply.	
24-2	Subdivision Administration	504	Zero Lot Line Development	Zero Lot Line Development Procedures	The procedure for zero lot line development is the same as the procedure for preliminary plans for major subdivision, except: a. The following shall be submitted with the preliminary plan application: i. Statement of requested waivers with calculation and explanation, reasons for minimizing grade, reasons for not providing sidewalks, stormwater/drainage calculations and open space retention and recreational facilities that would have been achieved through mandatory dedication. ii. Proposed site plan with building envelope and maintenance easements; and iii. Proposed covenants for privacy walls, sound proofing of commons walls and othe restrictions where appropriate.	Staff is supportive of this proposed requirement.	If these are new developments, there shouldn't be extenuating circumstances in place that would warrant not including sidewalks. Talk of requiring applicant to submit a statement of justification to get approved if they do not plan to include sidewalks in the development.
24-2	Subdivision Administration	504	Zero Lot Line Development	Zero Lot Line Development Decision Standards	Zero lot line development shall only be approved upon finding that: a. The design is clearly superior to what would have been achieved under conventional subdivision techniques by orienting units to the street, accomodating appropriate densities as established in Subtitle 27; b. The transportation system will function safely and efficiently; c. There will be no adverse impact on natural features, drainage and stormwater; and d. Easements and covenants adequately provide for the maintenance needs and privacy of individual lot owner.	Zero Lot Line Development, more commonly known as "townhouse" development, has become prevelant in the City of Hyattsville, most notably within the City's commercial corridors and at Metro locations. The City of Hyattsville has an established 'Sustainability Policy'. Staff recommends including in finding "a" the following language, "The design is clearly superior, through a design that is consistent with either USGBC LEED standards or National Institute of Standards (NIST) Net-Zero Energy Residential Test Facility standards.	

24-3	Subdivision Standards	104	Historic Resources	Purpose	The purpose of this Subsection is to preserve historic resources and sites to: 1. Protect the County's cultural heritage; 2. Increase public awareness of the County's history; and 3. Provide for the continued use of still-valuable historic resources and sites	The proposed language carries forward existing language included in Sec. 24-133	Need an expanded definition on what is considered a "still-valuable historic resource [or] site."
24-3	Subdivision Standards	501	Public Facility Adequacy	Purpose	The purpose of this Section is to: A. Ensure that infrastructure necessary to support proposed new development is built at the same time as, or prior to, that proposed new development; B. Established level of service (LOS) standards for Public facilities and create guidance for future infrastructure investments needed to accomodate existing residents and anticipated growth; Establish LOS standards that reflect policy guidance of the applicable functional mast plan for each facility and Plan 2035; Establish LOS standards that encourage development in the transit-oriented/activity center zones; and Reevaluate approved development that has received adequate public facilities approval prior to _____ (date of adoption) for projects that have not been built in a timely manner.	Staff is supportive of this proposed requirement.	
24-3	Subdivision Standards	504	Public Facility Adequacy	Municipal Government	The section does not address Municipal public facilities adequacy or adopted Levels of Service (LOS)	Staff is recommending enabling language requiring development to meet Adequate Public Facilities for municipal governments, should the municipality have an adopted Development Impact Fee Ordinance. The Development Impact Fee provision shall be conveyed to the municipality prior to the issuance of a building permit.	
24-3	Subdivision Standards	505.E	Transportation Adequacy	Offsets for Transit, Bike and Pedestrian Facilities	The applicant is permitted to reduce the number of vehicular trips generated by a proposed development in a traffic impact study by including Alternative Trip Capture. Such features may include integrated sidewalks, trail and bike networks to divert as many trips as possible from auto travel and increase multimodular accessibility.	The provision deletes streetlights and street furniture, which are functions that do not directly contribute to road capacity and trip reduction mitigation.	
24-2	Administration	200	Summary Table of Development Review Responsibilities		Provides clear, concise graphic showing which agencies have the power to make a decision, recommendation, comment or appeal for various zoning related procedures.	Staff is supportive of the proposed responsibilities. Duties remain largely unchanged, however are provided in a format that makes it significantly easier to understand the flow of the process.	

27-2	Administration	412	Conditions of Approval	Limitations on Conditions	"Any conditions of approval shall be expressly set forth in the approval, shall be limited to conditions deemed necessary to ensure compliance with the requirements and particular standards of this Ordinance, and shall relate in both type and scope to the anticipated impacts of the proposed development."	This provision addresses issues brought up in the Zimmer case, where conditions of approval were added after the fact. Now, the applicant is only responsible for conditions set forth at the initial approval.	
27-2	Administration	500.C	Comprehensive Plan Procedure		Amends the procedure for review of a comprehensive plan. The new procedure reads "District Council directs or authorizes Planning Board to initiate; Planning Director prepares preliminary Plan; scheduling of public hearing and public notice; Planning Board must hold a joint hearing with the District Council, adopts plan (and endorses SMA if included; District Council holds joint hearing with the Planning Board and approves the plan (and SMA, if included.)"	The new procedure speeds up the approval of a new plan by holding a joint public hearing with the Planning Board and District Council. Currently, there are two separate public meetings, often held several weeks apart, so parties of record must come to both hearings to testify. Staff is supportive of this recommendation as proposed.	
27-2	Administration	502.C	Text Amendment Procedure		Amends the procedure for review of a text amendment. The new procedure reads, "District Council directs or authorizes Planning Board to initiate; Planning Director prepares text amendment and Technical Staff Report; Planning Director and Clerk of County Council schedule hearings, provide notice; Planning Board holds public hearing, makes recommendation; District Council holds public hearing, makes decision; Clerk of the County Council transmits adopted text amendment to Planning Board."	Staff is supportive of this recommendation as proposed.	
27-2	Administration	503.C	Sectional Map Amendment Procedure		Amends the procedure for review of a sectional map amendment. The new procedure reads, "District Council initiates by resolution; Planning Director prepares proposed SMA; Planning Director and Clerk of the County Council schedule hearings, provide notice; Planning Board holds public hearing, endorses SMA; District Council holds public hearing, makes decision."	The change here is that the District Council must initiate the process by resolution. Staff is supportive of this recommendation as proposed.	
27-2	Administration	519.C	Appeal to BZA Procedure		Amends the procedure for review of an appeal to the BZA. The new procedure reads, "Application submitted to Planning Director or DPIE Director (whichever made the decision appealed from); Planning/DPIE Director makes determination; Planning/DPIE Director transmits appeal and record to BZA; BZA staff schedules hearing for BZA meeting, provides notice; BZA holds public hearing, makes decision; Planning/DPIE Director notifies applicant."	The change here is that the Director is responsible for initiating and transmitting review to BZA. Staff is supportive of this recommendation as proposed.	



Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Discussion Items (9:05 p.m. - 9:25 p.m.)

SUBJECT

Zoning Variance Request: V-159-16 - 4207 Jefferson Street, Hyattsville (10 minutes)

Motion

Discussion, with Possible Council Action

Recommendation:

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 of Hyattsville's support for V-159-16, a variance request for 3.2% net lot coverage and 1' setback from the alley of a pre-existing accessory structure on the property located at 4207 Jefferson Street, Hyattsville,

Sponsor(s):

At the Request of the City Administrator

ATTACHMENTS

[Memo - V-159-16.docx](#)

[Jefferson Street Variance - Supporting Materials.pdf](#)

Summary Background:

The applicants, Adam Weissmann and Eva Schildause, have applied to the Prince George's County Board of Zoning Appeals for a zoning variance with to construct a two-story addition to their primary residence located at 4207 Jefferson Street, Hyattsville, MD 20781. The proposed addition would be constructed at the rear of the property and will require variances of 3.2% net lot coverage and a 1' setback from the alley of a pre-existing accessory structure.

The homeowners have adequately addressed the City's Variance Policy.

Next Steps:

The City Council's position for the subject variance request will be provided to the Prince George's County Board of Zoning Appeals for its consideration.

Fiscal Impact:

NA

City Administrator Comments:

Recommend Support. The variance for lot coverage is minimal and the accessory structure is a pre-existing condition of the property. The proposed addition will not adversely affect the surrounding homes or environment.

Community Engagement:

N/A

Strategic Goals:

Goal 3: Promote a Safe and Vibrant Community

Action 3.3 – Provide effective, responsive, data-driven public safety and property standard services

Legal Review Required?

N/A



Memo

To: Jim Chandler, Director of Community & Economic Development, Assistant City Administrator
From: Chris Giunta, Code & Parking Compliance Manager
Date: January 25, 2017
Re: 4207 Jefferson Street, Hyattsville – Zoning Variance Request V-159-16

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-159-16 at 4207 Jefferson Street, Hyattsville.

Summary of Variance Conditions

The applicants, Adam Weissmann and Eva Schildause, have applied to the Prince George's County Board of Zoning Appeals for a zoning variance with to construct a two-story addition to their primary residence located at 4207 Jefferson Street, Hyattsville, MD 20781. The proposed addition would be constructed at the rear of the property and will require variances of 3.2% net lot coverage and a 1' setback from the alley of a pre-existing accessory structure.

The homeowners have adequately addressed the City's Variance Policy, (see attached).

Recommendation

Staff recommends the City Council's support of the applicant's variance request. The variance overage for lot coverage is minimal and the accessory structure is a pre-existing condition of the property. The proposed addition will not adversely affect the surrounding homes or environment.

City of Hyattsville Zoning Variance Policy Statement and Variance Process –

The Mayor and Council adopted the following City of Hyattsville Policy and Process for Zoning Variance Requests: City of Hyattsville Zoning Variance Policy Statement:

The City of Hyattsville affirms the role of the Prince George's County Planning Board zoning authority and "the purposes, intent, standards and design criteria set forth in the Zoning Ordinance and appropriate County policies."

The City of Hyattsville affirms the current zoning policy within the City limits and as a matter of policy does not support zoning variances as a normal business practice.

The City's support of a zoning variance ordinarily be granted only after the Mayor and City Council acknowledge that the granting of a variance:

1. remedies a unique situation that zoning did not anticipate;
2. remedies that which creates a significant hardship on the property-owner that can be documented and clearly demonstrated;
3. will result in benefits to the residents and improve the quality of the environment of the City.

Citizens requesting such support shall submit:

1. current plat of site with all existing conditions;
2. photos of all existing site conditions;
3. scale plans and elevations of existing conditions and proposed changes
4. narrative description of the proposed changes, specifics of the zoning variance requirements and an explanation of how the zoning variance request responds to:
 - a. a unique situation that zoning did not anticipate;
 - b. a significant hardship on the property owner
 - c. benefits to the residents and improve the environment of the City

The City shall as a matter of policy provide letters of support for residents to document a "non conforming lot" as part of the normal permitting process for projects complying with all other aspects of zoning regulations, unless the matter at hand is the certification of a non-conforming use on a non-conforming lot. The standard for the support of the certification of a non-conforming use on a non-conforming lot would revert to the instant aforementioned requirements for City support of a zoning variance.

The City will not support variance requests for additional lot coverage when the intention of the request is to add off-street parking on the lot, except in extraordinary circumstances

City of Hyattsville Zoning Variance Process

Requests for zoning variances shall be processed by the Office of Code Enforcement and reviewed by the staff for technical issues. The Office of Code Enforcement shall determine if the request complies with all of the requirements of City of Hyattsville Zoning Variance Policy or to document a "non conforming lot". The Supervisor shall then issue a report for the City Administrator citing one of the following "Actions":

- A. The request for the City's support of the zoning variance does not comply with City's policy, Do Not Recommend Approval
- B. The request for the City's support of the zoning variance does comply with City's policy, Recommend Approval - Zoning Variance
- C. The request for the City's support of the zoning variance does comply with City's policy for "non conforming lots", Recommend Approval - Non Conforming Lot

The City Administrator shall review the Office of Code Enforcement Supervisor's Report and determine which of the following actions is applicable and execute accordingly:

- A. Do Not Recommend Approval - The City Administrator shall draft a letter detailing the City's opposition for the proposed request for a zoning variance for the Mayor's consideration and signature. The City letter opposing the proposed request for a zoning variance shall be placed on the Consent Items Agenda for approval by the City Council.
- B. Recommend Approval - Zoning Variance - The City Administrator shall forward the Office of Code Enforcement Supervisor's Report for the proposed request for a zoning variance to the (Planning Committee for review and comment along with any other City staff comments) the Mayor and City Council for action.
- C. Recommend Approval - Non Conforming Lot - The City Administrator shall draft a letter detailing the City's support for the proposed request for a zoning variance for a "non conforming lot" to the Mayor for his review and signature. The City letter supporting the proposed request for a zoning variance shall be placed on the Consent Items Agenda for approval by the City Council.

Adopted by the Mayor and Council on February 13, 2006
Amended by the Mayor and Council on October 3, 2011



Mayor Tracey, Jim

105

THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF HEARING

Date: January 10, 2017

Petitioners: Adam Weissmann and Eva Schildhause

Appeal No.: V-159-16

Hearing Date: WEDNESDAY, JANUARY 25, 2017, AT 6:00 P.M. **EVENING**

Place: Zoning Hearing Room #2190
County Administration Building, Upper Marlboro, Md.

Appeal has been made to this Board for permission to validate an existing condition and construct a two-story addition on the premises known as Lot 36, Block F, Wine & Johnson's 2nd Addition to Hyattsville Subdivision, being 4207 Jefferson Street, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

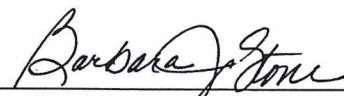
The specific violation resides in the fact that Zoning Ordinance Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Section 27-442(i)(Table VIII) prescribes that accessory buildings shall be set back 5 feet from an alley line. Variances of 3.2% net lot coverage and 1 foot setback from an alley for an accessory building are requested.

Public hearing on this Appeal is set for the time and place above stated. **Petitioner, or counsel representing Petitioner, should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel, licensed to practice in the State of Maryland, at any hearing before the Board. Any non-attorney representative present at the hearing on behalf of the Petitioner (or any other person or entity) shall not be permitted to advocate.**

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board.

If inclement weather exists on hearing date, please contact the office to ascertain if hearing is still scheduled.

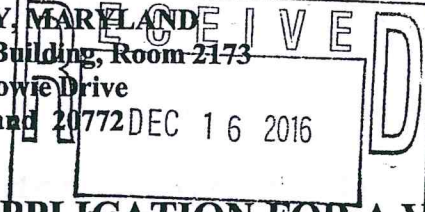
BOARD OF ZONING APPEALS

By: 
Barbara J. Stone
Acting Administrator

cc: Petitioners
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville

(USE BLACK INK ONLY)
PLEASE READ INSTRUCTION SHEET
BEFORE FILLING OUT APPLICATION

TO: BOARD OF ZONING APPEALS FOR PRINCE
GEORGE'S COUNTY, MARYLAND
 County Administration Building, Room 2173
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 (301) 952-3220



Filing Fee Paid: \$ <u>200.00</u>
CK/M.O. # <u>5877</u>
By: <u>Galaxy Homes Inc</u>
<u>4214 Gallatin St</u>
<u>Hyattsville 20781</u>
Sign Posting Fee Paid: \$ <u>30.00</u>
CK/M.O. # <u>5872</u>
By: <u>Galaxy Homes Inc</u>
APPEAL NO. <u>V-15976</u>
(OFFICE USE ONLY)

APPLICATION FOR A VARIANCE
FROM STRICT APPLICATION OF THE ZONING ORDINANCE

(If variance is being applied for due to receipt of a Violation Notice, a copy of the notice is required.)

Owner(s) of Property Adam D. Weissmann & Eva S. Schildhaue
 (AS SHOWN ON DEED)
 Address of Owner(s) 4207 Jefferson Street
 City Hyattsville State MD Zip Code 20781
 Telephone Number (home) _____ (cell) 914-439-2822 (work) _____
 E-mail address: adam.weissmann@gmail.com

Applicant/attorney/engineer/contractor's name, address and telephone number if different from above: (circle one)
Galaxy Homes, 4214 Gallatin Street, Hyattsville MD 20781, 202-450-8272 MATT KULP 301-481-0517

Has the property in question ever been subject to a previous Board, County Council or Zoning Hearing Examiner action? NO Is the property subject to any action by the Planning Board? NO

If so, give Case No.(s)/Decision Date(s) _____

A copy of the Type 2 Tree Conservation Plan or a Letter of Exemption will be required at the time of grading permit issuance if a grading permit is required

For assistance in completing 1-5 below, see corresponding paragraphs 1-5 on *Instructions to Applicants*, which is designed to help you fill out this form. **SUBMITTED SITE PLANS/PLATS MUST BE DRAWN TO SCALE BY A CERTIFIED ENGINEER, SURVEYOR OR ARCHITECT (WITH OFFICIAL SEAL OR STATE OF MARYLAND REGISTRATION NUMBER SHOWN ON THE SITE PLAN/PLAT) AND SHOW ALL STRUCTURES (MUST INCLUDE ALL DIMENSIONS AND NUMBER OF STORIES).**

1. Location of Property involved: a) Street Address 4207 Jefferson Street
 City Hyattsville Property Zone R-55

b) Lot(s) 36 Block F Parcel 0000

Subdivision (name) 9550 WIFE & JOHNSON'S 2ND ADDITION TO HYATTSVILLE

If the property is located within a recorded subdivision, a copy of the subdivision plat is required. If in a cluster subdivision, a copy of the cluster's modifications is also required. (Subdivision plats are available at the Planning Information Services, M-NCPPC, Lower Level, County Administration Building, (301) 952-3208)

Name(s) & Address(es) of Homeowners/Citizens/Civic and/or Community Association(s): N/A

c) Municipality (City/Town) Name Hyattsville

2. Why is a variance required? (i.e., what will be/has been constructed on the property?)

This is a very old home (built in 1911) with a small foot print which is not functional for modern families. Homeowners will be expanding their family and need the space to construct a 2-story rear addition with a first floor playroom and second floor additional bedroom for future children. 18' x 27'

3. Zoning Ordinance Section(s) from which variance(s) is/are requested:

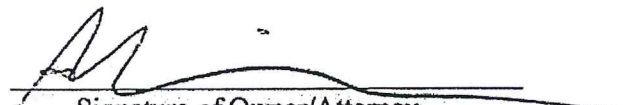
Subtitle 27, Sec 27.118 Maximum lot coverage for a R-55 single family home is 30%.

