

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-46-21

PETITIONERS: Julia Stadler and Adriana Leenders

No. Description

1. Application
2. Site Plan
3. Subdivision Plat
4. Color Photos, A thru L
5. SDAT Property Printout
6. PGAtlas Printout
7. Aerial Photos, A thru F
8. Aerial Photos, Neighboring Properties, A &B
9. Lot Coverage Worksheet
10. Notice of Virtual Hearing, 5/25/2021
11. Persons of Record List, 5/25/2021
12. Certification of Posting, w/photos, 5/26/2021
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.



Zoning and Administrative

County Administration Building, Room L-200
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
(301) 952-3220

(USE BLACK INK ONLY)
PLEASE READ ALL INSTRUCTIONS
BEFORE FILLING OUT APPLICATION

APPEAL NO. V-46-21



Received Stamp

HEARING DATE _____

APPLICATION FOR A VARIANCE

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

For assistance in completing questions below, see corresponding paragraphs on *Instructions to Applicants*, which is designed to help you fill out this form.

Owner(s) of Property Julia Stadler and Adriana Leenders

(AS SHOWN ON DEED)

Address of Owner(s) 5723 39th Avenue

City Hyattsville

State MD

Zip Code 20781

Telephone Number (home) _____ (cell) 301-367-3328

(work) 301-451-9685

E-mail address: jannas66@gmail.com

Location and Legal Description of the Property involved:

Street Address 5723 39th Avenue

City Hyattsville

Lot(s) 41

Block 25

Parcel 0000

Subdivision Name 4700

Professional service:

Engineer Contractor Architect: (if different from above): (circle one)

Name: _____

Phone Number: _____

Address: _____

Email Address: _____

Attorney representing applicant: (If applicable)

Name: _____

Phone Number: _____

Address: _____

Email Address: _____

EXH. # 1
V-46-21

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

Name: _____

Address: _____

Municipality (Incorporated City/Town)

Name Hyattsville

What will be or has been constructed on the property which has required a variance? _____

to obtain permit for a new 10' x 89' driveway

Has a Violation Notice / Stop Work Order /Correction Notice been issued to the Property Owner regarding this property?

No Yes _____ Date Issued: _____ Violation Notice No. # _____

Inspector's Name: _____

Do you need the services of a foreign language interpreter at your hearing? (\$30.00 fee required)

Yes _____ No

Foreign Language: _____

Jstadler

Signature of Owner/Attorney

Julia Stadler

Printed Name

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.

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 <http://pgccouncil.us/>.

*****FOR OFFICE USE ONLY*****

Filing Fee Paid: \$ _____

CK/M.O. # _____

By: _____

Sign Posting Fee Paid: \$ _____

CK/M.O. # _____

By: _____

Translation Services: \$ _____

CK/M.O. # _____

By: _____

Re-advertisement: \$ _____

CK/M.O. # _____

By: _____

Property Zone:	
Overlay Zone:	
Previous Activity: I.e.: Variance, PB Action,	
Violation Notice #: Yes <input type="radio"/> No <input type="radio"/>	

Variance(s) required:

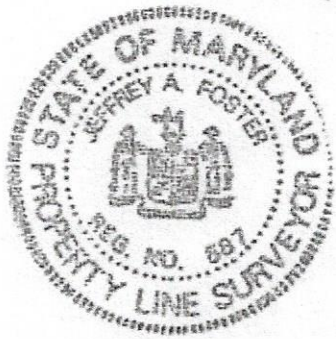
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes

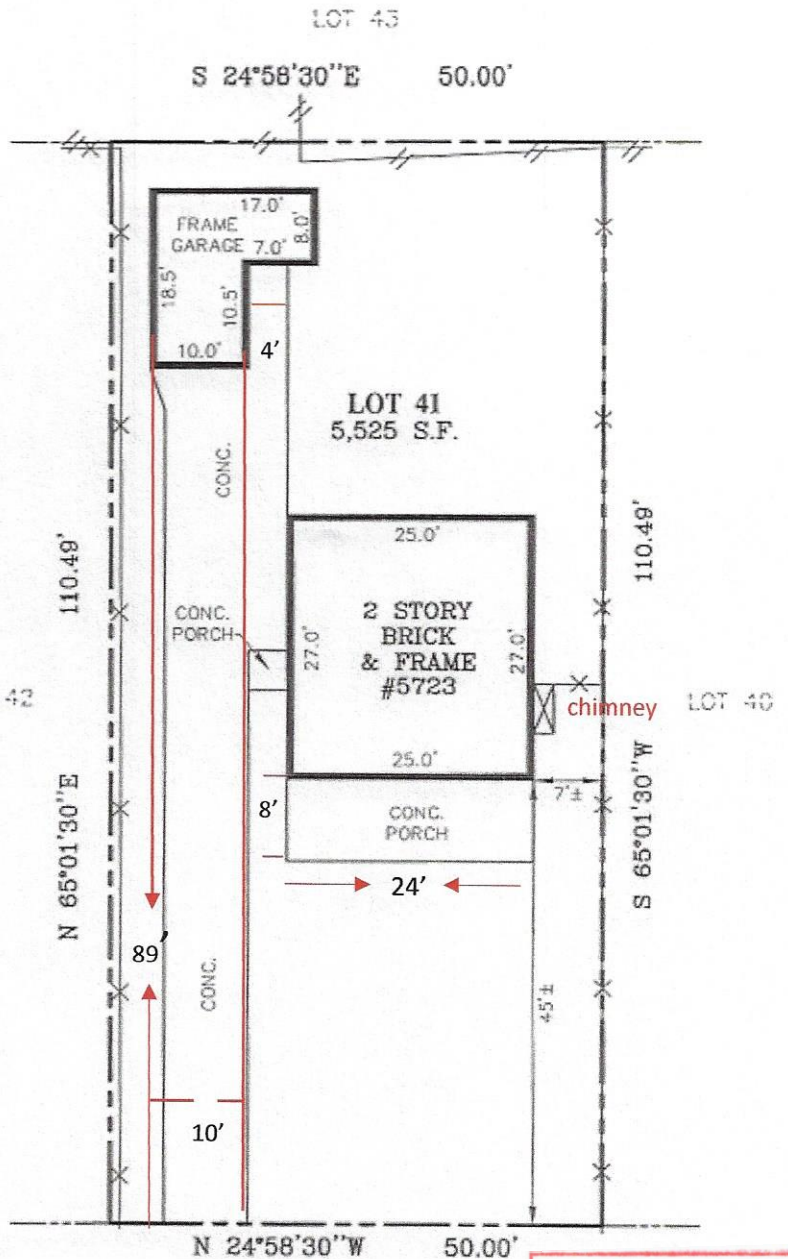
1. Flood zone "C" per H.U.D. panel No. 0025C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
Fences, if shown, have been located by approximate methods.

