



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 in cursive script, reading "Barbara J Stone", is written over 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.

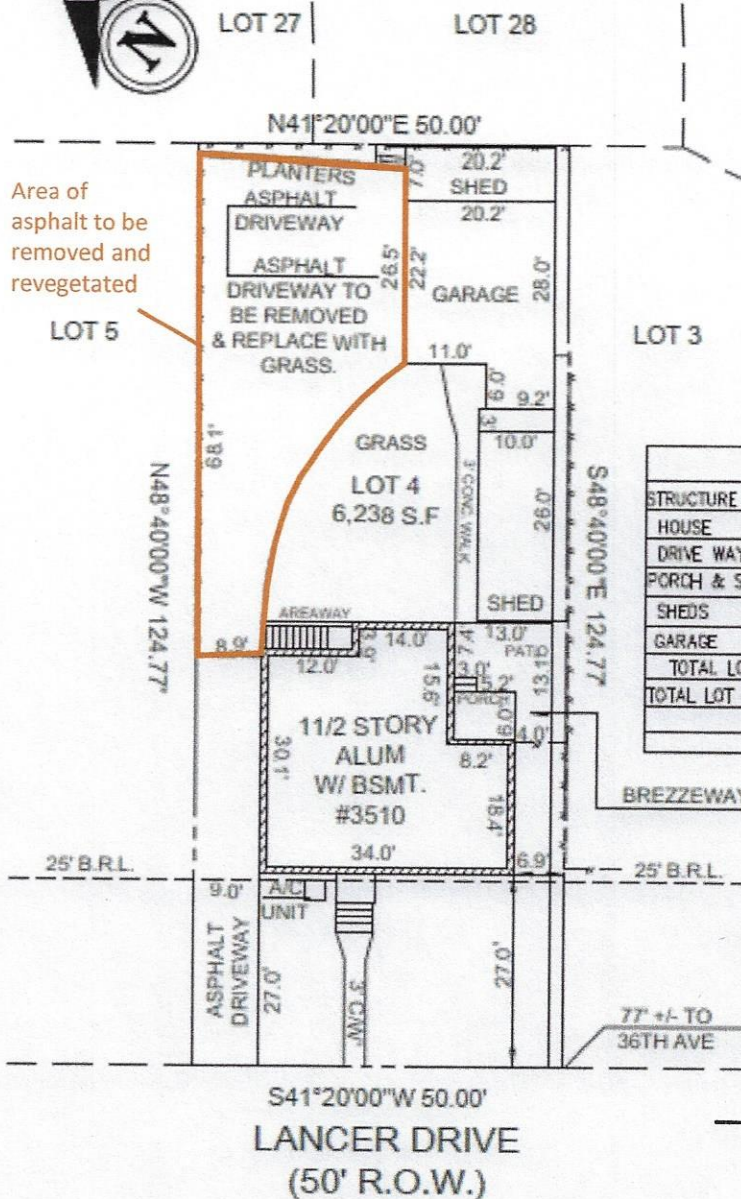
NOTICE

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.

ADDRESS: 3510 LANCER DRIVE
HYATTSVILLE, MD 20782



EXISTING LOT COVERAGE		
STRUCTURE	DIMENSIONS	SQUARE FOOT
HOUSE	34'X34'	1,156
DRIVE WAY	9'X27'+8.9'X34'	545.6
PORCH & STOOP	50'+21'	71
SHEDS	290'+141'	431
GARAGE	20.2'X26'	565
TOTAL LOT COVERAGE		2,768.6
TOTAL LOT COVERAGE PERCENTAGE		44.3%

BOARD OF APPEALS

APPROVED FEB 21 2024

ADMINISTRATOR

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. SUBJECT TO ALL EASEMENTS ON RECORD.
4. THIS SURVEY IS NOT TO BE USED AS A PLAT TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT ANY PERMANENT STRUCTURES ON THE PROPERTY.
5. FENCE LOCATION, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.
6. SDA, LLC ASSUMES NO RESPONSIBILITY FOR CHANGES MAY ACCUR TO THIS PLAT AFTER THE DATE OF SIGNATURE BY THE LICENCED SURVEYOR.

SCALE 1" = 20'

DRAWN BY: CE

Surveyor's Certificate
I hereby certify to the best of my knowledge and belief that the information shown herein is based on actual field measurements and that there are no encroachments across the property, unless otherwise shown.