4. Variance(s) requested:

An addition 2.7% (173.5sf) of lot coverage to build a rear, two-story addition (a total of 32.7% lot coverage).

PRINT NAMES AND MAILING ADDRESSES OF ALL
ADJOINING PROPERTY OWNERS
 (on both sides, behind and across streets - including vacant property)
 (DO NOT COLLECT SIGNATURES PLEASE!)

5. NAME	ADDRESS
Jacqueline & Alvaro Rodriguez	4205 Jefferson Street, Hyattsville MD 20781
Charles & Nerissa Wilkerson	4209 Jefferson Street, Hyattsville MD 20781
Aaron & Ann Armstrong	4212 Jefferson Street, Hyattsville MD 20781
Camille & Ian Hordatt	5220 42nd Place, Hyattsville MD 20781


 Signature of Owner/Attorney

Do you need the services of a foreign language interpreter at your hearing? (Additional \$30 fee required)

Yes _____ No x Foreign Language: _____

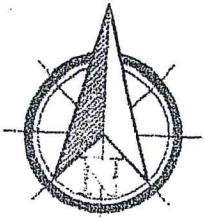
IMPORTANT: Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing. Filing fees must be made payable to Prince George's County and sign posting fees must be made payable to M-NCPPC. Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-229 through 27-234 of the County Zoning Ordinance and/or the Board's website at www.princegeorgescountymd.gov.

LOT COVERAGE WORKSHEET

NET LOT SIZE

6,300 SQUARE FEET30% LOT COVERAGE ALLOWED1,890 SQUARE FEET

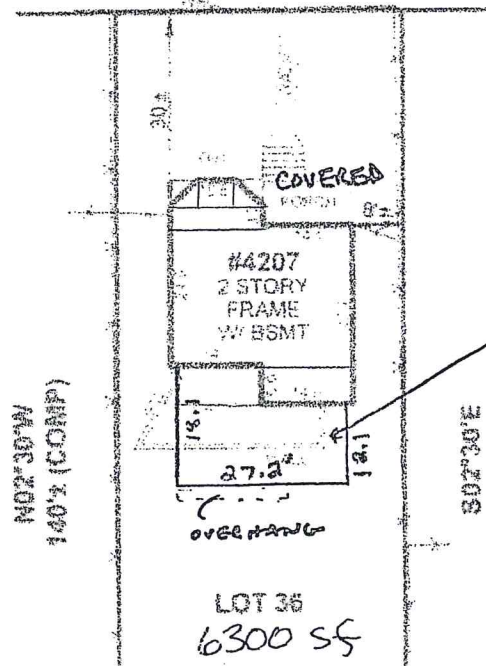
<u>STRUCTURE/PARKING</u>	<u>MEASUREMENTS</u>	<u>SQUARE FOOTAGE</u>
HOUSE	6×14.5 21.7×28.6 3.2×14.5 $(4 \times 5.8) + (4 \times 8.7) = 23.2 + 34.8 =$	87 620.12 46.4 58 812.02
GARAGE/CARPORT	22×30	660
DRIVEWAY	4×16	64
PORCH/SUNROOM	7×14.1	98.7
SHED(S)		
ADDITION(S)	12.1×27.2 6×13 $2 \times 17 (0/4)$	329.12 78 34 407.12
OTHER: <u>overhangs</u>	4×4	16
TOTAL LOT COVERAGE		<u>2091.84</u>
TOTAL % NET LOT COVERAGE		<u>33.2 %</u>
TOTAL % OVER NET LOT COVERAGE		<u>3.2 % (202 S.F.)</u>

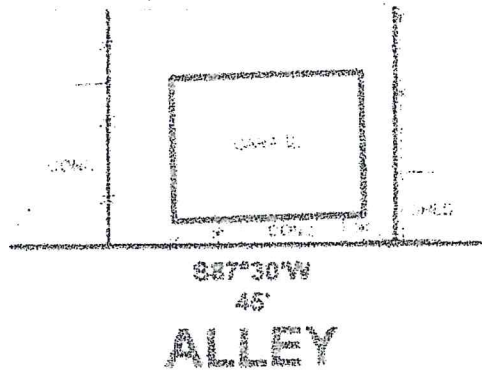


JEFFERSON STREET

N87°30'E

45'





NOTE:
ENCROACHMENTS
MAY EXIST

LOCATION DRAWING OF:

#4207 JEFFERSON STREET
LOT 36 BLOCK F
WINE & JOHNSON'S 2ND ADDITION TO
HYATTSVILLE
PLAT BOOK A, PLAT 20
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=30' DATE: 11-8-16
DRAWN BY: CP FILE #: 168071-200

LEGEND:

FENCE
B/E BASEMENT ENTRANCE
B/W BAY WINDOW
BR BRICK
BRL BLDG RESTRICTION LINE
BSMT BASEMENT
CS CONCRETE STOOP
CONC CONCRETE
D/W DRIVEWAY
EP FRAME
MAC MACADAM
OH OVERHANG
PUE PUBLIC UTILITY BSMT

COLOR KEY:

RED BOUNDARY INFORMATION
BLUE ENCROACHMENTS
GREEN LANDSCAPE, FENCES, ETC.

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 02 10 05 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar as IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER FINANCING OR REFINANCING THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

WE WILL GIVE YOU A 100%
FULL CREDIT TOWARDS
UPGRADING THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FROM THE DATE
OF THIS SURVEY

(EXCLUDING D.C. & BALT. CITY)



(USE BLACK INK ONLY)
PLEASE READ INSTRUCTION SHEET
BEFORE FILLING OUT APPLICATION

TO: BOARD OF ZONING APPEALS FOR PRINCE
 GEORGE'S COUNTY, MARYLAND
 County Administration Building, Room 2173
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 (301) 952-3220

Filing Fee Paid: \$ _____
 CK/M.O. # _____
 By: _____

Sign Posting Fee Paid: \$ _____
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 By: _____

APPEAL NO. _____

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 Signature of Owner/Attorney

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Yes ☐ No ☒

Foreign Language: _____

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Fwd: Variance request

Adam Weissmann <adam.weissmann@gmail.com>

Thu 1/19/2017 12:48 PM

Inbox

To: nicole@galaxyhomes.us <nicole@galaxyhomes.us>; galaxyhomesinc@outlook.com <galaxyhomesinc@outlook.com>; Eva Weissmann (ICE) <eva.schildhause@gmail.com>;

📎 1 attachments (914 KB)

City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11.pdf;

Nicole & Matt -

Please see the email and attachment I just received from Chris Giunta and Jim Chandler with the City of Hyattsville regarding our variance request. The City plays a role in supporting or recommending against variance requests within its limits. In the attached instructions, they ask for us to submit all the same things (plat, plans, photos, etc.) that were submitted to the County. Could you please reach out and make sure that Chris and Jim have all of these things as well as the description of our request that you provided the County? [They need it ASAP so they can reach a decision and draft a letter for our Wednesday hearing.](#)

I think it's important to specify in any description of our request that building down into the basement to achieve the space we need is not practicable (cost vs. value, disruption from work to our property and neighbors, etc.), and adding to the back would be less disruptive, not change the look of the house from the street, and enable us to preserve the historic layout of the existing interior of the house. Also to mention that we have the support of all our neighbors. If you could respond to Chris's email and copy us, that would be great.

Thanks,
Adam

----- Forwarded message -----

From: **Chris Giunta** <cgiunta@hyattsville.org>

Date: Thu, Jan 19, 2017 at 11:29 AM

Subject: Variance request

To: "adam.weissmann@gmail.com" <adam.weissmann@gmail.com>

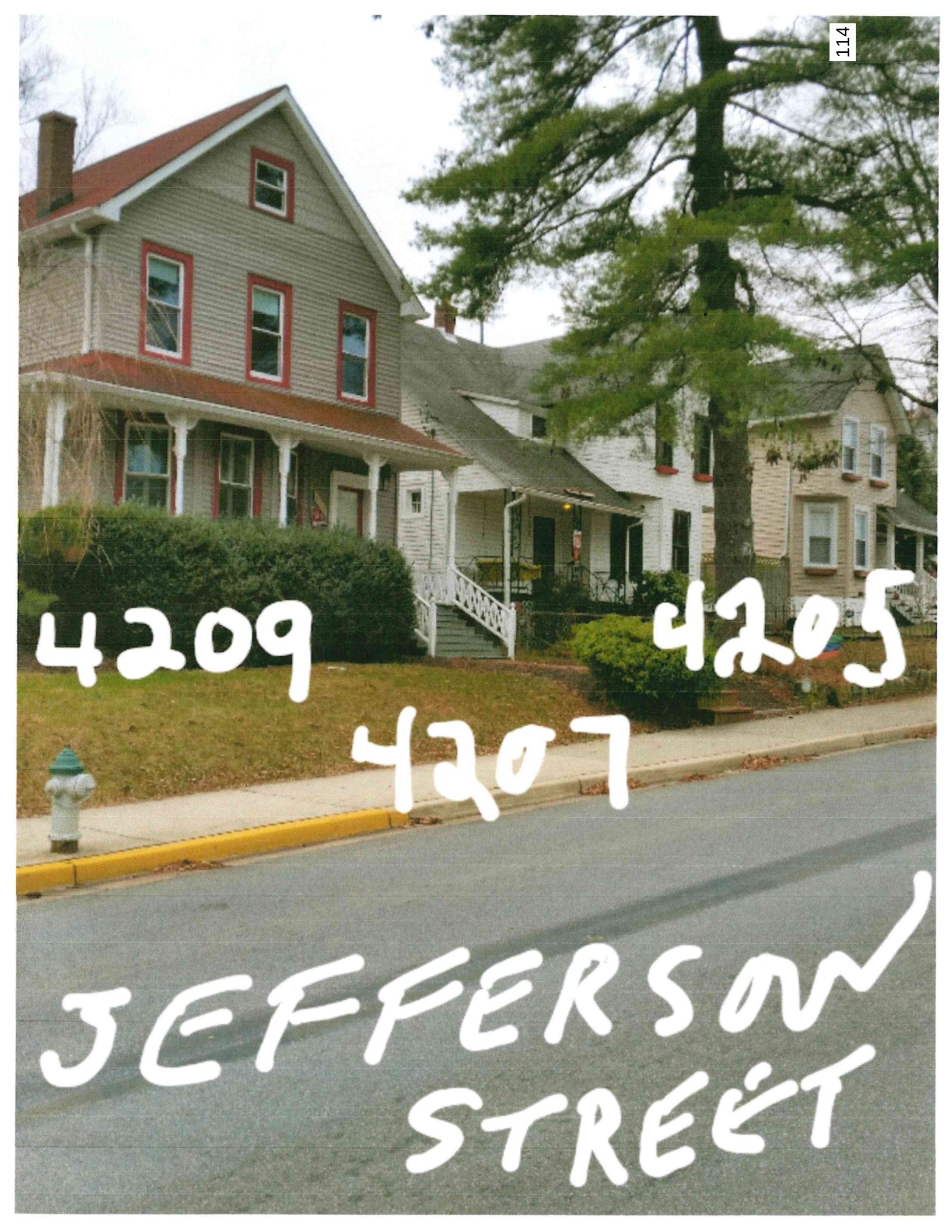
Cc: James Chandler <JChandler@hyattsville.org>

Mr. Weissmann,

I received your County Variance request for your addition this morning and I will be reviewing it ASAP. We will need you to fulfill the City's Variance Policy requirements (see attached.)

Please let me know if I can assist you in any way.

Thank you,



4209 4205

4207

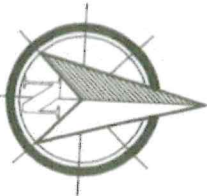
JEFFERSON
STREET

4205 4207

4209

BACK OF
HOUSE



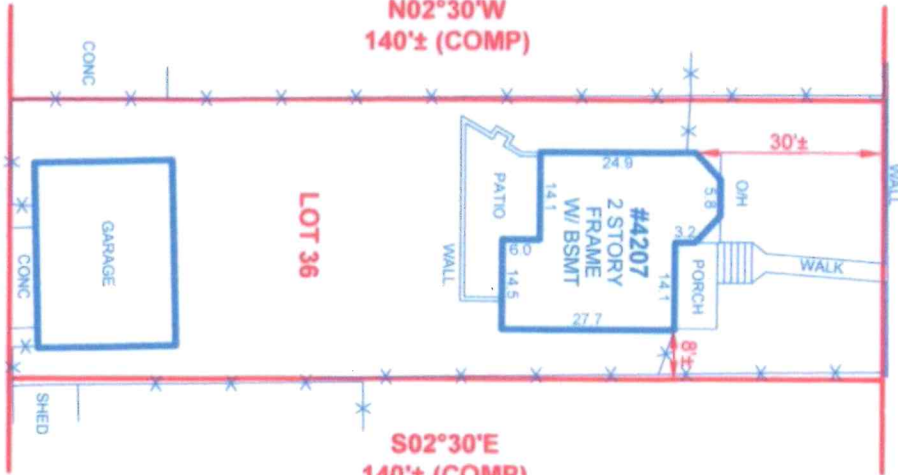


JEFFERSON STREET

N87°30'E
45'

N02°30'W
140'± (COMP)

S02°30'E
140'± (COMP)



ALLEY

S87°30'W
45'

NOTE:
ENCROACHMENTS
MAY EXIST

LOCATION DRAWING OF:

#4207 JEFFERSON STREET
LOT 36 BLOCK F
WINE & JOHNSON'S 2ND ADDITION TO
HYATTSVILLE
PLAT BOOK A, PLAT 20
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=30' DATE: 11-8-16
DRAWN BY: CP FILE #: 168071-200

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A Land Surveying Company

DULEY



Associates, Inc.

Serving D.C. and MD.