[Handwritten signatures and scribbles]



Note:
Conc. Porch-
3'.58 x 3'.33

Chimney
5' x 1'.45



39TH AVENUE
(50' WIDE R/W PER PLAT)

EXH. # 2
V-46-21

LOCATION DRAWING
LOT 41, BLOCK 25
HYATTSVILLE HILLS
PRINCE GEORGE'S COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	4		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1286
		PLAT NO.	82		DATE OF LOCATIONS
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		LIBER		WALL CHECK:	DRAWN BY: M.O.
		FOLIO		HSE. LOC.:	07-05-07

ENGINEER'S CERTIFICATE

I hereby certify that the plat hereon delineated is correct; That it is a resubdivision of Lots 22 to 25 inclusive in Block 25, Hyattsville Hills, Prince Georges County, Maryland as per Plat recorded among the Land Records of Prince Georges County, Maryland in Plat Book R.N.R. No. 2 at page 64;

That Lots 22 & 23 were conveyed to Hannum & Turner, Inc. from John E. Anderson and Margaret C. Anderson, his wife by deed dated Sept. 9, 1936 and recorded among the said Land Records on Sept. 10, 1936 in Liber No. 451 at folio 245;

That Lot 24 was conveyed to Hannum & Turner, Inc. from Zantzing Properties, Inc. by deed dated Feb. 12, 1937 and recorded among the said Land Records on Feb. 19, 1937 in Liber No. 465 at folio 103;

That Lot 25 was conveyed to Benjamin H. Caudle and Catherine F. Caudle, his wife, from William H. Scott and Thelma E. Scott, his wife, by deed dated August 12, 1936 and recorded among the said Land Records on Aug. 15, 1936 in Liber 450 at folio 475;

That Iron Pipes indicated thus o are in place where shown.

March 4, 1937

Albert E. Pohmer
Albert E. Pohmer, Engr.

OWNER'S DEDICATION

We, Hannum & Turner, Inc. and Benjamin H. Caudle and Catherine F. Caudle owners of the property described in the Engineer's Certificate hereby adopt the plan of resubdivision hereon delineated;

And establish the minimum building restriction line.