28
V-57-22

LOCATION DRAWING
BLOCK 1 LOT 4

SUBDIVISION: CLEARWOOD
ELECTION DISTRICT 16

PRINCE GEORGE'S COUNTY MARYLAND

PLAT #

BB7@65

PROPERTY OWNER: DOUGLAS C. RIVA

SURVEYORS DEVELOPMENT & ASSOCIATES LLC

LAND SURVEYORS* ENGINEERS* PLANNERS*

WWW.SURVEYORSDDLCC.COM

email:surveyorsdallcc@gmail.com PHONE# 301-919-3039

3230 CHILLUM ROAD

MOUNT RAINIER MD, 20712

COPYRIGHT SURVEYORS DEVELOPMENT & ASSOCIATES, LLC

New shead
3510 Lancer Dr. - Hyattsville, MD 20782

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY EXCAVATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

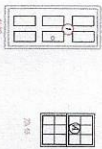
PROPOSED WALL PANEL NOTES

1. WALL PANELS SHALL BE MANUFACTURED BY [REDACTED] AND SHALL MEET THE FOLLOWING REQUIREMENTS:
2. WALL PANELS SHALL BE 4' HIGH AND 8' LONG.
3. WALL PANELS SHALL BE MADE OF 1/2" THICK GLASS OR EQUIVALENT MATERIAL.
4. WALL PANELS SHALL BE SET IN A 2" DEEP GROUT BED.
5. WALL PANELS SHALL BE SPACED AT 4' ON CENTER.
6. WALL PANELS SHALL BE FINISHED WITH A SMOOTH, POLISHED SURFACE.
7. WALL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. WALL PANELS SHALL BE PROTECTED FROM IMPACT DURING CONSTRUCTION.
9. WALL PANELS SHALL BE CLEANED AND POLISHED PRIOR TO INSTALLATION.
10. WALL PANELS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

DRAWING INDEX

DOOR SCHEDULE

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



GENERAL CONSTRUCTION REQUIREMENTS									
ITEM	QTY	UNIT	DESCRIPTION	PRICE	AMOUNT	DATE	BY	CHKD	APP'D
1	1	EA	DOOR SCHEDULE	100.00	100.00	1/1/24	JS	JS	JS
2	1	EA	WINDOW SCHEDULE	100.00	100.00	1/1/24	JS	JS	JS
3	1	EA	DOOR SECTION	100.00	100.00	1/1/24	JS	JS	JS
4	1	EA	WINDOW SECTION	100.00	100.00	1/1/24	JS	JS	JS

MINIMUM ILLUMINATION REQUIREMENTS									
AREA	QTY	UNIT	DESCRIPTION	PRICE	AMOUNT	DATE	BY	CHKD	APP'D
1	1	EA	DOOR SCHEDULE	100.00	100.00	1/1/24	JS	JS	JS
2	1	EA	WINDOW SCHEDULE	100.00	100.00	1/1/24	JS	JS	JS
3	1	EA	DOOR SECTION	100.00	100.00	1/1/24	JS	JS	JS
4	1	EA	WINDOW SECTION	100.00	100.00	1/1/24	JS	JS	JS

