



THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

WAYNE K. CURRY COUNTY ADMINISTRATION BUILDING, LARGO, MARYLAND 20774
TELEPHONE (301) 952-3220

NOTICE OF FINAL DECISION

OF BOARD OF APPEALS

RE: Case No. V-57-22 Douglas Riva

Enclosed herewith is a copy of the Board Order setting forth the action taken by the Board of Appeals in your case on the following date: February 21, 2024

CERTIFICATE OF SERVICE

This is to certify that on April 22, 2024, the above notice and attached Order of the Board were mailed, postage prepaid, to all persons of record.

A handwritten signature of Barbara J. Stone is shown above a horizontal line.

Barbara J Stone
Administrator

cc: Petitioner
Adjoining Property Owners
M-NCPPC, Permit Review Section
DPIE/Building Code Official, Permitting

BEFORE THE BOARD OF APPEALS FOR PRINCE GEORGE'S COUNTY, MARYLAND
Sitting as the Board of Zoning Appeals

RECONSIDERATION

Petitioner: Douglas Rivas

Appeal No.: V-57-22

Subject Property: Lot 4, Block 1, Clearwood Subdivision, being 3510 Lancer Drive, Hyattsville,
Prince George's County, Maryland

Municipality: Hyattsville

Heard and Decided: February 21, 2024

Board Members Present and Voting: William Carl Isler, Vice Chair

Renee Alstone, Member

Teia Hill, Member

Board Member Absent: Bobbie S. Mack, Chairperson

RESOLUTION

This appeal is brought before the Board of Appeals, sitting as the Board of Zoning Appeals for the Maryland-Washington Regional District in Prince George's County, Maryland (the "Board"), requesting variances from the strict application of the provisions of Subtitle 27 of the Prince George's County Code (the "Zoning Ordinance").

Evidence Presented

The following testimony and record evidence were considered by the Board:

1. The property was subdivided in 1939, contains 6,328 square feet, is zoned RSF-65 (Residential, Single-Family-65), and is improved with a single-family dwelling, driveway, side porch, covered breezeway, garage, shed, and a covered front stoop.
2. The subject property has a unique rectangular shape that is 50 feet wide and 124.77 feet long. See Exhs. 2 and 4.
3. The record was approved on October 11, 2023. The final decision noted an incorrect site plan (Exhibit 2). The correct approved revised site plan should read Exhibit 28.

Applicable Code Section and Authority

The Board is authorized to grant the requested variances if it finds that the following provisions of Section 27-3613(d) of the Prince George's County Zoning Ordinance are satisfied:

General Variance Decision Standards

A variance may only be granted when the review board or official, as appropriate, finds that:

- (1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features).

- (2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property.
- (3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions.
- (4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the General Plan or any Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property.
- (5) Rived Such variance will not substantially impair the use and enjoyment of adjacent properties; and
- (6) A variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

Findings of the Board

After hearing the request for reconsideration made by the Administrator of the Board for correction of the exhibit number, the Board finds that the requested variance complies with the applicable standards set forth in Section 27-230(d), more specifically:

BE IT THEREFORE RESOLVED, by majority vote, Ms. Mack absent, that variances of 172 square feet net lot area, 15 feet front building line width, 2 feet front street line width, 30% net lot coverage, 1.1 feet side yard depth and 2 feet rear lot line setback for accessory buildings (shed)in order to validate existing conditions (net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth, and accessory building (shed) and obtain a building permit for the unauthorized construction of a shed and breezeway on the property located at 3510 Lancer Drive, Hyattsville, Prince George's County, Maryland, be and are hereby stand APPROVED. Approval of the variances is contingent upon development in compliance with the approved "corrected exhibit number" revised site plan, Exhibit 28, and approved elevation plan, Exhibit 3.

BOARD OF ZONING APPEALS

By: William C. Isler, II
William C. Isler, II (Apr 19, 2024 15:50 EDT)
William Carl Isler, Vice Chair

Approved for Legal Sufficiency

By: Ellis Watson
Ellis Watson (Apr 22, 2024 11:32 EDT)
Ellis Watson, Esq.