ATTEST: HANNUM & TURNER, INC.
March 4, 1937

Albert E. Lusser
Sect. Treasurer

Frank J. Hannum
President

Ora J. Lidwein
Witness

Benjamin H. Caudle
Benj. H. Caudle

Serathy P. Reimenschriek
Witness

Catherine F. Caudle
Catherine F. Caudle

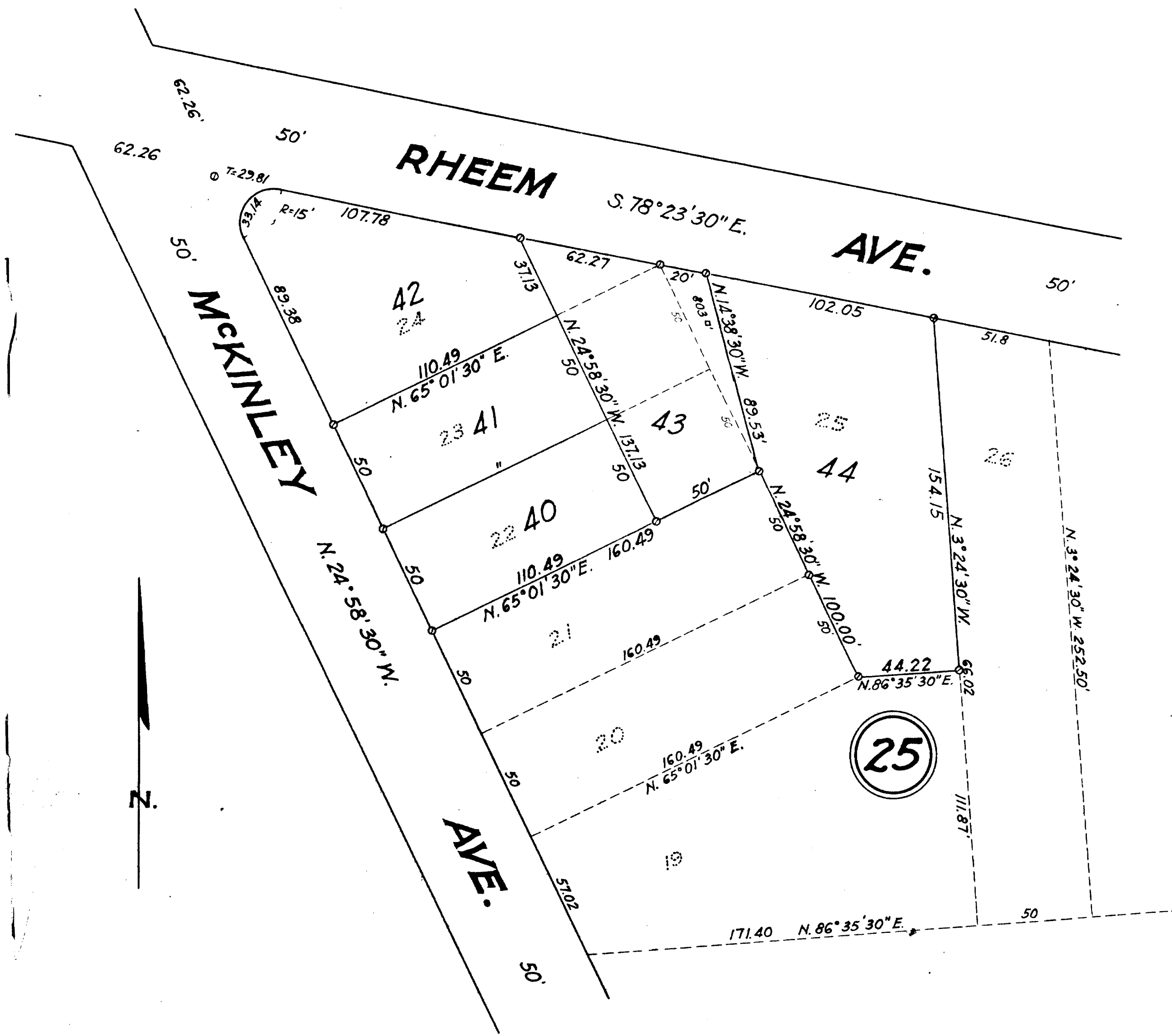
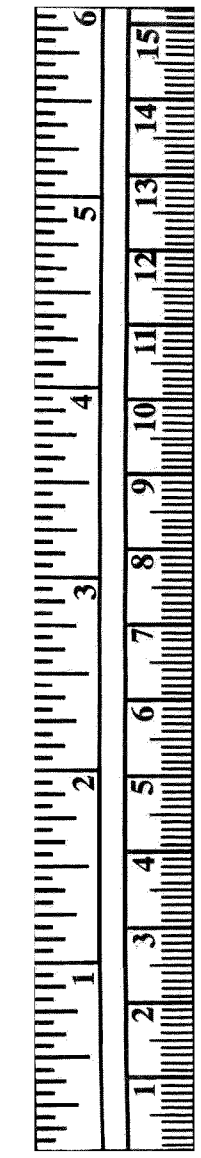
LOTS 40, 41, 42, 43 & 44
BLOCK 25
HYATTSVILLE HILLS

(A RESUBDIVISION OF LOTS 22 TO 25 INCL.)
BLOCK 25, HYATTSVILLE HILLS

PRINCE GEORGES COUNTY, MD.
1st 40' MARCH 1937

Albert E. Pohmer
Civil Engineer
20 E. Lexington Street
Baltimore, Md.

Filed Mar. 27 - 1937



MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED: MAR. 5, 1937
DATE
Geo. N. Palmer
CHAIRMAN
Irving Choot
CHIEF ENGINEER
M.N.C.P. & P.C. RECORD FILE NO. 658

WASHINGTON SUBURBAN SANITARY DISTRICT
APPROVED: MAR. 10, 1937
DATE
AS TO SUITABILITY FOR WATER & SEWER
Harry Hall
CHIEF ENGINEER