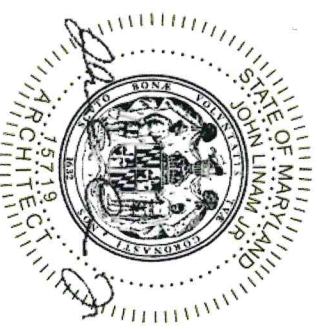
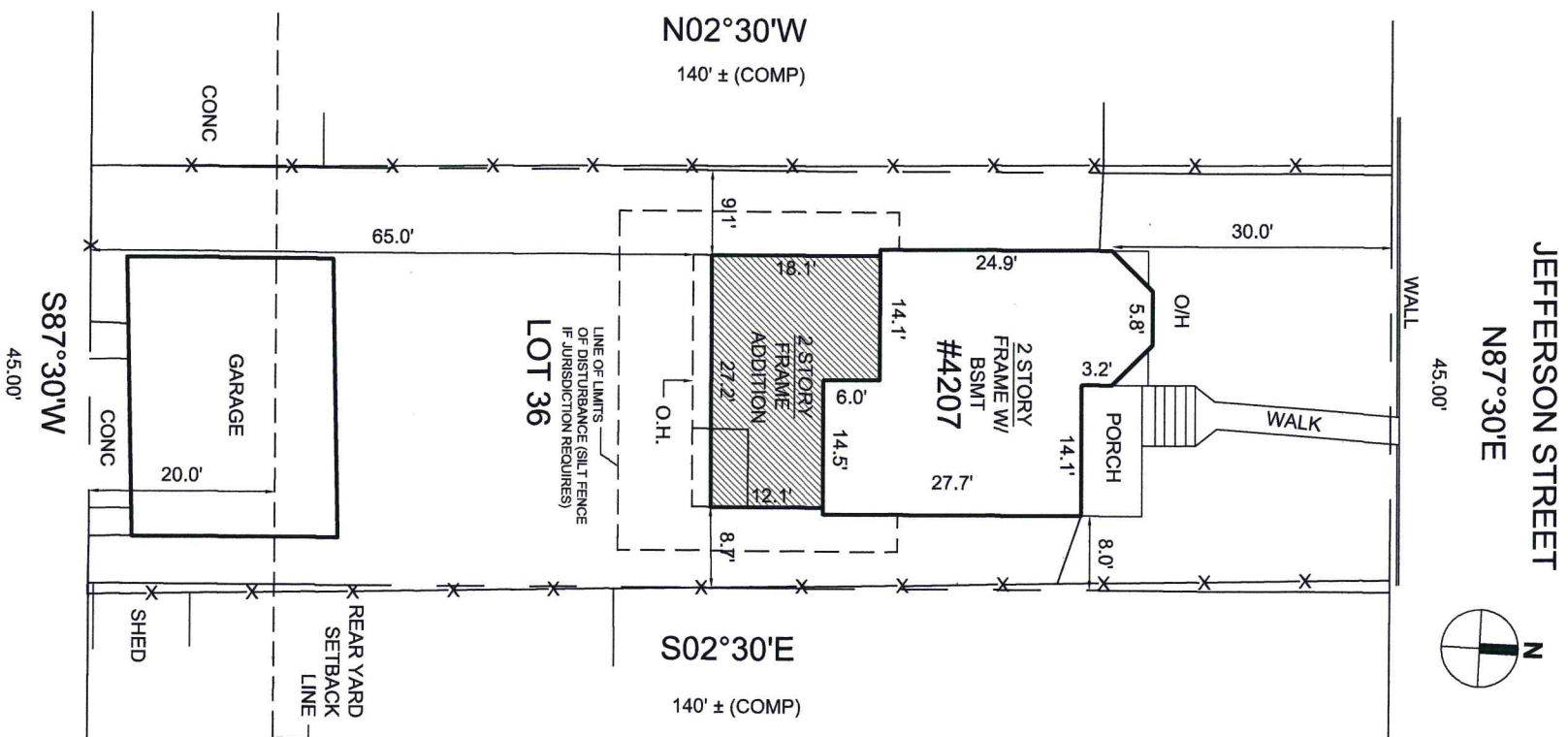
14604 Elm Street, Upper Marlboro, MD 20772
Phone: 301-888-1111 Fax: 301-888-1114
Email: orders@duley.biz On the web: www.duley.biz

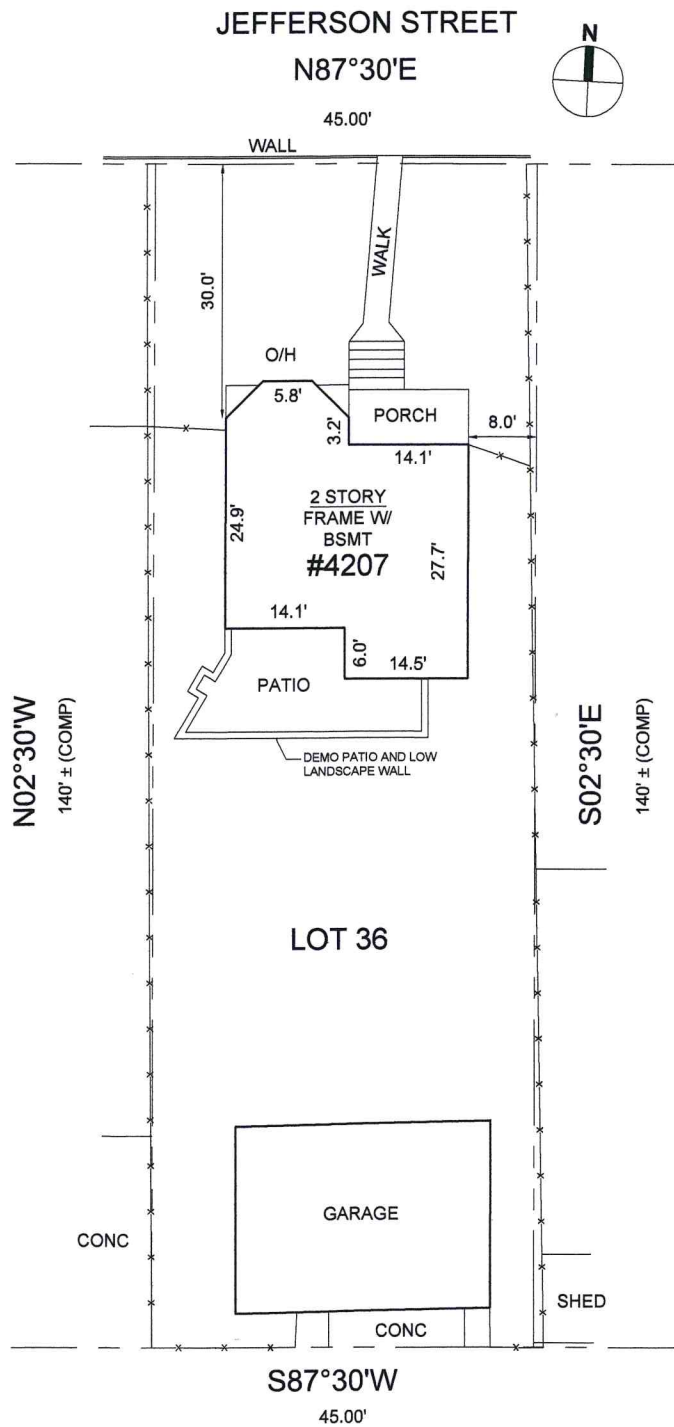
DULEY & ASSOC.

WILL GIVE YOU A 100%
FULL CREDIT TOWARDS
UPGRADING THIS
SURVEY TO A
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SURVEY FOR ONE
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OF THIS SURVEY.

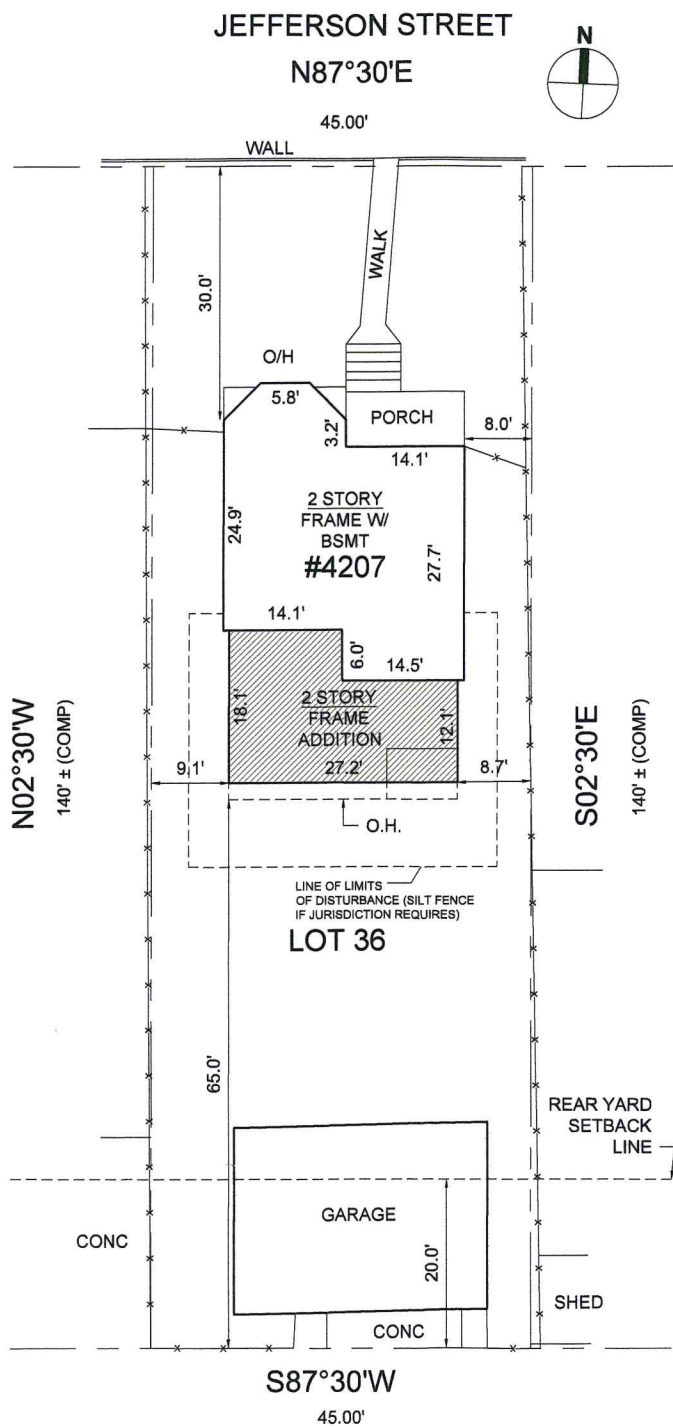


(EXCLUDING D.C. & BALT CITY)





1| EXISTING SITE PLAN



2| PROPOSED SITE PLAN

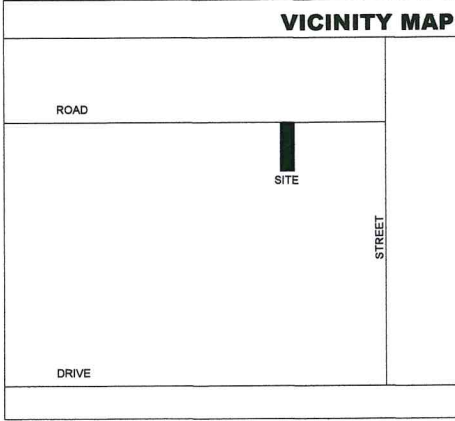
PROJECT DATA	
PROJECT	WEISSMAN RESIDENCE
LOCATION	4207 JEFFERSON STREET HYATISVILLE, MD 20781
DESCRIPTION	ADDITION ON TO SINGLE FAMILY RESIDENCE
OWNER	EVA AND ADAM WEISSMANN, 4207 JEFFERSON STREET HYATISVILLE, MD 20781
ARCHITECT	John Linam Jr, Architect, PLLC 12020 SUNRISE VALLEY DR SUITE 100 Reston, VA 20190 703.652.7560
ENGINEERS	STRUCTURAL SARANATH WEERAKOON, PE 13328 DEERBROOK DRIVE POMOTAC, MD 20684 703.967.4432

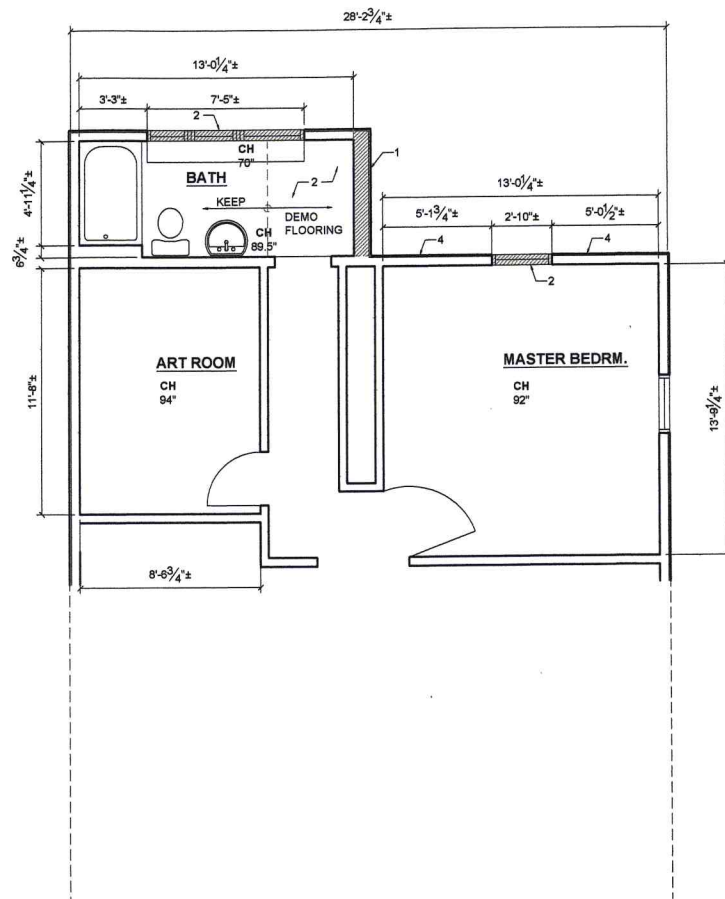
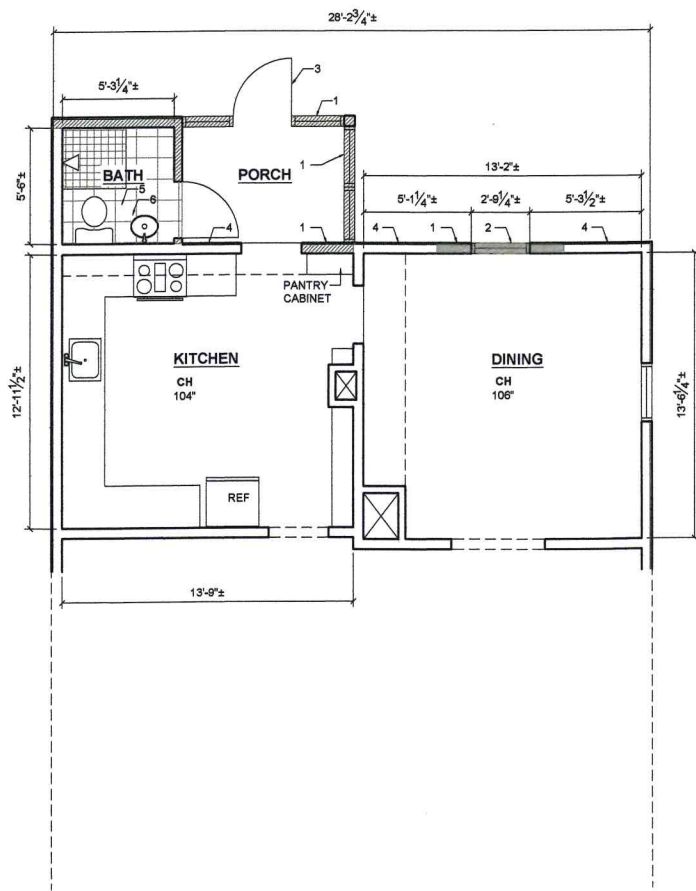
LIST OF DRAWINGS	
A000	COVER SHEET - PROJECT DATA
AD100	EXISTING FIRST FLOOR PLAN
AD200	EXISTING ELEVATION
A100	FIRST FLOOR PLAN
A101	SECOND FLOOR PLAN
A200	BUILDING ELEVATIONS
A300	BUILDING SECTIONS
A400	WALL SECTIONS
A600	INTERIOR ELEVATIONS
A700	SCHEDULES
E100	FIRST FLOOR ELECTRICAL PLAN
S100	STRUCTURAL NOTES - DETAILS
S101	FOUNDATION - FRAMING PLAN
S102	FRAMING PLANS

SITE DATA	
AREA OF LAND DISTURBED PERIMETER (10' OFFSET FROM PERIMETER OF IMPROVEMENTS)	±000 SF
VOLUME OF EXCAVATION (AT PIER FOOTINGS FOR PORCH ONLY)	±000 CU. FT.
VOLUME OF FILL	NONE

CODES (MD)	
IMPROVEMENTS TO BE IN COMPLIANCE WITH:	
2015 International Residential Building Code	
Maryland Building Rehabilitation Code	
2015 International Energy Conservation Code	
2015 International Mechanical Code	
2014 NFPA National Electrical Code	
WSSC Plumbing Code	

CONSTRUCTION + FIRE RATINGS	
CONSTRUCTION TYPE	5B
USE GROUP	R-3
BUILDING ELEMENTS	IBC TABLE 601/602
STRUCTURAL FRAME	0 HR
EXTERIOR BEARING WALLS	0 HR
INTERIOR BEARING WALLS	0 HR
INTERIOR NON-BEARING WALLS	0 HR
EXTERIOR NON-BEARING WALLS	0 HR
FLOORS	0 HR
ROOF	0 HR
EGRESS STAIR ENCLOSURE	N/A





DEMOLITION NOTES

EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.

CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED PLANS. NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORESEEN CONDITIONS, PRIOR TO STARTING WORK.

1. DEMO (PORTION OF) WALL
 2. DEMO WINDOW
 3. DEMO DOOR
 4. DEMO SIDING @ AREA OF ADDITION
 5. DEMO EXISTING FLOOR FINISH
 6. DEMO EXISTING PLUMBING FIXTURES/CABINETS

DEMOLITION

WEISSMAN RESIDENCE
 4207 JEFFERSON STREET
 HYATTSVILLE, MD

EXISTING FIRST FLOOR PLAN
 PRICING SET
 OCTOBER 24, 2016

AD100



1| EXISTING SOUTH ELEVATION
1/8"=1'-0"

DEMOLITION NOTES
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CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED PLANS. NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORESEEN CONDITIONS, PRIOR TO STARTING WORK.