BOARD OF APPEALS

APPROVED FEB 21 2024

ADMINISTRATOR

SCOPE OF WORK

- 1. REMOVAL OF EXISTING WALLS
- 2. CONSTRUCTION OF NEW WALLS
- 3. INSTALLATION OF DOORS AND WINDOWS
- 4. FINISHING WORK
- 5. PAINTING
- 6. FLOORING
- 7. CEILING
- 8. LIGHTING
- 9. VENTILATION
- 10. INSULATION
- 11. ELECTRICAL
- 12. PLUMBING
- 13. HVAC
- 14. SANITARY
- 15. EXTERIOR WORK
- 16. LANDSCAPING
- 17. SITEWORK
- 18. UTILITIES
- 19. PERMITS
- 20. INSURANCE
- 21. BONDS
- 22. SCHEDULING
- 23. LOGISTICS
- 24. COMMUNICATIONS
- 25. QUALITY CONTROL
- 26. SAFETY
- 27. ENVIRONMENTAL
- 28. HISTORIC PRESERVATION
- 29. ARCHITECTURAL
- 30. ENGINEERING
- 31. CONSTRUCTION MANAGEMENT
- 32. PROJECT MANAGEMENT
- 33. CLIENT RELATIONSHIPS
- 34. MARKETING
- 35. FINANCIAL
- 36. LEGAL
- 37. TAX
- 38. ACCOUNTING
- 39. HR
- 40. IT
- 41. SECURITY
- 42. RISK MANAGEMENT
- 43. COMPLIANCE
- 44. SUSTAINABILITY
- 45. INNOVATION
- 46. RESEARCH AND DEVELOPMENT
- 47. TRAINING
- 48. EMPLOYEE DEVELOPMENT
- 49. PERFORMANCE MANAGEMENT
- 50. ORGANIZATIONAL DEVELOPMENT
- 51. STRATEGIC PLANNING
- 52. BUSINESS DEVELOPMENT
- 53. ACQUISITION
- 54. MERGERS AND ACQUISITIONS
- 55. DIVESTITURE
- 56. RESTRUCTURING
- 57. TURNAROUND
- 58. BANKRUPTCY REORGANIZATION
- 59. LIQUIDATION
- 60. ASSET MANAGEMENT
- 61. INVESTMENT MANAGEMENT
- 62. PRIVATE EQUITY
- 63. VENTURE CAPITAL
- 64. HEDGE FUNDS
- 65. PRIVATE BANCING
- 66. CREDIT FINANCING
- 67. DEBT FINANCING
- 68. EQUITY FINANCING
- 69. IPO
- 70. SECONDARY MARKET
- 71. PRIVATE PLACEMENTS
- 72. PIPE
- 73. SPONSORED REFINANCING
- 74. MEZANINE FINANCING
- 75. LEASHEE FINANCING
- 76. FACTORING
- 77. TRADE CREDIT FINANCING
- 78. SUPPLIER FINANCING
- 79. CUSTOMER FINANCING
- 80. INVENTORY FINANCING
- 81. RECEIVABLE FINANCING
- 82. PAYABLE FINANCING
- 83. ASSET-BASED LENDING
- 84. EQUIPMENT FINANCING
- 85. VEHICLE FINANCING
- 86. AIRCRAFT FINANCING
- 87. YACHT FINANCING
- 88. BOAT FINANCING
- 89. TRAILER FINANCING
- 90. RAILCAR FINANCING
- 91. SEMI-TRAILER FINANCING
- 92. TRUCK FINANCING
- 93. BUSES FINANCING
- 94. MOTORHOMES FINANCING
- 95. CAMPERVANS FINANCING
- 96. MOTORHOMES FINANCING
- 97. CAMPERVANS FINANCING
- 98. MOTORHOMES FINANCING
- 99. CAMPERVANS FINANCING
- 100. MOTORHOMES FINANCING

SCOPE OF WORK

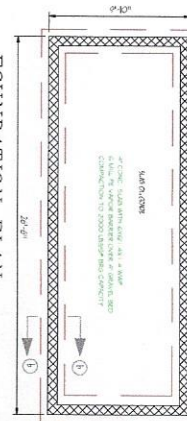
NEW SHEAD \ BREEZEWAY

3 ()