NOTICE

Within thirty (30) days from the date of this decision, any person, firm, corporation, or governmental agency who was a party to the Board's proceedings and is aggrieved by its decision may file an appeal to the Circuit Court of Prince George's County.

Further, Section 27-233(a) of the Prince George's County Code states:

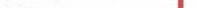
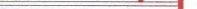
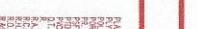
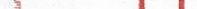
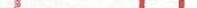
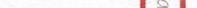
A decision of the Board, permitting the erection of a building or structure, shall not be valid for more than two (2) years, unless a building permit for the erection is obtained within this period and the construction is started and proceeds to completion in accordance with the terms of the decision and the permit.

New Shead

3510 Lancer Dr. - Hyattsville, MD 20782

DRAWING INDEX		DRAWING INDEX	
1. FLOOR PLAN		2. ROOF SECTION	
3. ELEVATION		3. ROOF SECTION	
4. ROOF PLAN		4. ROOF SECTION	

COVER SHEET, NOTES, LIST OF DRAWINGS	
A-1 FIRST FLOOR PLAN & COVER SHEET	
S-1 FRAMING / WALL SECTION	
S-2 SECTION	
5. ROOF SECTION	



APPROVED FEB 21 2024

BOARD OF APPEALS

B-B WALL SEC
SCALE: NOT TO SCALE

NO 10 SCALE

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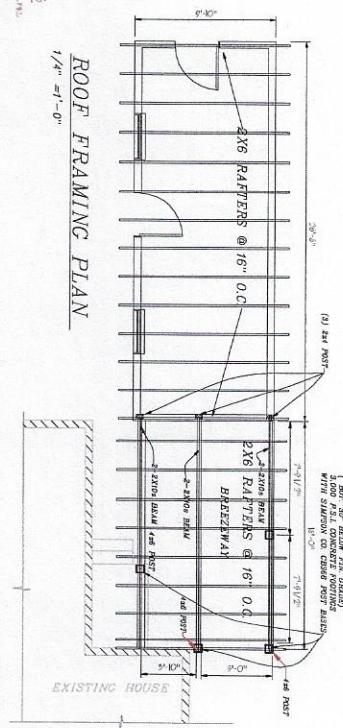
FOUNDATION PLAN

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ROOF FRAMING PLAN

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THE ARCHITECTURAL

DRAWINGS
"House Plans For All Budgets, All Tastes, All Sites."
1515 W. KERSEY LN
FOTOMAC MD
GILBERT E. 301 613 1139