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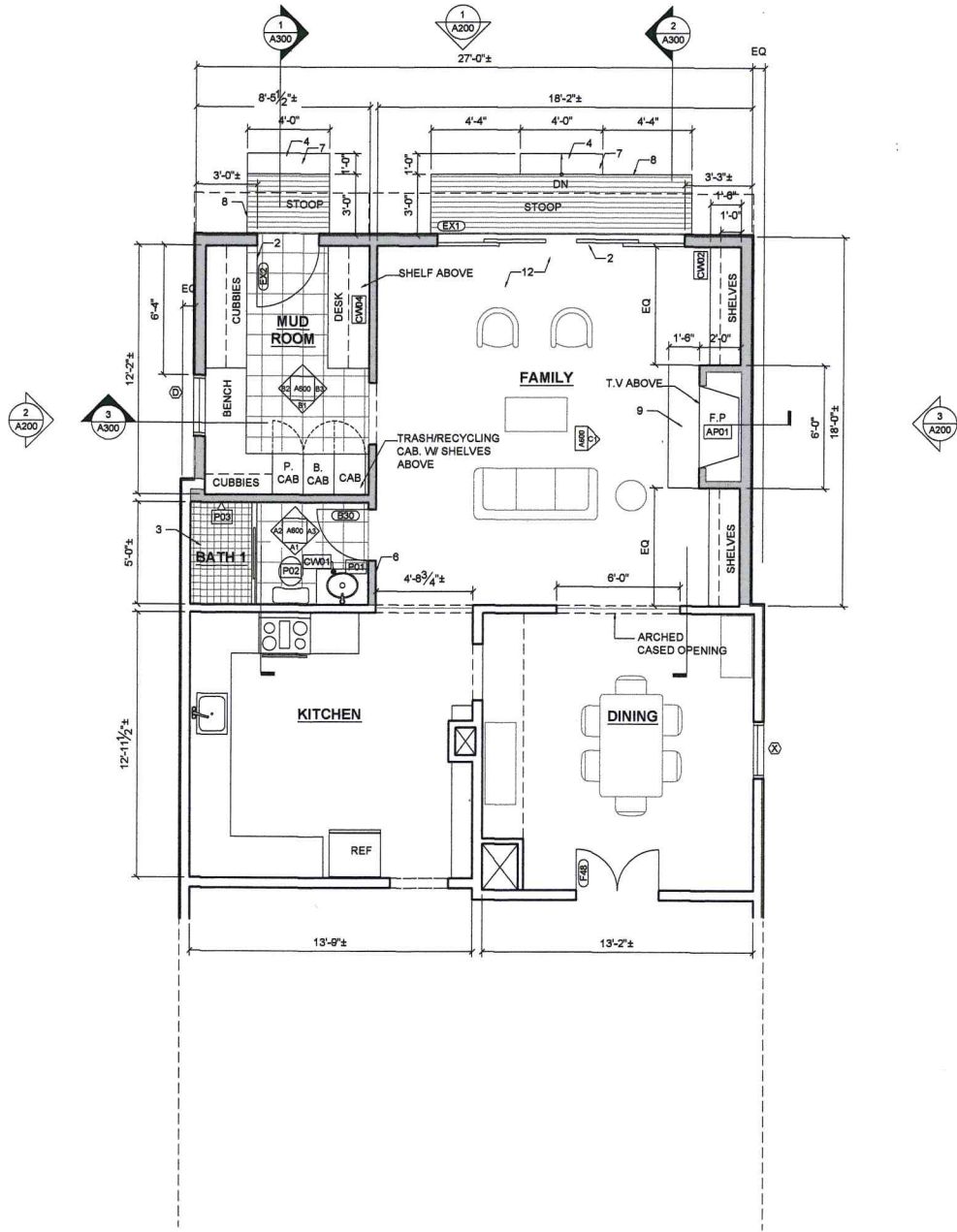
DEMOLITION

John Linam Jr., ARCHITECT, PLLC
12020 Sunrise Valley Dr | Suite 100
Reston, VA 20191
703.652.7560 | linamjr.com

WEISSMAN RESIDENCE
4207 JEFFERSON STREET
HYATISVILLE, MD

EXISTING ELEVATION
PRICING SET
OCTOBER 24, 2016

AD200



GENERAL NOTES
THE FOLLOWING APPLIES TO ALL DRAWINGS IN THIS SET
CONTRACTOR TO REVIEW EXISTING FIELD CONDITIONS PRIOR TO WORK START AND DURING PROGRESS. CONTRACTOR TO BRING ANY CONDITIONS THAT DO NOT MATCH DRAWING CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/OWNER AND PRIOR TO PROCEEDING WITH WORK
WRITTEN INFORMATION TAKES PRECEDENCE OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWN LINES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION
IN THE ABSENCE OF A WRITTEN DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION
INTERIOR DIMENSIONS MEASURED FROM FINISHED FACE OF WALL
EXTERIOR DIMENSIONS MEASURED FROM OUTSIDE FACE OF STUD AND/OR OUTSIDE FACE OF MASONRY

WALL TYPES
ALL NEW INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB (BOTH SIDES) UNLESS OTHERWISE NOTED (BELOW)
ALL NEW EXTERIOR WALLS TO BE 2X8 WOOD STUDS @ 16" O.C. W/ 1/2" GWB (NT); 1/2" EXT. PLYWOOD SHEATHING; BATT INSULATION (R-21 MIN); WEATHER RESISTANT MEMBRANE; SIDING UNLESS OTHERWISE NOTED.

- PLAN NOTES**
SEE SCHEDULES FOR NEW DOORS, FINISHES, FIXTURES, AND APPLIANCES
IN GENERAL, ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN AND IMPLIED ON EXISTING AND PROPOSED PLANS IS SCHEMATIC AND SHALL BE VERIFIED AND COORDINATED BY GENERAL CONTRACTOR AND SUBCONTRACTORS. GC AND MEP SUBS MUST INSPECT ALL EXISTING CONDITIONS AND ADVISE ARCHITECT/OWNER OF ANY DISCREPANCIES OR INSUFFICIENCIES PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL NECESSARY INCIDENTAL WORK TO MODIFY MEP EQUIPMENT AND ACCESSORIES AS REQUIRED TO ACHIEVE PERFORMANCE OF SYSTEMS REQUIRED BY GC AND MEP SUBS. BRING ANY CONCERNS AS TO ADEQUACY OF EXISTING CONDITIONS TO ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.
1. WINDOW OR DOOR PROVIDING EMERGENCY EGRESS IN COMPLIANCE WITH IRC R310
 2. WINDOW OR DOOR REQUIRING SAFETY GLAZING IN COMPLIANCE WITH IRC R308
 3. TUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON ABSORBENT FINISH AT LEAST 6" ABOVE FLOOR
 4. STAIR RISERS = 7 1/2". TREADS = 12" IN COMPLIANCE W/ IRC R311.7
 5. PROVIDE FLOOR PAN UNDER WASHER W/ EMERGENCY 2" PVC OVERFLOW DRAIN. BASIS OF DESIGN: E.L. MUSTEE CURTAIN. SIZE AS REQUIRED
 6. PROVIDE SOUND ATTENUATION BATT INSULATION (R-15 MIN.) AT PERIMETER OF NEW BATHROOM AND BEDROOM WALLS.
 7. GRANITE STEP
 8. STOOP ELEV. < 30" ABV. GRADE - NO RAILING REQUIRED
 9. STONE HEARTH SLAB
 10. COORDINATE LOCATION/SIZE OF NEW DOOR TO FIT BETWEEN THE EXISTING WALL SHELVES AND SINK
 11. INFILL DEMOLISHED WINDOW OPENING W/ 2X WOOD STUDS @ 16" O.C. PAD AS NEEDED TO MATCH EXISTING WALL THICKNESS W/ 1/2" GWB ON BOTH SIDES
 12. UNVENTED CRAWL SPACE INSULATED (SEE WALL SECTION A400). W/ CONDITIONED AIR PER IRC R408.3-2.2. Conditioned air supply size to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of under-floor area, including air pathway to the common area (such as a duct or transfer grille), and perimeter wall insulated in accordance with Section N1102.2.9M

NEW WALLS

1| FIRST FLOOR PLAN
1/4"=1'-0"

John Linam Jr, ARCHITECT, PLLC
12020 Sunrise Valley Dr | Suite 100
Reston, VA 20191
703.652.7560 | linamjr.com

WEISSMAN RESIDENCE
4207 JEFFERSON STREET
HYATTSVILLE, MD

FIRST FLOOR PLAN
PERMIT-DRAFT NOT FOR CONSTRUCTION
NOVEMBER 18, 2016

A100

THE FOLLOWING APPLIES TO ALL DRAWINGS IN THIS SET

WRITTEN INFORMATION TAKES PRECEDENCE OVER DRAWING LINES. BRING
CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWN LINES TO THE
ATTENTION OF THE ARCHITECT IMMEDIATELY.

IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION.

IN THE ABSENCE OF A WRITTEN DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION.

INTERIOR DIMENSIONS MEASURED FROM FINISHED FACE OF WALL

EXTERIOR DIMENSIONS MEASURED FROM OUTSIDE FACE OF STUD AND/OR
OUTSIDE FACE OF MASONRY

ALL NEW INTERIOR WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB (BOTH SIDES) UNLESS OTHERWISE NOTED (BELOW).

ALL NEW EXTERIOR WALLS TO BE 2X6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB (INT);
3" EXT. PLYWD/OSB SHEATHING; BATT INSULATION (R-21 MIN); WEATHER
RESISTANT MEMBRANE; SIDING UNLESS OTHERWISE NOTED.

SEE SCHEDULES FOR NEW DOORS, FINISHES, FIXTURES, AND APPLIANCES

IN GENERAL, ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN AND IMPLIED ON EXISTING AND PROPOSED PLANS IS SCHEMATIC AND SHALL BE VERIFIED AND COORDINATED BY GENERAL CONTRACTOR AND ALL SUBS. ALL SUBS AND SUBCONTRACTORS, GC AND MEP SUBS MUST INSPECT ALL EXISTING CONDITIONS AND ADVISE ARCHITECT/OWNER OF ANY DISCREPANCIES OR INSUFFICIENCIES PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL NECESSARY INCIDENTAL WORK TO MODIFY MEP EQUIPMENT AND ALL NECESSARY ADJUSTMENTS TO ACHIEVE PERFORMANCE OF SYSTEMS REQUIRED BY GC AND MEP SUBS. BRING ANY CONCERNS AS TO ADEQUACY OF EXISTING CONDITIONS TO ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.

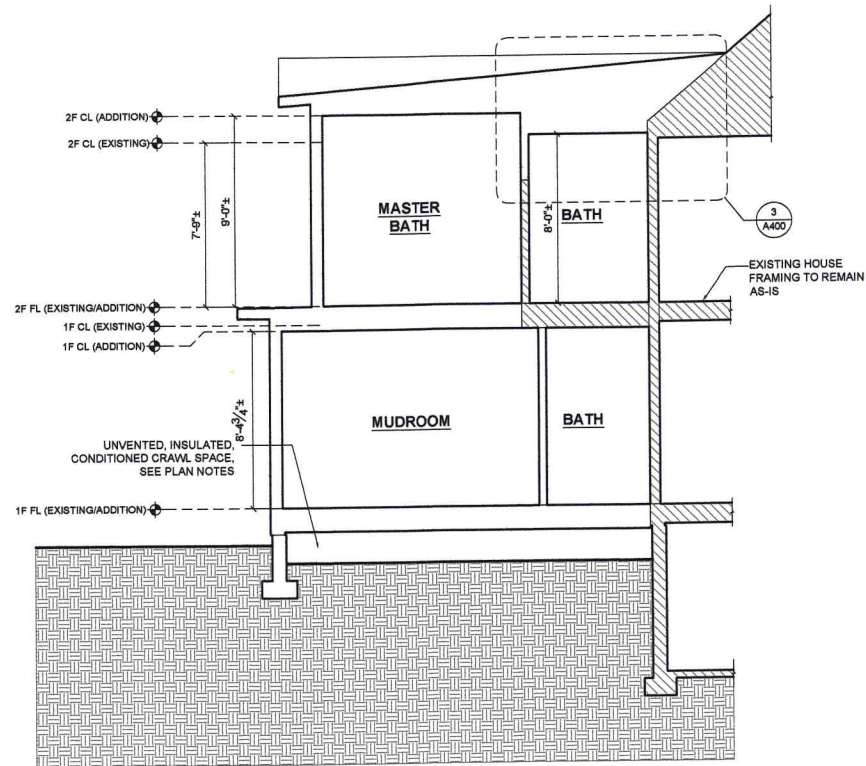
1. WINDOW ON DOOR PROVIDING EGRESS IN COMPLIANCE WITH IRC R310
2. WINDOW OR DOOR REQUIRING GLAZING IN COMPLIANCE WITH IRC R310
3. TUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT FINISH AT LEAST 6" ABOVE FLOOR.
4. STAIRS SHALL BE FINISHED WITH A NON-ABSORBENT FINISH WITHIN 1' OF EACH R/W PER IRC R311.7
5. PROVIDE FLOOR UNDER VASHER W/ EMERGENCY "T" POOL OVERFLOW
6. PROVIDE SINK, CUPBOARD, SINK, MUSTIE DURAPAN, SIZE AS REQUIRED
7. PROVIDE SINK AND CUPBOARD (R-5 MIN) AT PERIMETER OF NEW BATHROOM AND BEDROOM WALLS
8. STOP EOP, 1" @ 30° ADV. GRADE - NO RAILING REQUIRED
9. STONE HEARTH SLAB
10. CONCRETE TO MATCH EXISTING OF NEW DOOR TO FIT BETWEEN THE EXISTING WALLS, SHELVES AND SINK
11. INSTALL DOWNHOLE WINDOW OPENING W/ TWO WOOD STUDS @ 18" O.C. PAD AS NECESSARY TO MATCH EXISTING WALL THICKNESS W/ R/OB ON BOTH SIDED
12. OPENED SPACE, INSULATED (SEE WALL SECTION 400)
13. COMBINATION AIR PIERCE RIGID 3.2.2. Consistent air supply rate to deliver at a rated equal to 1 cubic foot per minute (0.7 L/min) for each square feet (4.7 m²) of under door area, including all pathway to the common areas (such as duct or plenum) and perimeter wall openings. See Section 11.02.5.2