New shead
3510 Lancer Dr. - Hyattsville, MD 20782

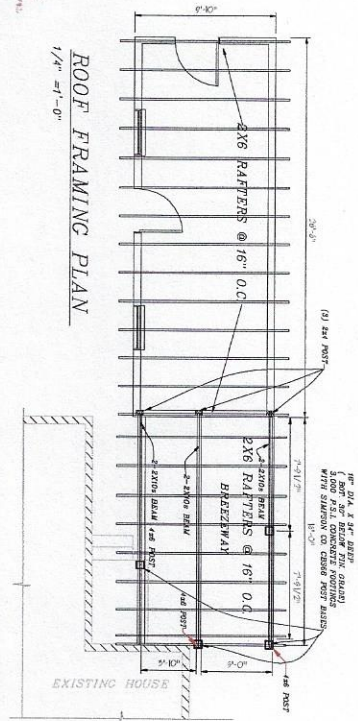
COVER SHEET

CS-1

$$1/4'' = 1'' - 0''$$


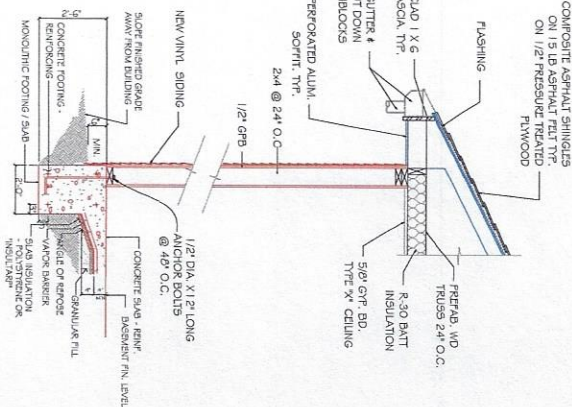
IF DIA. X 3/4 DEEP
 5' LONG RAILWAY PIN DRIVEN
 INTO RAILROAD TRACKS
 WITH SIMMONS CO. CHISEL POINT BASTER TYPE

CALL MISS UTILITY
 BEFORE DIGGING (404)
 1-800-287-7777
 TO AVOID UNNECESSARY DAMAGES

$$1/4'' = 1' - 0''$$


BRAINWALL PANEL NOTES

SCALE: NOT TO SCALE

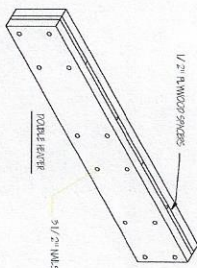


BOARD OF APPEALS

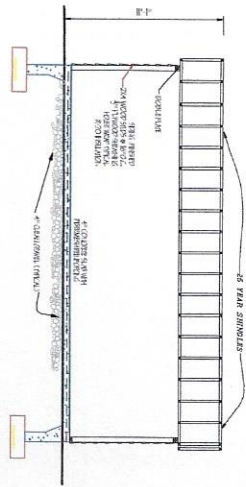
FEB 21 2024

ADMINISTRATOR

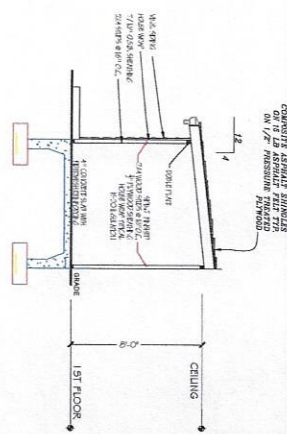
ADJUSTABLE SPANS FOR OPENING HEADERS		
HEADER SIZE (W/STIFFENING ON EYES)	SUPPORT & NO FLOOR CEILING AND ROOF	SUPPORT & ONE FLOOR CEILING AND ROOF
	SUPPORT & ONLY CEILING AND ROOF	

[illegible]

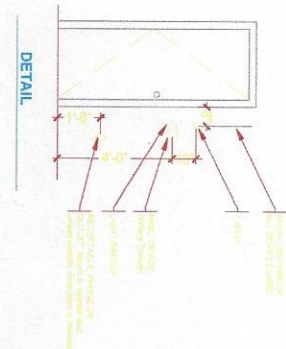
(3)



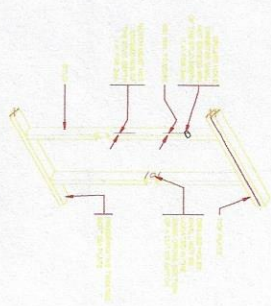
CROSS SECTION
1/4" = 1'-0"



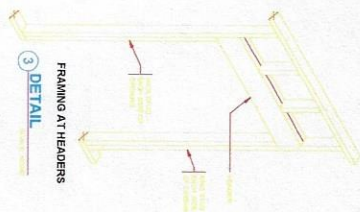
CROSS SECTION
1/4" = 1'-0"



DETAIL

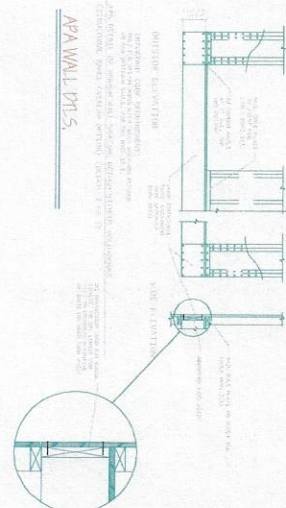
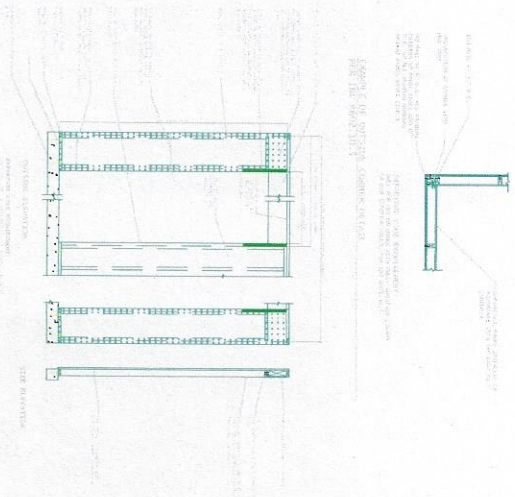