EXH. # 3
V-46-21



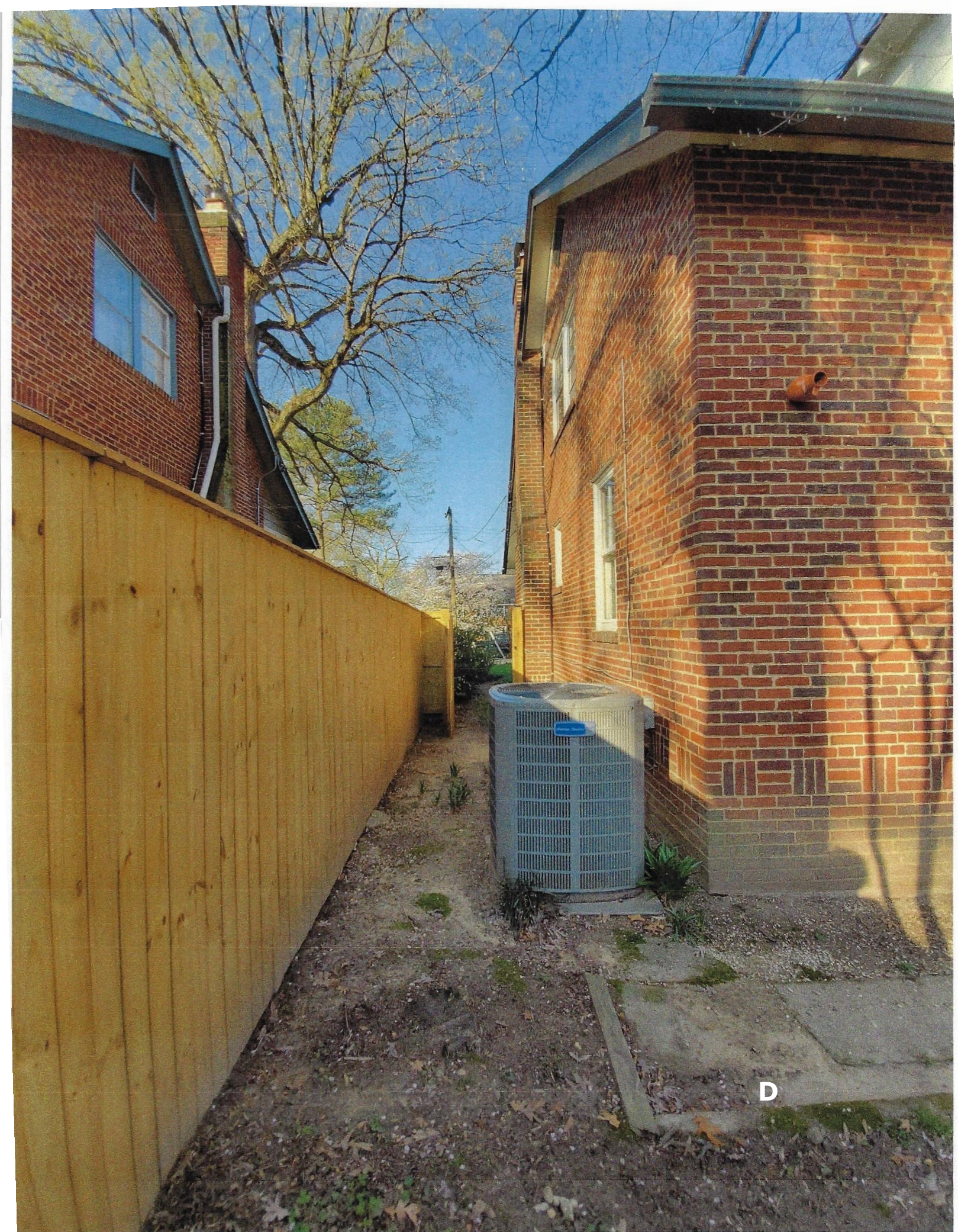
A

EXH. # 4(A-L)
V-46-21





C



D







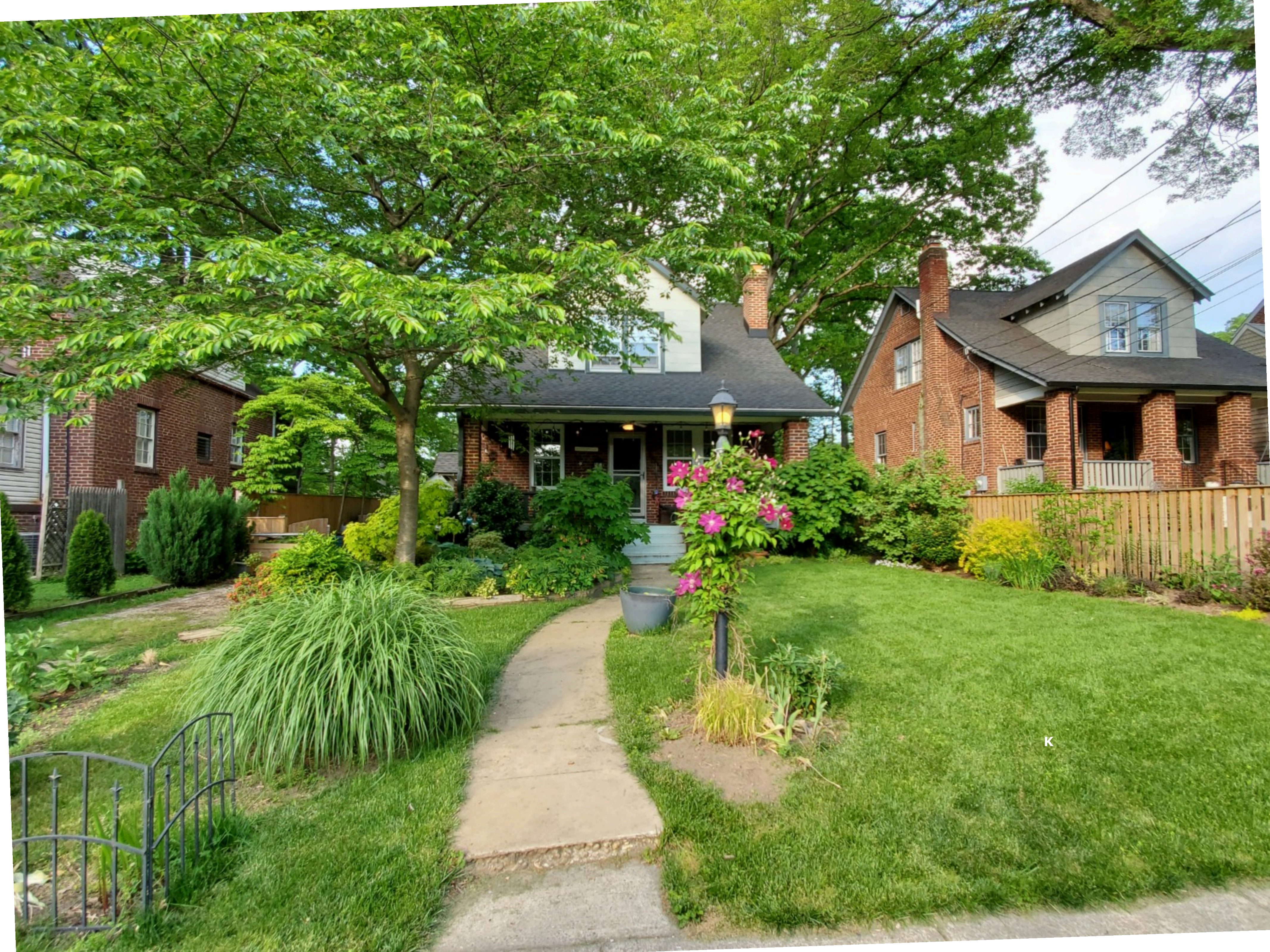
G



H







K





Real Property Data Search

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 16 **Account Number -** 1804491

Owner Information

Owner Name:	STADLER JULIA ETAL LEENDERS ADRIANA G	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	5723 39TH AVE HYATTSVILLE MD 20781-1717	Deed Reference:	/28338/ 00218

Location & Structure Information

Premises Address: 5723 39TH AVE
HYATTSVILLE 20781-0000

Legal Description:

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-
0042	00A4	0000	16024700.17	4700	01	25	41	2019	Plat Ref:	0407

Town: HYATTSVILLE

EXH. # 5
V-46-21

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1934	1,013 SF	YES	5,525 SF	001

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
---------	---------------	------------------	----------------	--------	-----------------------------------

1 1/2 YES STANDARD BRICK/ 3 1 full 1
UNIT Detached

Value Information

	Base Value	Value		
		As of 01/01/2019	As of 07/01/2020	As of 07/01/2021
Land:	75,100	125,100		
Improvements	207,000	232,900		
Total:	282,100	358,000	332,700	358,000
Preferential Land:	0	0		

Transfer Information

Seller: MICHELSON,SHELDON & JACQUELYN	Date: 08/02/2007	Price: \$399,900
Type: ARMS LENGTH IMPROVED	Deed1: /28338/ 00218	Deed2:
Seller: CRANE,STEPHEN J & MARY STAKEM	Date: 06/28/2004	Price: \$321,922
Type: ARMS LENGTH IMPROVED	Deed1: /19808/ 00100	Deed2:
Seller: HYMAN,WILLIAM A & JOAN E	Date: 06/01/1993	Price: \$147,000
Type: ARMS LENGTH IMPROVED	Deed1: /08797/ 00428	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 01/19/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



Property

Tax Account: 1804491

Owner Name: STADLER JULIA ETAL

Premise Address: 5723 39th Ave, Hyattsville, MD 20781

Parcel Details

Tax Account #: 1804491
Assessment District: 16
Lot: 41 **Block:** 25 **Parcel:**
Description:
Plat: A16-0407
Subdivision: HYATTSVILLE
HILLS
Acreage: 0.1270

Ownership Information

Owner Name: STADLER JULIA ETAL
Owner Address: 5723 39th Ave,
Hyattsville, MD 20781
Liber: 28338 **Folio:** 218
Transfer Date: 8/2/2007
Current Assessment: \$332,700.00
Land Valuation: \$108,433.00
Improvement
Valuation: \$224,267.00
Sale Price: \$399,900.00
Structure Area (Sq Ft): 1013

Administrative Details

Tax Map Grid: 042A4
WSSC Grid: 207NE03
Tree Conservation
Plan 1:
Tree Conservation
Plan 2:
Councilmanic District: 2

Development District Overlay

Overlay Zone: D-D-O
Plan Name: GATEWAY ARTS DISTRICT SECTOR PLAN AND SMA
Resolution: CR-78-2004
Adoption Date: 11/30/2004
Acreage: 1907.699336

Historic District National Register (HAWP Not Required)

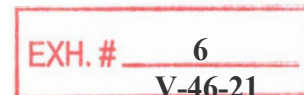
Name: Hyattsville Historic District
ID: 68-010-00

Municipal Boundary

Name: HYATTSVILLE
Official: Candace B. Hollingsworth
Title: Mayor
Address: 4310 Gallatin Street
City: Hyattsville
Zip Code: 20781
Telephone: 301-985-5000