 NEW WALLS

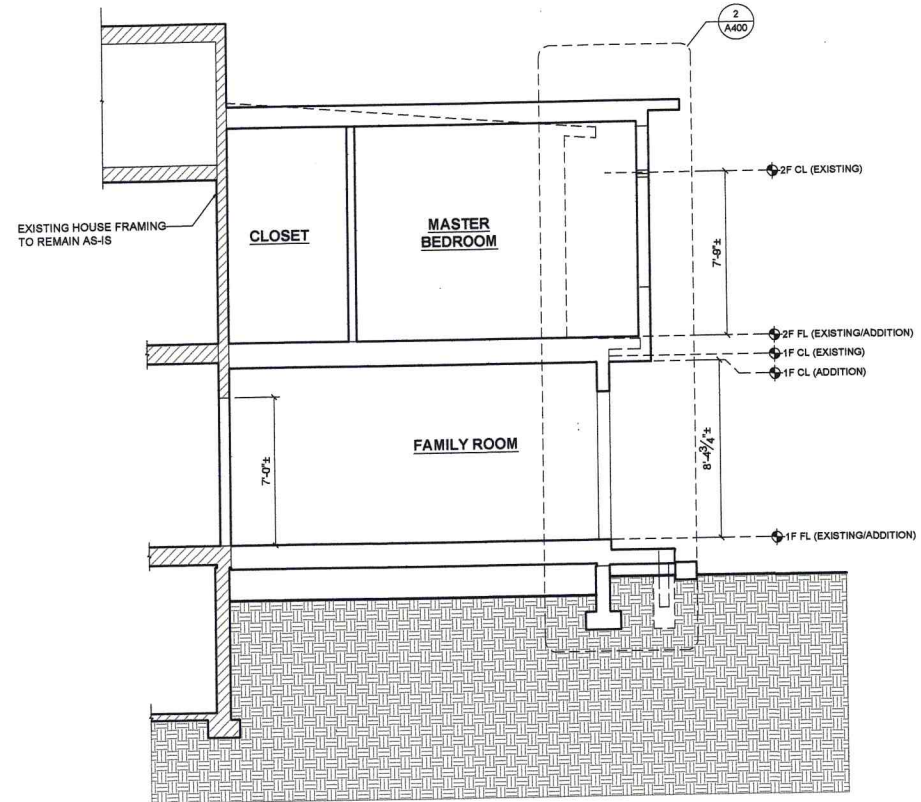




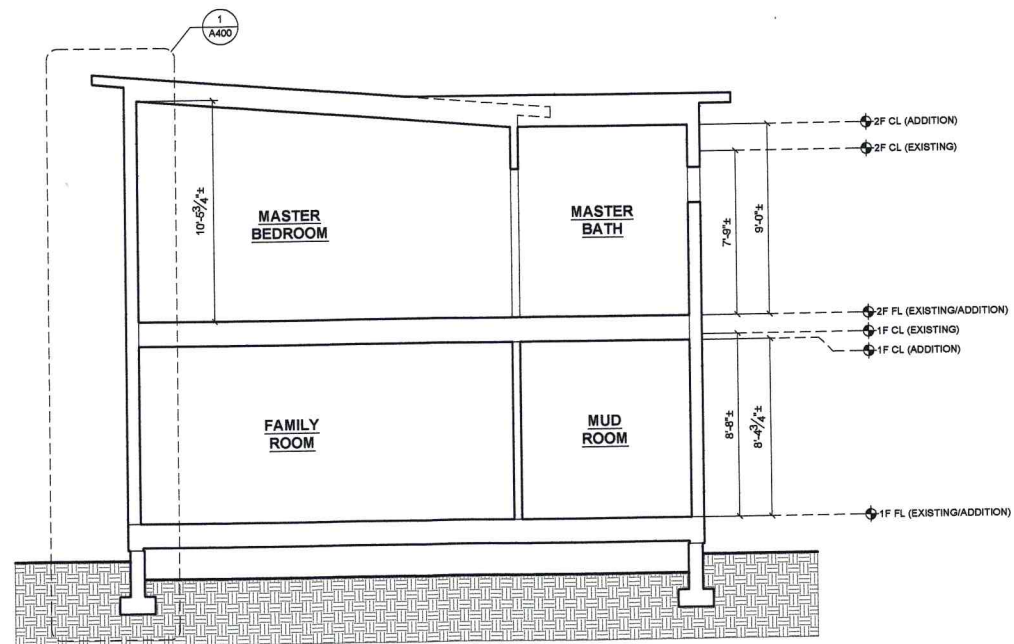
A200



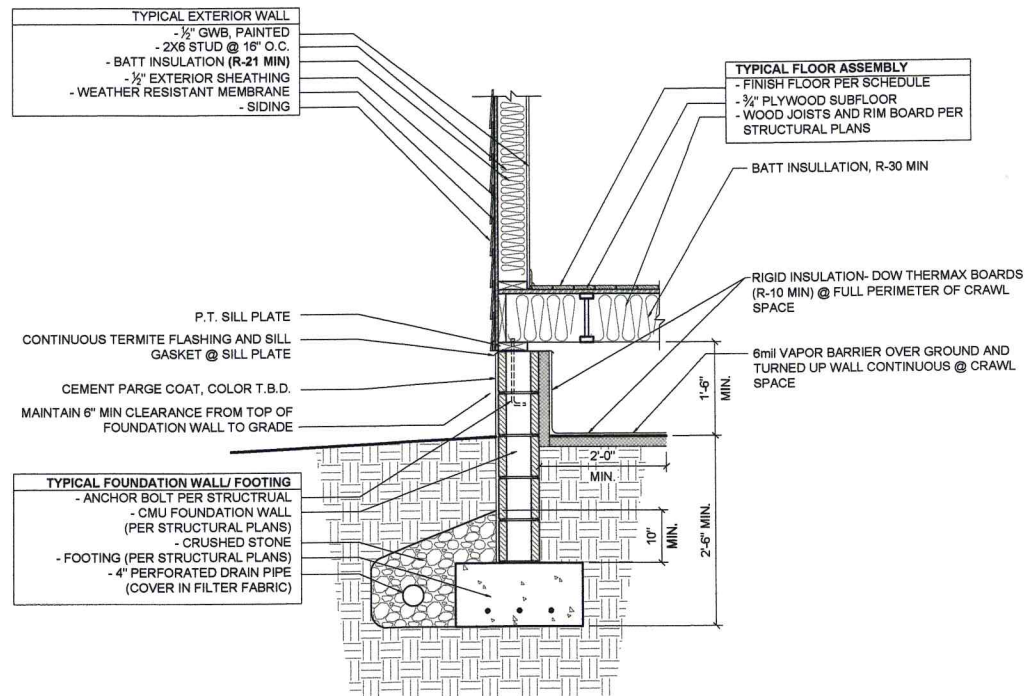
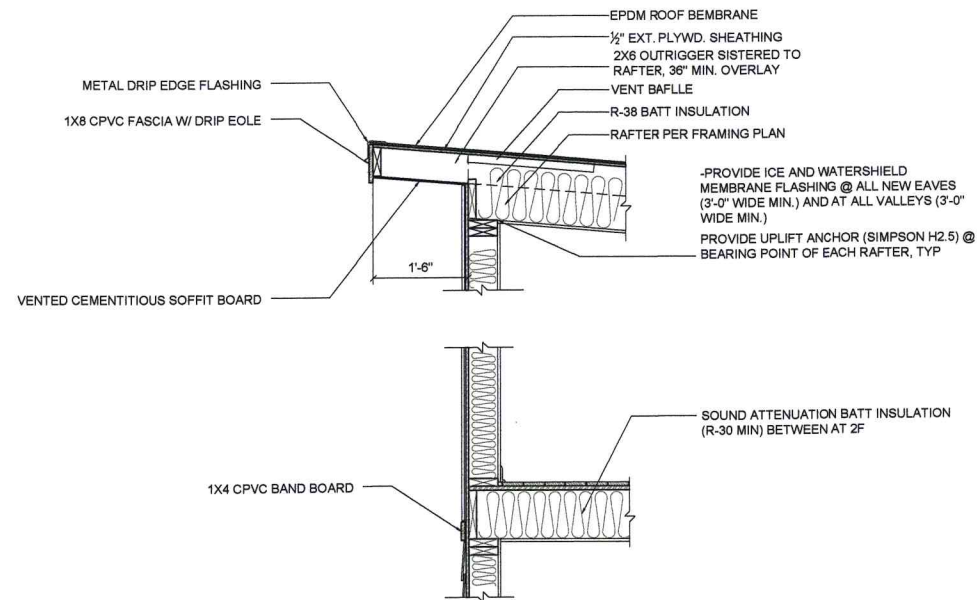
1| SECTION
1/4"=1'-0"



2| SECTION
1/4"=1'-0"

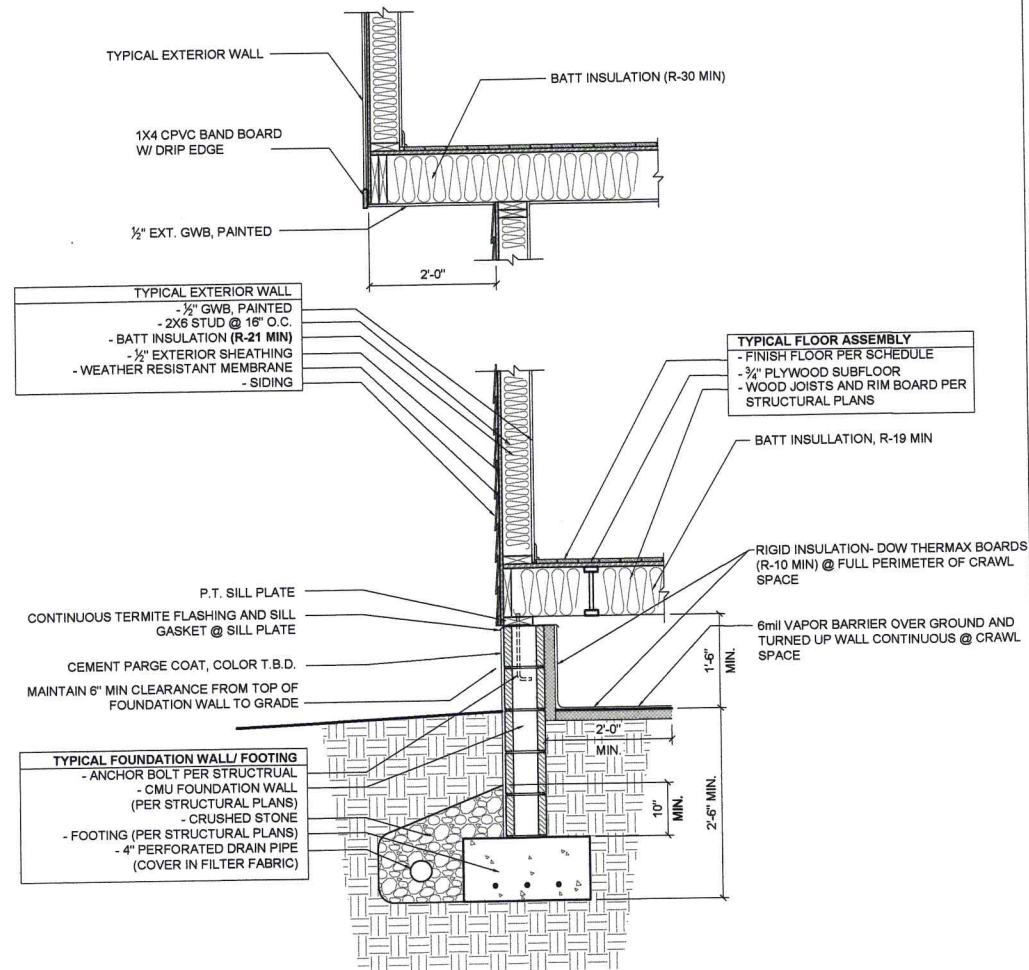
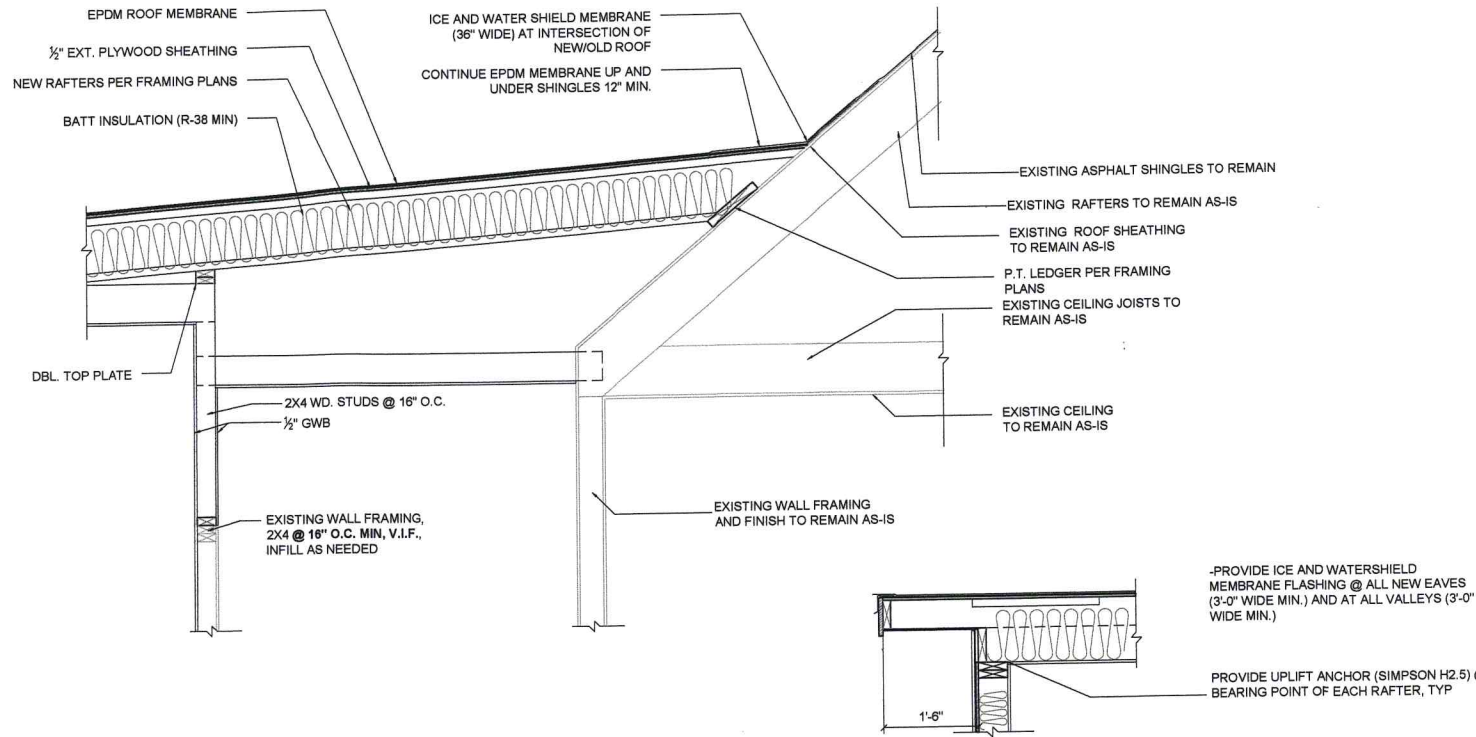


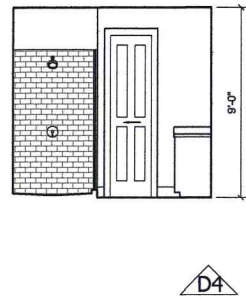
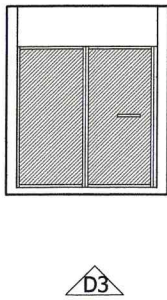
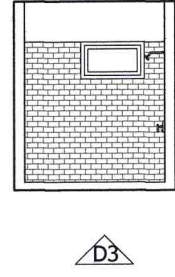
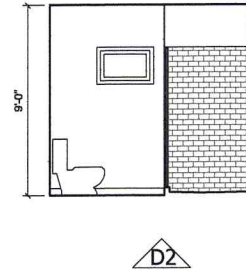
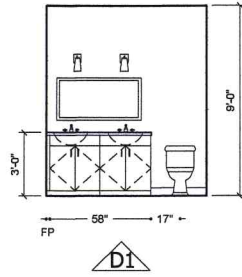
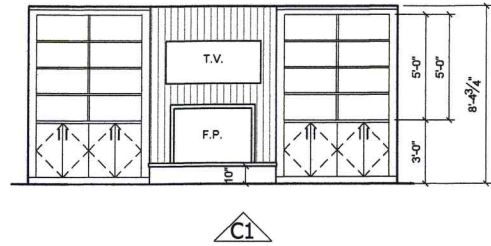
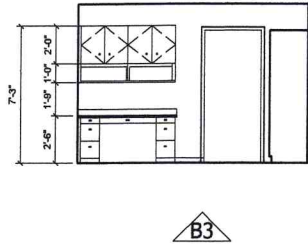
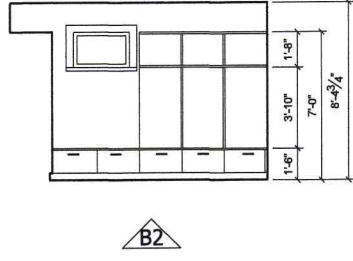
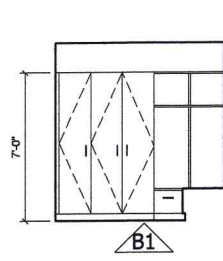
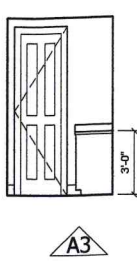
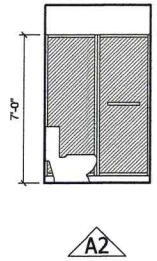
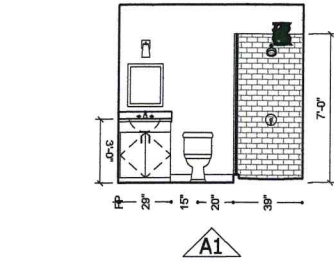
3| SECTION
1/4"=1'-0"

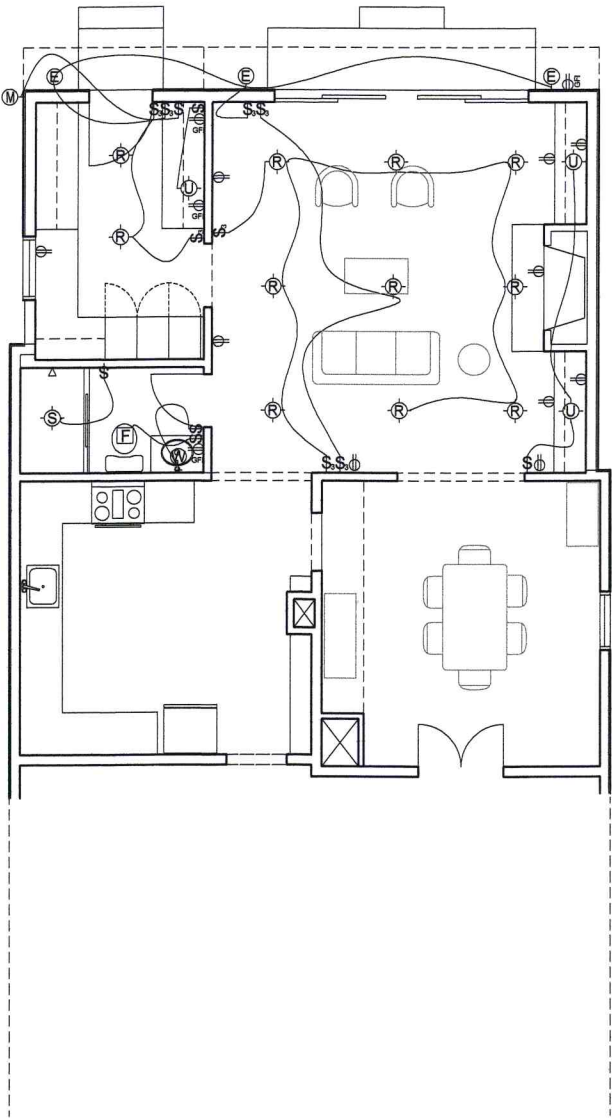


1| WALL SECTION

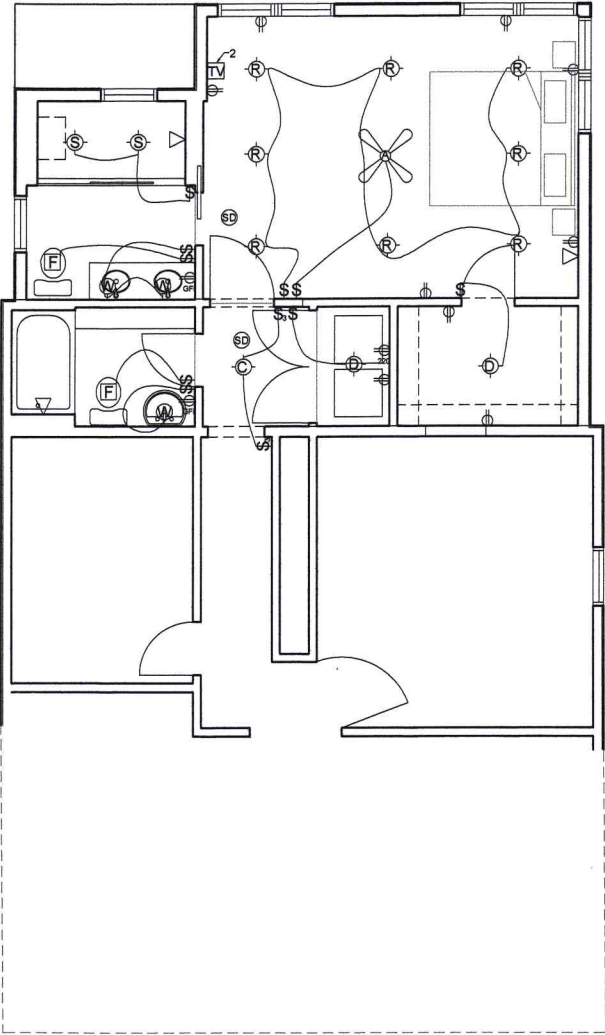
3/8"=1'-0"