2 DETAIL



3 DETAIL

3 ()

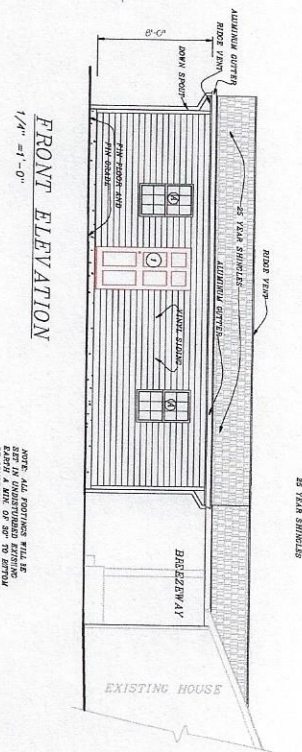
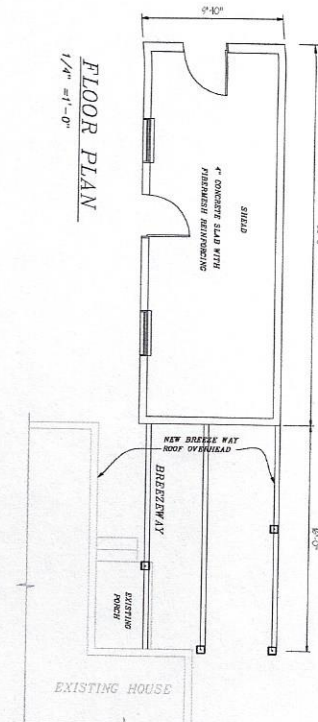


CONSTRUCTION PLANS
New shead
3510 Lancer Dr. - Hyattsville, MD 20782

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

APPROVED FEB 21 2024
ADMINISTRATOR

1/4" = 1'-0"	S-2
GILBERT E.	
20-20-20	



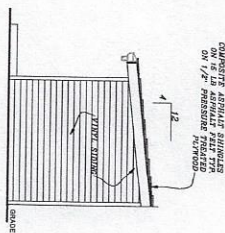
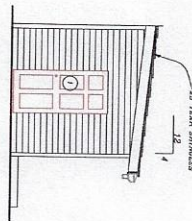
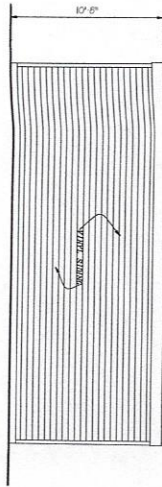
NOTE: ALL FOOTINGS WILL BE 12" WIDE AND 12" DEEP. EXCEPT A MIN. OF 30" TO BOTTOM OF CONCRETE.

WINDOW TYPE-A
DOUBLE HUNG
WITH OPTIONAL SHUTTERS
DOOR NO. 1
6'-0" x 8'-0"
SOLID WITH GLASS

WALL BRACING NOTE:
FASTEN ALL WALL SHEATHING TO
FRAMING MEMBERS WITH 8 D NAILS
SPACED 6" O.C. AT PANEL ENDS
AND 12" O.C. AT INTERMEDIATE SUPPORTS

BOARD OF APPEALS
APPROVED FEB 21 2024

ADMINISTRATOR



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

LEFT SIDE ELEVATION
1/4" = 1'-0"

RIGHT SIDE ELEVATION
1/4" = 1'-0"

3 ()

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

NO.	DATE	BY	CHKD.	DESCRIPTION
1	1/4" = 1'-0"			CONCRETE E
2	1/4" = 1'-0"			A-1

CONSTRUCTION PLANS

New shed

3510 Lancer Dr. - Hyattsville, MD 20782

ARCHITECTURAL
DRAWINGS

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

1616 W. KERRY LN
POTOMAC MD

GILBERT E. 301 613 1139