Councilmanic District (2014)

District: 2
Member: Deni Taveras
Political Party: Democrat
Telephone: 301-952-4436
Email: dltaveras@co.pg.md.us
District: Null
Member: Mel Franklin (At Large)



Political Party: Democrat
Telephone: 301-952-2638
Email: mfranklin1@co.pg.md.us
District: Null
Member: Calvin S. Hawkins, II (At Large)
Political Party: Democrat
Telephone: 301-952-2195
Email: at-largememberhawkins@co.pg.md.us

Watershed (DOE)

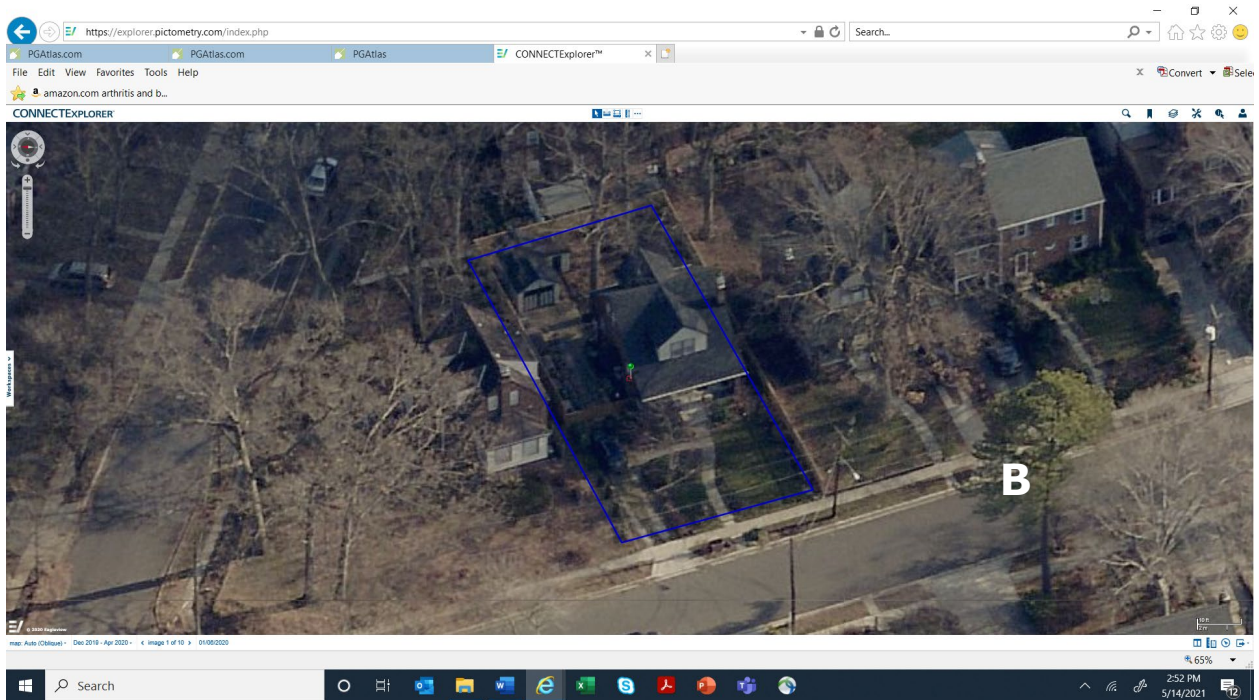
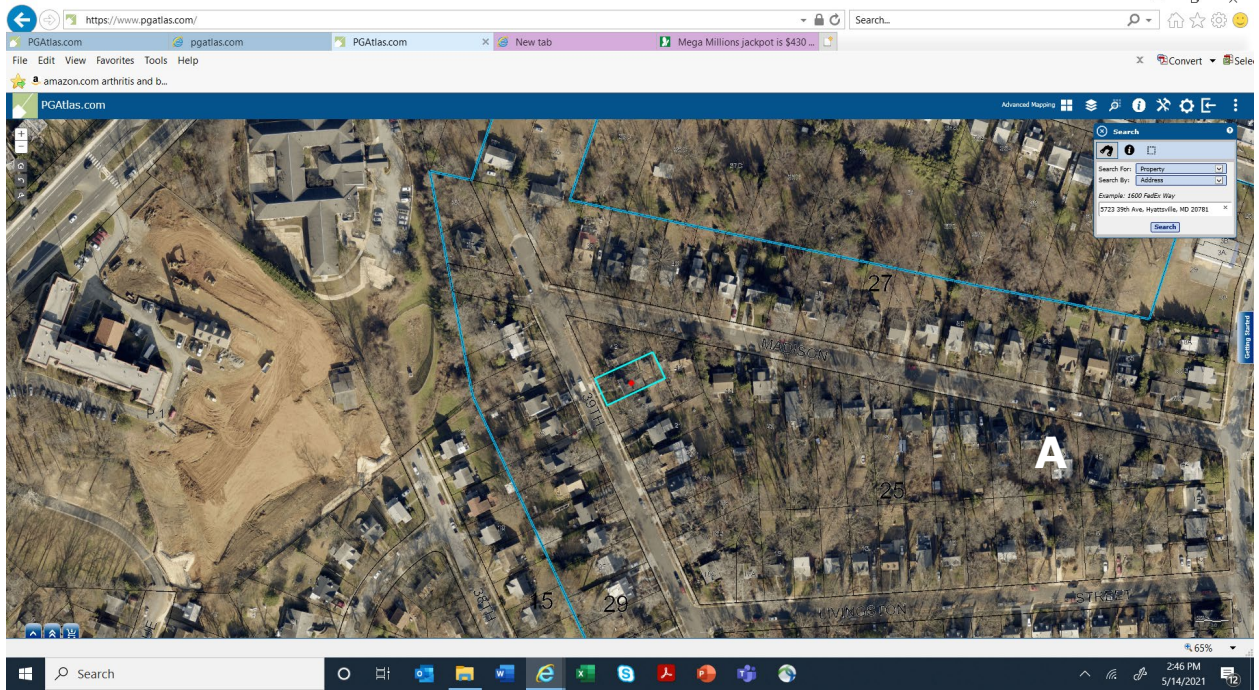
Name: NORTHWEST BRANCH (ANA)