1| FIRST FLOOR ELECTRICAL
1/4"=1'-0"



1| SECOND FLOOR ELECTRICAL
1/4"=1'-0"

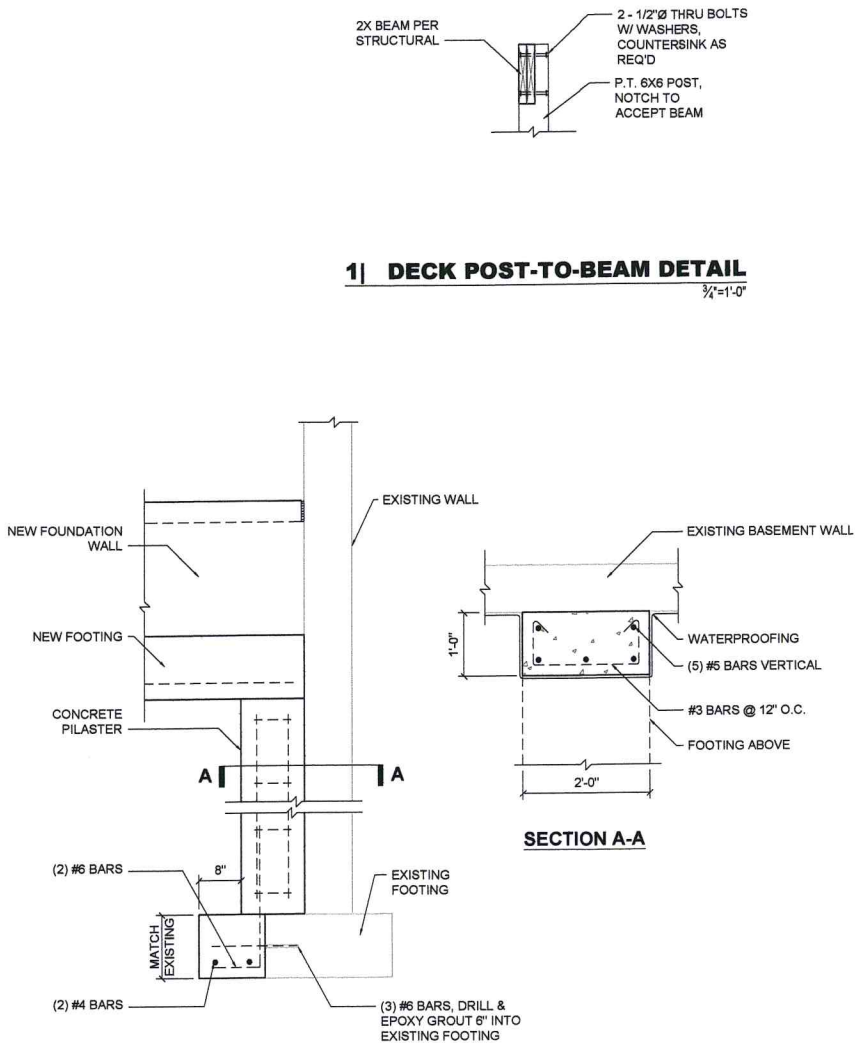
SYMBOL LEGEND

- LIGHT FIXTURE (TYPE X)
- EXHAUST FAN
- GARBAGE DISPOSAL
- DUPLEX OUTLET
- GFI DUPLEX OUTLET
- 220 (RANGE, DRYER) OUTLET
- FLOOR OUTLET
- PHONE CONNECTION
- DATA CONNECTION
- CABLE TV CONNECTION
- SWITCH
- THREE-WAY SWITCH
- SWITCH LOW VOLT
- DIMMER SWITCH
- THREE-WAY DIMMER SWITCH
- SMOKE DETECTOR/ FIRE ALARM
- CEILING FAN

ELECTRICAL NOTES

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- GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: PROVIDE ARC-FAULT PROTECTION TO DWELLING UNIT. BEDROOM OUTLETS, OTHER SPECIFIC GROUND-FAULT AND ARC-FAULT REQUIREMENTS ARE TO BE CONSISTANT WITH (IRC 2008 FOR ONE AND TWO FAMILY DWELLINGS SECTION 63005 GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.)
- COORDINATE LOCATION OF OUTLET AND CATV CONNECTION ON WALL W/ OWNER. PROVIDE EMPTY 2" Ø PVC CONDUIT FROM WALL LOCATION TO MEDIA CABINETS FOR FUTURE AV CABLES BY OTHERS. COORDINATE W/ OWNERS.
- PROVIDE HEAVY DUTY JUNCTION BOX FOR POTENTIAL FUTURE CEILING FAN INSTALLATION.



1 | DECK POST-TO-BEAM DETAIL

3/4"=1'-0"

2 | FOOTING PILASTER DETAIL

3/4"=1'-0"

GENERAL:
THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2015.

- I. DESIGN LIVE LOADS FOR NEW WORK
- A. SNOW LOAD/ROOF LIVE LOAD
1. GROUND SNOW LOAD: (Pg) = 30.0 PSF
 2. EXPOSURE FACTOR: (Ce) = 0.7
 3. IMPORTANCE FACTOR: (Is) = 1.0
 4. FLAT ROOF SNOW LOAD (Pf) = 21 PSF
 5. MINIMUM LIVE LOAD = 30 PSF
- B. WIND LOAD
1. BASIC WIND SPEED: = 90 MPH
 2. IMPORTANCE FACTOR: = 1.0
 3. EXPOSURE: = B
 4. THE WIND BRACING FOR THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTL. RESIDENTIAL CODE SECTION R602.10 USING A COMBINATION OF INTERMITTENT AND CONTINUOUS SHEATHING METHODS.
 5. ALL BRACED WALL PANEL (BWP) TYPES NOTED ON THE WIND BRACING PLANS SHALL CONFORM TO TABLE R602.10.4 AND TABLE R602.10.5 OF 2015 INTL. RESIDENTIAL CODE
- C. FLOOR DESIGN MINIMUM LIVE LOADS:
1. DWELLING AREAS = 40 psf
 2. BED ROOMS: = 30 PSF

NOTES:

CONCRETE AND REINFORCING

- A. CONCRETE WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318-09
- B. CONCRETE DESIGN IS IN ACCORDANCE WITH "STRENGTH DESIGN METHOD."
- C. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS (F_c) SHALL BE:
1. SPREAD FOOTINGS: = 3,000 PSI
 2. SLABS ON GRADE: = 3,000 PSI
 3. FOUNDATION WALLS: = 3,000 PSI
- D. CONCRETE MATERIALS:
1. CEMENT: ASTM C-150 TYPE I OR III
 2. CEMENT SUBSTITUTES: ASTM C-595 TYPE 'I' P (LIMIT TO 25% MAXIMUM CEMENTITIOUS CONTENT BY WEIGHT.)
 3. AGGREGATES: ASTM C-33 (NORMAL WEIGHT)
 4. AIR-ENTRAINING ADMX: ASTM C-260
 5. PREFORMED JOINT FILLER: ASTM D-994
 6. JOINT SEALANT: ASTM D-1193
- E. CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED 6%, +/- 1.5%
- F. CONCRETE SHALL BE THOROUGHLY COMPACTED DURING PLACEMENT AND WORKED AROUND EMBEDDED ITEMS AND INTO CORNERS OF FORMS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS EMBEDDED IN CONCRETE AND SHALL ENSURE THAT ALL ARE ACCURATELY LOCATED AND SECURE.
- H. CONCRETE SLUMP SHALL = 4" PLUS OR MINUS 1".
- I. PROVIDE KEYED JOINTS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND ALL CONCRETE JOINTS.
- J. GROUT SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C1107, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 6,000 PSI. PREGROUTING OF BASE PLATES SHALL NOT BE PERMITTED.
- K. REINFORCING BARS #3 THRU #11 SHALL BE DEFORMED AND IN ACCORDANCE WITH "SPECIFICATIONS FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT" ASTM A-615. GRADE 60 KSI.
- L. WELDED WIRE FABRIC NOTED "WWF" SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STEEL WELDED WIRE FABRIC, PLAIN, FOR CONCRETE REINFORCEMENT" ASTM A-185.
- M. BARS MARKED CONTINUOUS (CONT) SHALL BE LAPPED IN ACCORDANCE WITH REQUIREMENTS FOR SPLICES AS DEFINED IN ACI 318. MINIMUM 50 BAR DIAMETERS, UNLESS INDICATED OTHERWISE. COLUMN VERTICAL REINFORCING SHALL BE SPLICED AS SHOWN IN COLUMN DETAILS.
- N. BAR LENGTHS SHOWN ON PLAN DO NOT INCLUDE LENGTH OF HOOK WHERE A HOOK IS INDICATED. PROVIDE STANDARD HOOK UNLESS DETAILED OTHERWISE.
- O. PROVIDE WWF 6 X 6 W2.1 X W2.1 IN ALL SLAB ON GRADE U.N.O. ALL MESH EDGES SHALL LAP A MINIMUM OF TWO (2) SQUARES. PROVIDE 6 MIL POLY VAPOR BARRIER AND 4" LAYER OF CRUSHED STONE UNDER SLAB.
- P. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
1. CONCRETE CAST AGAINST EARTH = 3"
 2. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
 3. FORMED CONCRETE NOT EXPOSED TO WEATHER:
 - a) SLABS AND JOISTS = 3/4"
 - b) BEAMS, COLUMNS = 1-1/2"
- Q. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS WITH SIZE AND SPACING TO MATCH HORIZONTAL WALL REINFORCEMENT.

STRUCTURAL STEEL

- A. STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" EXCEPT THAT PARAGRAPH 4.2.1 SHALL BE EXCLUDED AND THE "MANUAL OF STEEL CONSTRUCTION" THIRTEENTH ADDITION.
- B. STRUCTURAL STEEL:
1. STRUCTURAL "W" SHAPES: ASTM A-992 Fy = 50,000 PSI OR A36 Fy=36,000 PSI
 2. BALANCE OF STRUCTURAL STEEL SHAPES & PLATES: ASTM A-36 Fy = 36,000 PSI
 3. STRUCTURAL PIPE: ASTM A-53B Fy = 35,000 PSI
 4. HOLLOW STRUCTURAL SECTIONS SQUARE & RECTANGULAR ASTM A-500B Fy = 46,000 PSI
 5. HIGH STRENGTH BOLTS: ASTM A-325 CONN TYPE-N
 6. ANCHOR RODS: ASTM F-1554 GR355 WITH WELDABILITY SUPPLEMENT S1.
 7. SMOOTH, THREADED ROD: ASTM A-36
 8. GALVANIZING (HOT-DIP): ASTM A-123
- C. MINIMUM NUMBER OF BOLTS IN EACH OF BEAM WEB CONNECTION AND TO SUPPORTING MEMBER SHALL BE AS FOLLOWS:
- (SECTIONS; MC, C, S, M & WF)
- d = 4" - 6": 2 BOLTS HORIZONTAL
- d = 8" - 10": 2 BOLTS VERTICAL
- BOLT SPACING SHALL BE 3" O/C.
- D. UNLESS OTHERWISE NOTED, A-325 BOLTS SHALL BE TIGHTENED TO THE "SNUG TIGHT" CONDITION DEFINED AS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. THE SNUG TIGHT CONDITION MUST ENSURE THAT THE SPACES OF THE CONNECTED MATERIAL HAVE BEEN BROUGHT INTO FIRM CONTACT.
- E. WELDING SHALL CONFORM TO REQUIREMENTS OF THE "STRUCTURAL WELDING CODE" AWS D1.1-98. USE 70 KSI LOW-HYDROGEN ELECTRODES.
- F. GROUT UNDER BEAM BEARING PLATES AND COLUMN BASE PLATES SHALL BE NON-SHRINK, NON-METALLIC AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH F_c = 6000 PSI.
- G. UNLESS GALVANIZED, STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT AND ONE FIELD TOUCH-UP COAT OF RUST-INHIBITING PAINT AFTER ERECTION.
- H. NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT (SELECT ONE OF THE FOLLOWING: STRUCTURAL ENGINEER'S OR CONTRACTING OFFICER'S) APPROVAL.
- I. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
- J. ALL EXTERIOR EXPOSED STRUCTURAL STEEL SHAPES, PLATES AND BOLTS SHALL BE EITHER HOT DIPPED GALVANIZED TO ASTM A123 GRADE Z350 OR PAINTED WITH HIGH PERFORMANCE EXTERIOR PAINT SYSTEM. TOUCH UP ALL DAMAGED AREAS, INCLUDING FIELD WELDS.
- K. ALL MISCELLANEOUS STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH ONE-QUARTER-INCH FILLET WELD UNLESS OTHERWISE NOTED, EXCEPT FOR SLOTTED CONNECTIONS.
- L. PROVIDE A MINIMUM BEARING LENGTH OF 6" FOR ALL BEAMS SUPPORTED ON MASONRY OR CONCRETE WALLS.

NOTES:

ALL FRAMING EXPOSED TO WEATHER TO BE OF PRESSURE TREATED LUMBER

ALL FASTENERS IN CONTACT W/ PRESSURE TREATED LUMBER SHALL BE NON-CORROSIVE IN COMPLIANCE W/ IRC R317.3.1

FOUNDATION

1. SOIL BEARING PRESSURE ASSUMED = 2000 PSF. BEARING PRESSURE TO BE VERIFIED BEFORE PLACING FOOTING.

WALLS

1. WALL STUDS SHALL BE 2X4 (INTERIOR) 2X6 (EXTERIOR) SPF STUD GRADE (MIN) SPACED AT 16" ON CENTER, UNLESS OTHERWISE NOTED.
2. ALL BEARING WALL TOP PLATES SHALL BE 2-2X4 OR 2-2X6 SPF (SOUTHERN YELLOW PINE) #2 W/ MAX MOISTURE CONTENT 19%. STAGGER PLATE SPLICE 48" (MIN) O.C. PROVIDE ADDITIONAL STUD AT EACH SPLICE.
3. ALL HEADERS TO BE HEM FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
4. PROVIDE 2-2X4 (MIN) JACK STUDS AT EACH JAMB LOCATION AT EACH EXTERIOR WALL OPENING TO SUPPORT HEADER, UNLESS OTHERWISE NOTED.
5. EXTERIOR WALL SHALL RECEIVE MINIMUM 1/2" APA PLYWOOD OR OSB. NAIL WITH 8d NAILS 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE LOCATIONS.
6. ALL STUDS IN BEARING WALLS SHALL BE BRIDGED W/ SOLID MEMBERS AT MID-HEIGHT AS A MINIMUM REQUIREMENT.
7. LAMINATED VENEER LUMBER (L.V.L.) SHALL BE INSTALLED AND FASTENED PER THE MANUFACTURER'S RECOMMENDATIONS. MEMBER PROPERTIES SHALL BE AS FOLLOWS:
 1. FLEXURE: F_b = 2600 PSI
 2. SHEAR: F_v = 285 PSI
 3. MODULUS OF ELASTICITY: E = 1,900 KSI

8. PARALLEL STRAND LUMBER (PSL) FOR COLUMNS SHALL HAVE THE FOLLOWING PROPERTIES:
 1. COMPRESSION PARALLEL TO GRAIN: F_{ci}=2,500 PSI
 2. FLEXURE: F_b=2,400 PSI
 3. SHEAR: F_v=190 PSI
 4. MODULUS OF ELASTICITY: E=1,800 KSI

9. SILL PLATE ANCHOR BOLTS TO BE 1/2" DIAMETER W/ 8" MIN. EMBED AND SPACING PER IRC 403.1.6 (MINIMUM)

FLOOR

1. PROVIDE 3/4" T&G APA RATED PLYWOOD SUBFLOOR. FLOOR SHEATHING TO BE GLUED AND ATTACHED TO JOISTS W/ 8d SCREW SHANK NAILS OR SCREWS AT 12" O.C. MAX
2. PROVIDE 2 JOISTS UNDER PARTITION WALLS THAT ARE PARALLEL TO JOISTS.
3. PROVIDE BRIDGING AT 8'-0" O.C. (MAX).
4. MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER W/ A MINIMUM OF 2 ROWS OF 16d NAILS AT 12" O.C. STAGGERED.