CONSTRUCTION PLANS

New shead

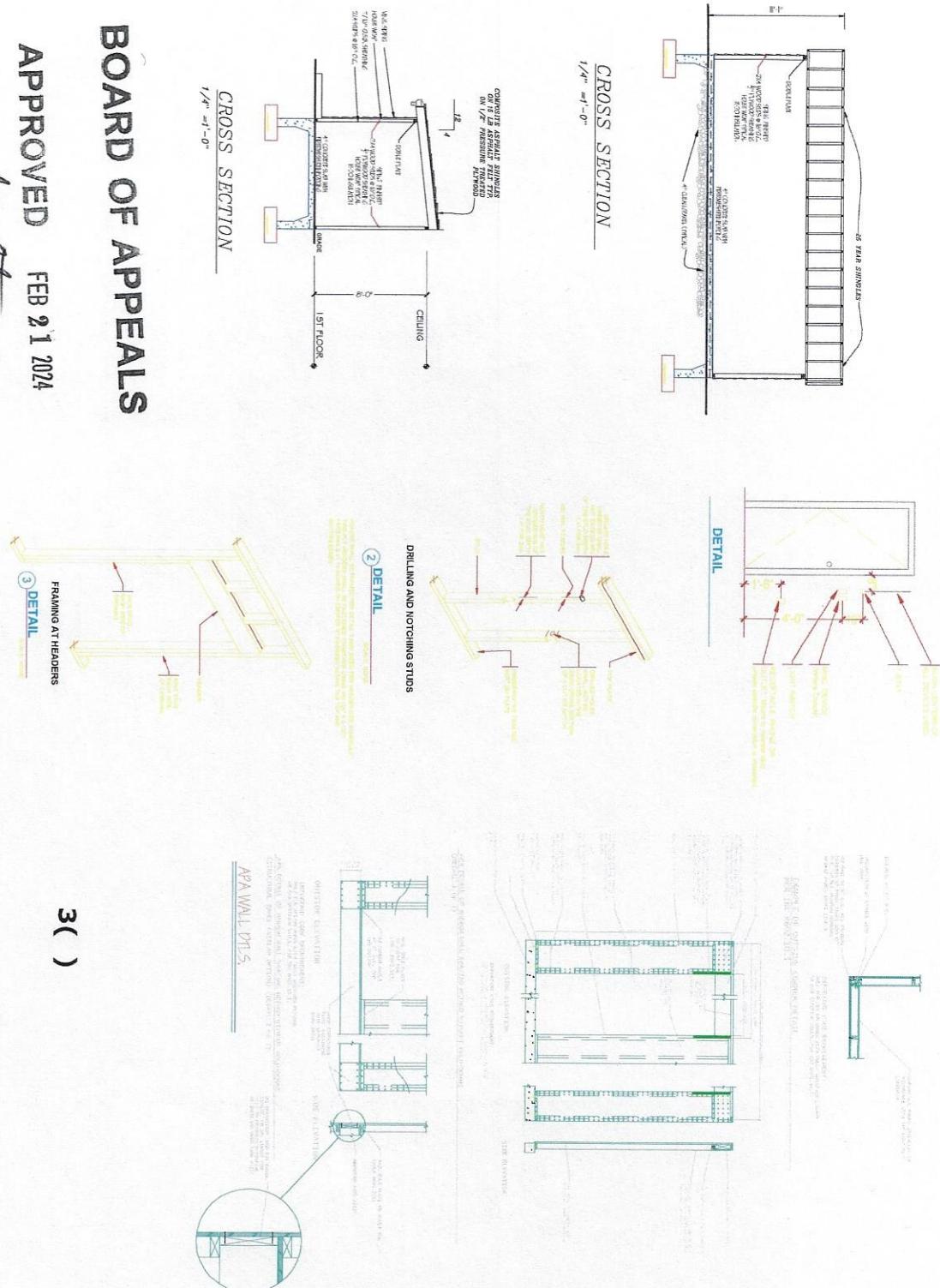
3510 Lancer Dr. - Hyattsville, MD 20782

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BOARD OF APPEALS

APPROVED FEB 21 2024

Administrator



CONSTRUCTION PLANS

New shead
3510 Lancer Dr. - Hyattsville, MD 20782



DRAWINGS

Plans For All Budgets, All Tastes.
1515 W. KERSEY LN.

POTOMAC MD
SUBDPT. B 884-812-4422

BOARD OF APPEALS

APPROVED FEB 21 2024

ADMINISTRATOR

REAR ELEVATION
1/4" = 1'-0"

LEFT SIDE ELEVATION

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RIGHT SIDE ELEVATION

EXH. # 3(A-D)
V-57-22

WALL BRACING NOTE:
 FASTER ALL WALL BRACING TO
 FRAMING MEMBERS WITH 6" DAILS
 SPACED 6" O.C. AT RANKS END, SUMMONING
 AND 42" O.C. AT INTERMEDIATE SUMMONING
 DOOR NO. 1
 3'-0" x 8'-0" x 8'-4" x 8'-4"
 DOUBLE HINGED
 WITH OPTIONAL SHUTTERS

FLOOR PLAN

THE LITTLE UNION

CONSTRUCTION PLANS

New shead

3510 Lancer Dr. - Hyattsville, MD 20782

**F. F.
ARCHITECTURAL**

DRAWINGS

"House Plans For All Budgets, All Tastes, All Sites."

1516 W. KERSEY LN
FOTOMAC MD

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