Watershed - 12 digit (DNR)

MDE 6 Digit Code: 021402
MDE 6 Digit Name: WASHINGTON METROPOLITAN
MDE 8 Digit Code: 02140205
MDE 8 Digit Name: Anacostia River
Watershed Code: 0818
DNR 12 Digit Designator: 021402050818
Tributary Strategy Watershed: MIDDLE POTOMAC
NRCS HUA14 Digit Code: 02070010030130
NRCS HUA11 Digit Code: 02070010030
NRCS HUA8 Digit Code: 02070010
Acreage: 4987.130371

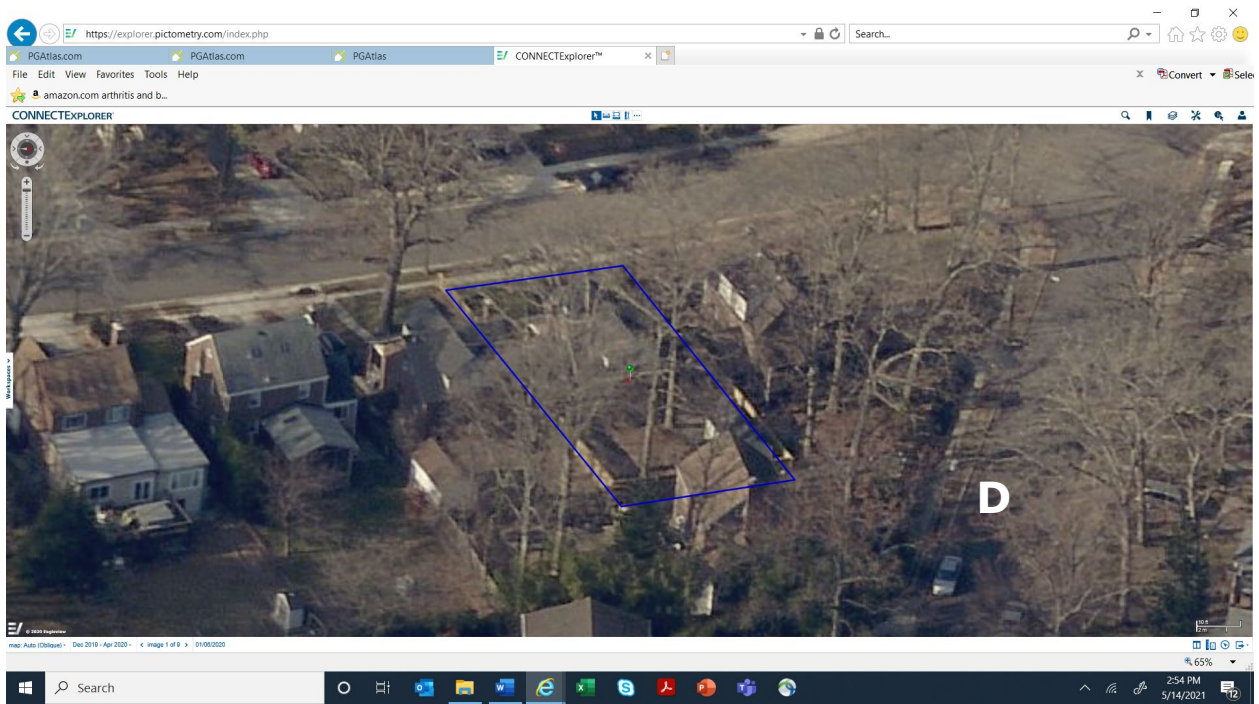
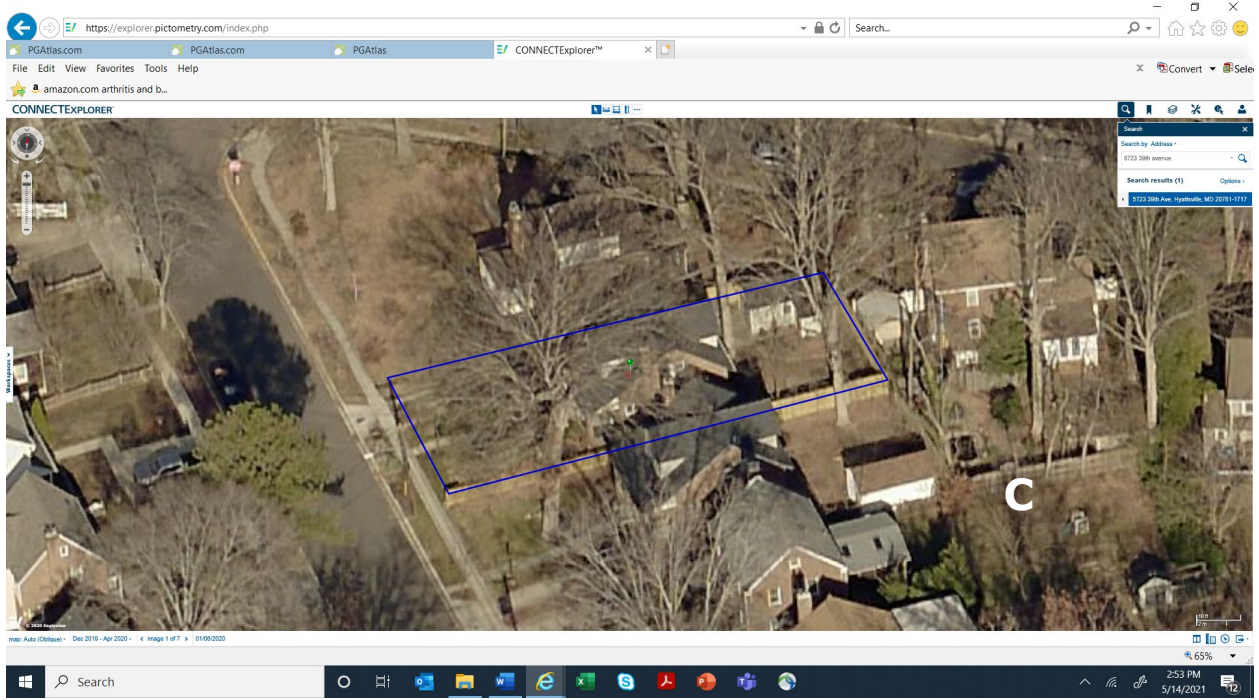
Zoning