5. JOIST HANGERS SHALL BE SIZED ACCORDING TO THE FOLLOWING SCHEDULE:

SUPPORTED MEMBER	REQ'D HANGER
2 X 8	850 LUS28
2 X 10	825 LUS210
9/8" TJI	500 IUS2.06/9.5
2 X 12/11 7/8 TJI	1000 IUS2.06/11.88
1-3/4" X 9-1/2" L.V.L.	3150 HUS1.81/10
1-3/4" X 11-7/8" L.V.L.	3925 HUS1.81/10

ROOF

1. PROVIDE 5/8" APA RATED PLYWOOD SHEATHING.
2. NAIL ROOF SHEATHING TO RAFTERS WITH 8d NAILS AT 4" O.C. AT EDGES, 6" O.C. AT INTERMEDIATE LOCATIONS.
3. PROVIDE UPLIFT ANCHORS (SIMPSON H2.5 OR EQUAL) AT EACH RAFTER AT TOP WALL PLATE.
4. PLYWOOD EDGES SHALL BE CONNECTED WITH H-CLIPS AT A SPACING OF 48" OR LESS

MASONRY

1. MASONRY SHALL BE DESIGNED, MANUFACTURED AND ERECTED IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", (ACI 530 / ASCE 5 / TMS 402), AND "SPECIFICATIONS FOR MASONRY STRUCTURES", (ACI 530.1/ASCE 8/TMS 602)
2. UNIT SPECIFICATIONS:
 - a. LOAD-BEARING, HOLLOW OR SOLID CMU: ASTM C-90
 - b. MIN COMPR STRENGTH ON NET AREA = 1,900 PSI
 - c. MORTAR TYPE "S" OR "M": ASTM C-270
 - d. USE TYPE "S" WHERE EXPOSED TO WEATHER OR BELOW GROUND SURFACE. OTHER AREAS SHALL BE OF TYPE "M".
 - e. GROUT FOR BEAM BEARING AND COLUMN BASE PLATES:
 - 1) NON-SHRINK ASTM C-1107 GRADE "C", F_c = 5,000 PSI.
 - 2) GROUT FOR FILLING CELLS OF MASONRY & BOND BEAMS:
 - 1) ASTM C-478 COARSE, F_c = 2,500 PSI
3. DESIGN MINIMUM STRENGTH F_m=1500 PSI

PRE-ENGINEERED WOOD ROOF TRUSSES

- A. PRE-ENGINEERED WOOD ROOF TRUSSES AND TRUSS LATERAL BRACING ARE TO BE DESIGNED BY THE MANUFACTURER FOR THE LOADS GIVEN IN CONFORMANCE WITH ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION" AND ALL CODE REQUIRED LOADING CONDITIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL TRUSS DIMENSIONS AND TRUSS CONFIGURATIONS. SHOP DRAWINGS SHALL INCLUDE A TRUSS LAYOUT DRAWING.
- B. PRE-ENGINEERED WOOD TRUSSES SHALL BE OF METAL PLATE CONNECTORS, CONFORMING TO "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1.
- C. PRE-ENGINEERED WOOD ROOF TRUSS SHOP DRAWINGS SHALL INDICATE BOTH TEMPORARY AND PERMANENT LATERAL BRACING. IN ACCORDANCE WITH TPI HB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED TRUSSES", AND TPI D68 "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES". LATERAL BRACING LOADS IMPOSED ON TO THE BUILDING STRUCTURE SHALL BE CLEARLY INDICATED ON SHOP DRAWINGS. ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF VIRGINIA THE PROJECT SUBMITTED TO THE ARCHITECT FOR REVIEW.
- D. PRE-ENGINEERED WOOD TRUSS ENGINEER SHALL CONSIDER ALL APPLICABLE DESIGN LOAD CASES AS REQUIRED BY APPLICABLE CODES.
- E. ROOF SHEATHING SHALL BE LAID BETWEEN THE EDGES OF THE ROOF, CONTINUOUSLY UNDER ROOF CAP-TRUSSES (DORMER FRAMING) AND OTHER OVER-BUILDS. CAP-TRUSS LOWER CHORD SHALL REST CONTINUOUSLY ON ROOF SHEATHING AND BE SECURLY FASTENED TO ROOF TRUSSES BELOW.

John Linam Jr., ARCHITECT, PLLC
12020 Sunrise Valley Dr | Suite 100
Reston, VA 20191
703.652.7560 | linamjr.com

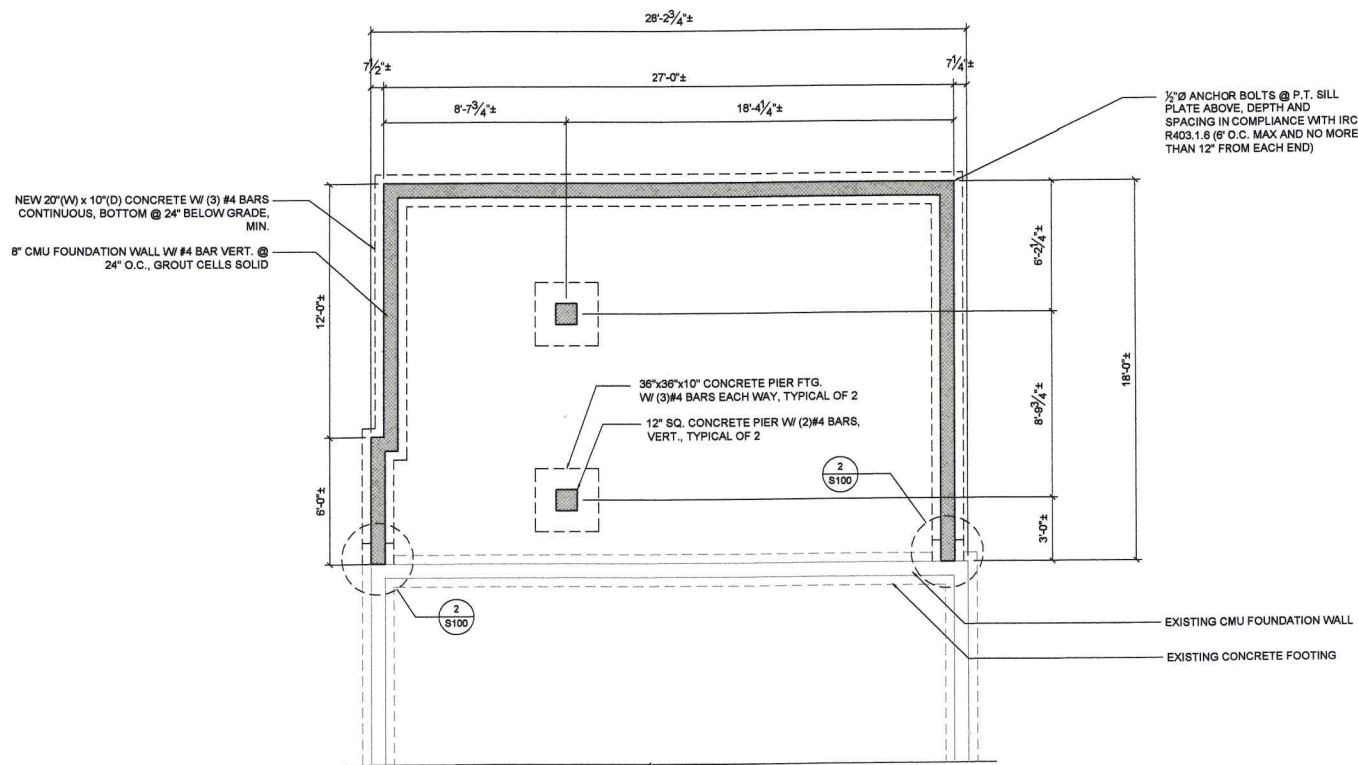
WEISSMAN RESIDENCE

4207 JEFFERSON STREET
HYATTSVILLE, MD

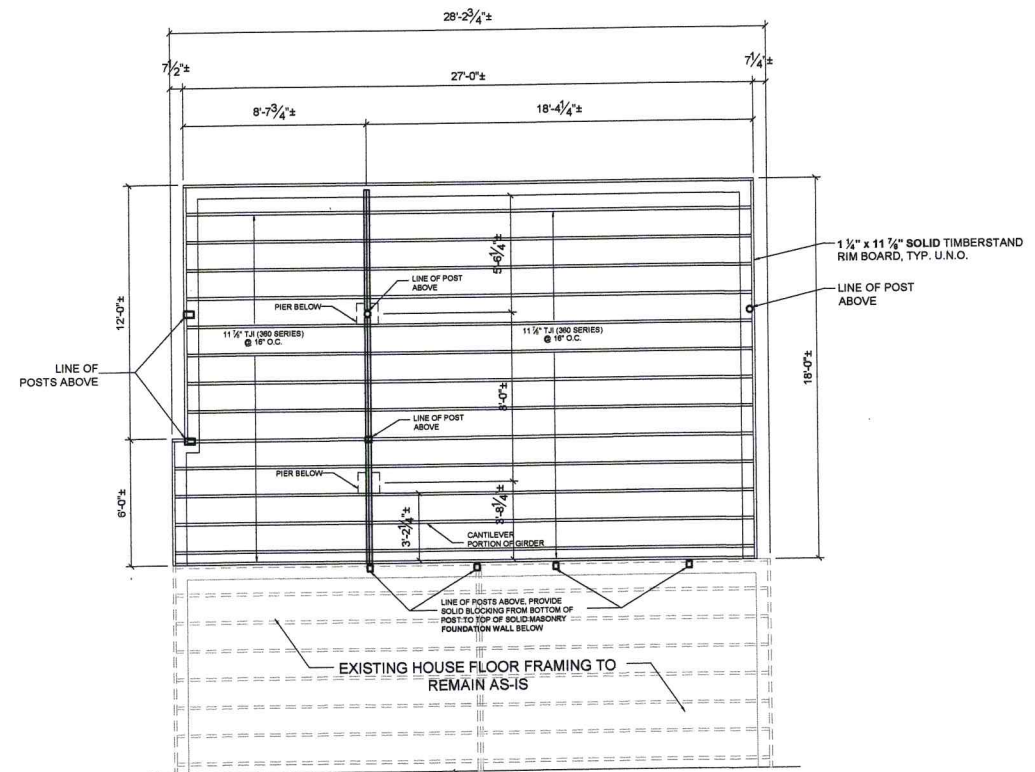
STRUCTURAL NOTES- DETAILS

PERMIT-DRAFT NOT FOR CONSTRUCTION
NOVEMBER 18, 2016

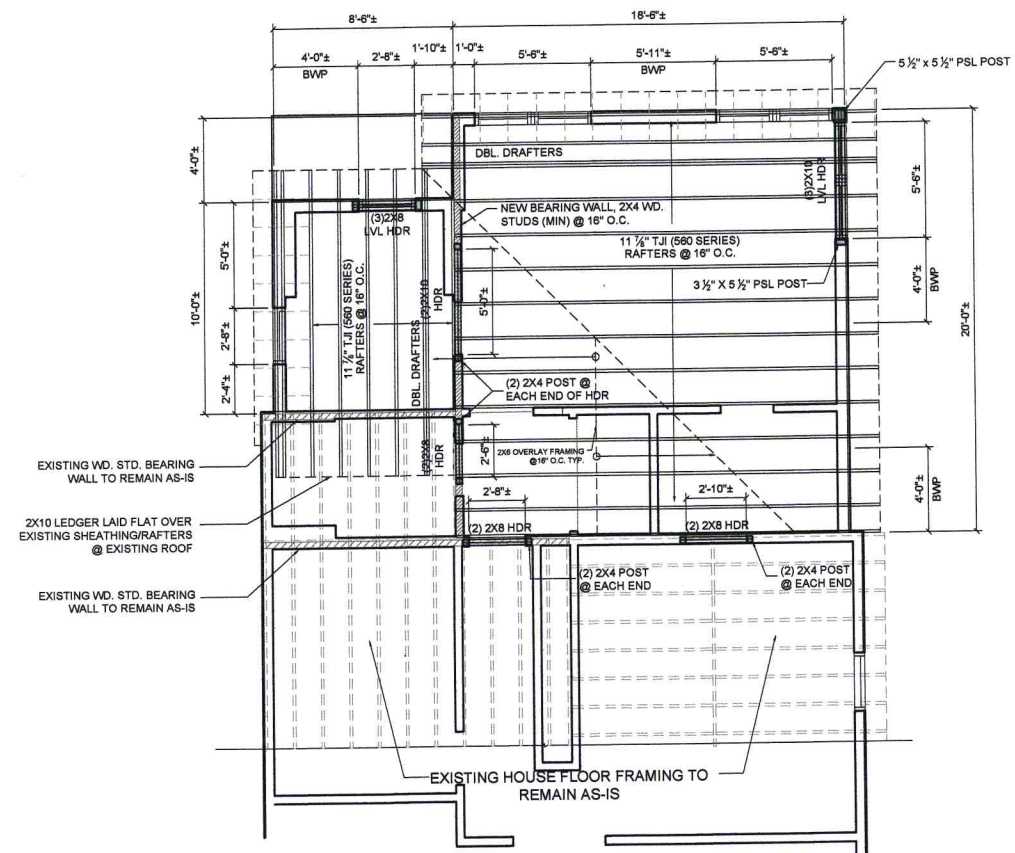
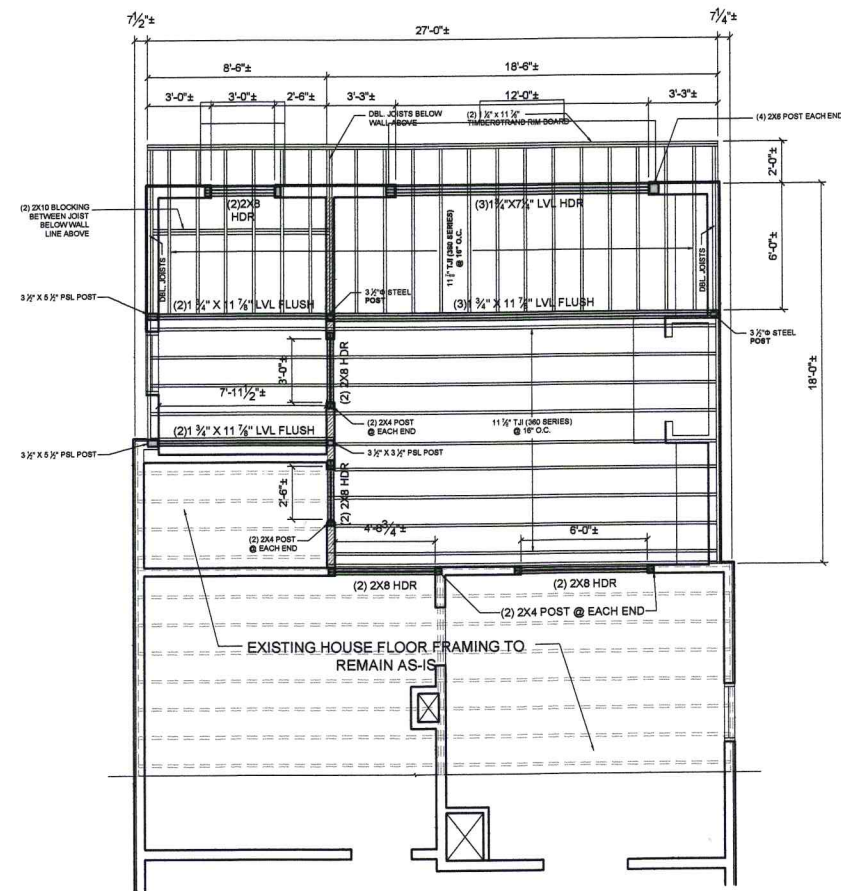
S100



1| FOUNDATION PLAN
1/4"=1'-0"



2| FIRST FLOOR FRAMING PLAN
1/4"=1'-0"





Hyattsville City Council Agenda Item Report

Meeting Date: February 6, 2017

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Discussion Items (9:05 p.m. - 9:25 p.m.)

SUBJECT

Zoning Variance Request: V-151-16 - 4101 Madison Street, Hyattsville (10 minutes)

Motion #

Discussion, with Possible Council Action

Recommendation:

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 of Hyattsville's support for Variance Request V-151-16 for a waiver of the fence location and height requirements to construct a fence over 4' in height in the side yard (abutting 41st Avenue) for subject property 4101 Madison Street, Hyattsville .

Sponsor(s):

At the request of the City Administrator

ATTACHMENTS

[Memo - V151-16-4101 Madison Street.docx](#)

[City of Hyattsville Zoning Variance Policy Statement and Variance Process 10 3 11.pdf](#)

[V-151-16 - 4101 Madison Street - Supporting Materials.pdf](#)

[IMG_0304.JPG](#)

[IMG_0305.JPG](#)

Summary Background:

The applicant, Noah Pierce, has applied for a zoning variance with the County to construct a fence located at 4101 Madison Street, Hyattsville, MD 20781. The fence along 41st Avenue was constructed without a County or City permit as the homeowner was not aware of the permitting requirements until informed by the City staff. The applicant is attempting to obtain the proper Prince George's County permit before applying for a City of Hyattsville fence permit.

The specific request is for a waiver of the fence location and height requirements for a fence over 4' in height in the side yard abutting 41st Ave. The fence does not violate any of the City's guidelines for fences since the homeowner is abandoning the rear yard driveway that the fence now encloses. The 6' fence is located entirely in the property's rear yard. Staff has discussed the condition for the applicant to abandon the side yard driveway and the applicant is agreeable to this condition.

Next Steps:

The City Council's position for the subject variance request will be provided to the Prince George's County Board of Zoning Appeals for its consideration.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend the City Council support of the applicant's variance request with the condition that the applicant abandon the side yard driveway.

Community Engagement:

N/A

Strategic Goals:

Goal 3: Promote a Safe and Vibrant Community

Action 3.3 – Provide effective, responsive, data-driven public safety and property standard services

Legal Review Required?

N/A



Memo

To: Jim Chandler, Director of Community & Economic Development, Assistant City Administrator
From: Chris Giunta, Code & Parking Compliance Manager
Date: January 25, 2017
Re: 4101 Madison Street, Hyattsville – Zoning Variance Request V-151-16

The purpose of this memorandum is to provide the Director of Community & Economic Development with a briefing on the Zoning Variance request V-151-16 at 4101 Madison Street, Hyattsville.

Summary of Variance Conditions

The applicant, Noah Pierce, has applied for a zoning variance with the County to construct a fence located at 4101 Madison Street, Hyattsville, MD 20781. The fence was constructed without a County or City permit as the homeowner was not aware of the permitting requirements until City staff informed him of them. The homeowner is attempting to obtain the proper Prince George's County permit before applying for a City of Hyattsville fence permit.

The specific request is for a waiver of the fence location and height requirements for a fence over 4' in height in the side yard abutting 41st Ave. The fence does not violate any of the City's guidelines for fences since the homeowner is abandoning the rear yard driveway that the fence now encloses. The 6' fence is located entirely in the property's rear yard. Staff has discussed with the applicant a condition whereby the applicant would abandon the driveway and the applicant is agreeable to this condition.

The applicant has adequately addressed the City's Variance Policy, (see attached).

Recommendation

Staff recommends the City Council's support of the applicant's variance request with the condition that the applicant abandon the side yard driveway.

City of Hyattsville Zoning Variance Policy Statement and Variance Process –

The Mayor and Council adopted the following City of Hyattsville Policy and Process for Zoning Variance Requests: City of Hyattsville Zoning Variance Policy Statement:

The City of Hyattsville affirms the role of the Prince George's County Planning Board zoning authority and "the purposes, intent, standards and design criteria set forth in the Zoning Ordinance and appropriate County policies."

The City of Hyattsville affirms the current zoning policy within the City limits and as a matter of policy does not support zoning variances as a normal business practice.

The City's support of a zoning variance ordinarily be granted only after the Mayor and City Council acknowledge that the granting of a variance:

1. remedies a unique situation that zoning did not anticipate;
2. remedies that which creates a significant hardship on the property-owner that can be documented and clearly demonstrated;
3. will result in benefits to the residents and improve the quality of the environment of the City.

Citizens requesting such support shall submit:

1. current plat of site with all existing conditions;
2. photos of all existing site conditions;
3. scale plans and elevations of existing conditions and proposed changes
4. narrative description of the proposed changes, specifics of the zoning variance requirements and an explanation of how the zoning variance request responds to:
 - a. a unique situation that zoning did not anticipate;
 - b. a significant hardship on the property owner
 - c. benefits to the residents and improve the environment of the City

The City shall as a matter of policy provide letters of support for residents to document a "non conforming lot" as part of the normal permitting process for projects complying with all other aspects of zoning regulations, unless the matter at hand is the certification of a non-conforming use on a non-conforming lot. The standard for the support of the certification of a non-conforming use on a non-conforming lot would revert to the instant aforementioned requirements for City support of a zoning variance.

The City will not support variance requests for additional lot coverage when the intention of the request is to add off-street parking on the lot, except in extraordinary circumstances

City of Hyattsville Zoning Variance Process

Requests for zoning variances shall be processed by the Office of Code Enforcement and reviewed by the staff for technical issues. The Office of Code Enforcement shall determine if the request complies with all of the requirements of City of Hyattsville Zoning Variance Policy or to document a "non conforming lot". The Supervisor shall then issue a report for the City Administrator citing one of the following "Actions":

- A. The request for the City's support of the zoning variance does not comply with City's policy, Do Not Recommend Approval
- B. The request for the City's support of the zoning variance does comply with City's policy, Recommend Approval - Zoning Variance
- C. The request for the City's support of the zoning variance does comply with City's policy for "non conforming lots", Recommend Approval - Non Conforming Lot

The City Administrator shall review the Office of Code Enforcement Supervisor's Report and determine which of the following actions is applicable and execute accordingly:

- A. Do Not Recommend Approval - The City Administrator shall draft a letter detailing the City's opposition for the proposed request for a zoning variance for the Mayor's consideration and signature. The City letter opposing the proposed request for a zoning variance shall be placed on the Consent Items Agenda for approval by the City Council.
- B. Recommend Approval - Zoning Variance - The City Administrator shall forward the Office of Code Enforcement Supervisor's Report for the proposed request for a zoning variance to the (Planning Committee for review and comment along with any other City staff comments) the Mayor and City Council for action.
- C. Recommend Approval - Non Conforming Lot - The City Administrator shall draft a letter detailing the City's support for the proposed request for a zoning variance for a "non conforming lot" to the Mayor for his review and signature. The City letter supporting the proposed request for a zoning variance shall be placed on the Consent Items Agenda for approval by the City Council.

Adopted by the Mayor and Council on February 13, 2006
Amended by the Mayor and Council on October 3, 2011



Condare, Tracey, Jim, Council

THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

RECEIVED

JAN 25 2017

NOTICE OF HEARING

City of Hyattsville

Date: January 10, 2017

Petitioner: Noah Pierce

Appeal No.: V-151-16

Hearing Date: WEDNESDAY, JANUARY 25, 2017, AT 6:00 P.M. EVENING

Place: Zoning Hearing Room #2190
County Administration Building, Upper Marlboro, Md.

Appeal has been made to this Board for permission to validate and obtain a building permit for a 6-foot high wooden privacy fence on the premises known as Part of Lot 7, Block 20, Johnson and Wine's Third Addition to Hyattsville, being 4101 Madison Street, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

The specific violation resides in the fact that Zoning Ordinance Section 27-420(a) prescribes that on corner lots consisting of one (1) acre or less, fences and walls in the front yard or side yard shall not be more than four (4) feet in height without the approval of a variance. Waivers of the fence location and height requirements for a fence over 4 feet in height in the side yard (abutting 41st Avenue) are requested.

Public hearing on this Appeal is set for the time and place above stated. **Petitioner, or counsel representing Petitioner, should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel, licensed to practice in the State of Maryland, at any hearing before the Board. Any non-attorney representative present at the hearing on behalf of the Petitioner (or any other person or entity) shall not be permitted to advocate.**

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board.

If inclement weather exists on hearing date, please contact the office to ascertain if hearing is still scheduled.

BOARD OF ZONING APPEALS

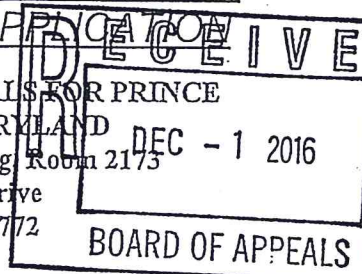
By: Barbara J. Stone
Barbara J. Stone
Acting Administrator

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville

JAN 25 2017

(USE BLACK INK ONLY)
PLEASE READ INSTRUCTION SHEET
BEFORE FILLING OUT APPLICATION

TO: BOARD OF ZONING APPEALS FOR PRINCE
GEORGE'S COUNTY, MARYLAND
 County Administration Building, Room 2173
 14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 (301) 952-3220



City of Hyattsville

Filing Fee Paid: \$ 200.00
 CKM.O. # 1139
 By: Noah Pierce
(424 Lincoln Ave, Takoma Park 20910)
(Pct at address be/wo)
 Posting Fee Paid: \$ 60.00
 CKM.O. # 1180
 By: Noah Pierce

APPEAL NO. V-151-16
 (OFFICE USE ONLY)

APPLICATION FOR A VARIANCE **FROM STRICT APPLICATION OF THE ZONING ORDINANCE**

(If variance is being applied for due to receipt of a Violation Notice, a copy of the notice is required.)

Owner(s) of Property Noah A. Pierce
 (AS SHOWN ON DEED)

Address of Owner(s) 4101 Madison Street

City Hyattsville State MD Zip Code 20781

Telephone Number (home) 301-335-5075 (cell) 301-335-5075 (work) 301-335-5075

Applicant/attorney/engineer/contractor's name, address and telephone number if different from above:

Has the property in question ever been subject to a previous Board, County Council or Zoning Hearing Examiner action? No Is the property subject to any action by the Planning Board? No

If so, give Case No.(s)/Decision Date(s) N/A

Is grading permit needed for the project? No If so, number of square feet of land to be disturbed: _____
 (Copy of Tree Conservation Plan or Letter of Exemption required if 5,000+ sq. ft. of land will be disturbed.)

For assistance in completing 1-5 below, see corresponding paragraphs 1-5 on *Instructions to Applicants*, which is designed to help you fill out this form. **SUBMITTED SITE PLANS/PLATS MUST BE DRAWN TO SCALE BY A CERTIFIED ENGINEER, SURVEYOR OR ARCHITECT (WITH OFFICIAL SEAL OR STATE OF MARYLAND REGISTRATION NUMBER SHOWN ON THE SITE PLAN/PLAT).**

1. Location of Property involved: a) Street Address 4101 Madison Street

City Hyattsville Property Zone R-55

b) Lot(s) Part of Lot 7 Block 20 Parcel 0000

Subdivision (name) "Re-Subdivision of Johnson and Wine's Third Addition to Hyattsville, Hyattsville Hills Subdivision"

If the property is located within a recorded subdivision, a copy of the subdivision plat is required. If in a cluster subdivision, a copy of the cluster's modifications is also required. (Subdivision plats are available at the Zoning Information Center, M-NCPPC, Lower Level, County Administration Building, (301) 952-3208)

Name(s) & Address(es) of Community/Citizens/Homeowners and/or Civic Association(s): N/A

c) Municipality (City/Town) Name Hyattsville

2. Why is a variance required? (i.e., what will be/has been constructed on the property?) To obtain Permit to construct a

To validate and obtain a building permit for a 6' wooden privacy fence around the back yard. Wooden privacy fence is made of yellow pine shadow box dog ear 6'x8' panels.

3. Zoning Ordinance Section(s) from which variance(s) is/are requested:

Sec 27-420

4. Variance(s) requested:

Fence Waiver

PRINT NAMES AND MAILING ADDRESSES OF ALL
ADJOINING PROPERTY OWNERS
 (on both sides, behind and across streets - including vacant property)
 (DO NOT COLLECT SIGNATURES PLEASE!)

5. NAME	ADDRESS
Denise A. Brown	4103 Madison St.
Devin Floyd, Ife Etal Floyd	4100 Madison St.
Peggie J. Shoulders	4019 Madison St.
Teofila Q. Rodriguez	5708 41st Ave.
Maritza E. Cruz	5706 41st Ave.
Sherri Etal Ta, Candice Etal Walters	5705 41st Ave.

Noah Pierce Noah Pierce
 11/29/16 11/29/16
 Signature of Owner/Attorney

Do you need the services of a foreign language interpreter at your hearing? (Additional \$30 fee required)

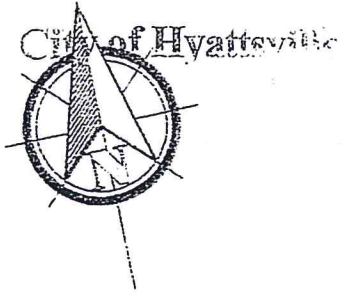
Yes ___ No X

Foreign Language: _____

IMPORTANT: Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing. Filing fees must be made payable to Prince George's County and sign posting fees must be made payable to M-NCPPC. Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-229 through 27-234 of the County Zoning Ordinance and/or the Board's website at www.princegeorgescountymd.gov.

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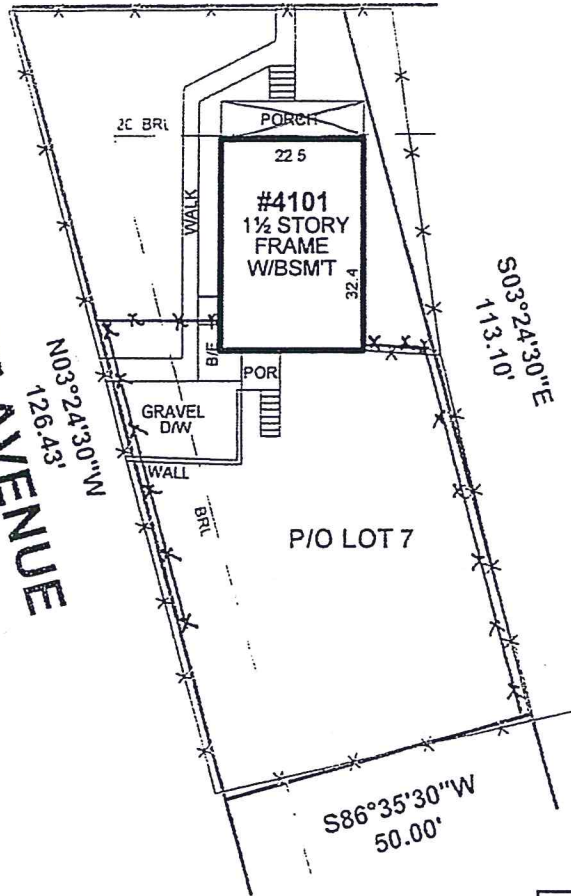
JAN 25 2017



MADISON STREET

S78°23'30"E
51.80'

41ST AVENUE
N03°24'30"W
126.43'



6' wooden privacy fence.

LOCATION DRAWING OF:

#4101 MADISON STREET
P/O LOT 7 BLOCK 20
HYATTSVILLE HILLS

PLAT BOOK 2, PLAT 64

LIBER: 20611 FOLIO: 27

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=30' DATE: 5-11-15

DRAWN BY: **/AP FILE #: 152517-404

LEGEND: * * * New fence

* - FENCE
B/E - BASEMENT ENTRANCE
B/W - BAY WINDOW
BR - BRICK
BRL - BLDG. RESTRICTION LINE
BSMT - BASEMENT
C/S - CONCRETE STOOP
CONC - CONCRETE
D/W - DRIVEWAY
FR - FRAME
MAC - MACADAM
O/H - OVERHANG
PUE - PUBLIC UTILITY ESMT

COLOR KEY:

(RED) RECORD INFORMATION
(BLUE) IMPROVEMENTS
(GREEN) ESMTS & RESTRICTION LINES

A Land Surveying Company

DULEY

and

Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 05 13 05 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1"= NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT

DULEY & ASSOC.

WILL GIVE YOU A 100%
FULL CREDIT TOWARDS
UPGRADING THIS
SURVEY TO A
"BOUNDARY/STAKE"
SURVEY FOR ONE
YEAR FROM THE DATE







Weekly Program Offerings

Ageless Grace Senior Exercise Classes

Wednesdays, Thursdays and Fridays, 10:00 AM @ the City Administrative Building

Creative Minds

Tuesdays and Thursdays, 10:00 AM @ Magruder Park Recreation Center

City Calendar: February 7 - 15, 2017

Trip to Shoppers & Price Rite

February 7, 11:00 AM – 1:00 PM

Bus pick up at Friendship Arms and for community residents by appointment (appointments must be made by 2:00 PM the day before).

Board of Supervisors of Elections Meeting

February 7, 4:00 PM @ City Municipal Building, 3rd Floor

Hyattsville Safe Streets Initiative Coalition Meeting

February 8, 10:30 AM – 12:00 PM @ 1st Floor Multipurpose Room

Health, Wellness, and Recreation Advisory Committee Meeting

February 9, 7:00 PM @ City Municipal Building

Mini Camp Magruder

February 10, 8:00 AM – 6:00 PM @ Magruder Park Recreation Center

Candy Land Parent & Child Dance Party

February 11, 5:00 PM – 7:00 PM @ City Municipal Building

Trip to Giant

February 13, 11:00 AM – 1:00 PM

Bus pick up at Friendship Arms and for community residents by appointment (appointments must be made by 2:00 PM the day before).

Special Senior's Valentine Celebration

February 14, 1:00 PM – 3:00 PM @ City Municipal Building

Code Compliance Advisory Committee

February 15, 7:00 PM @ TBD

City Council Facilities Work Session

February 15, 8:00 PM – 10:00 PM @ 3rd Floor Council Chambers