Zone Type: Residential
Class: R-55 (One-Family Detached Residential)

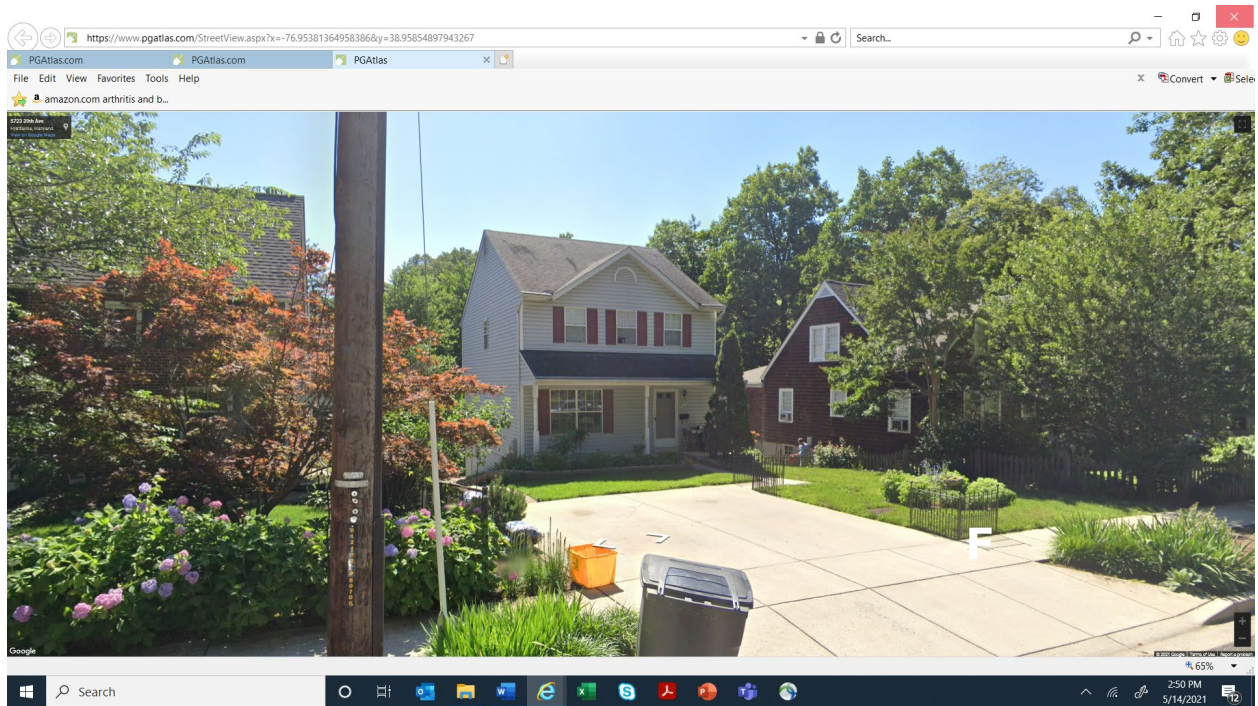
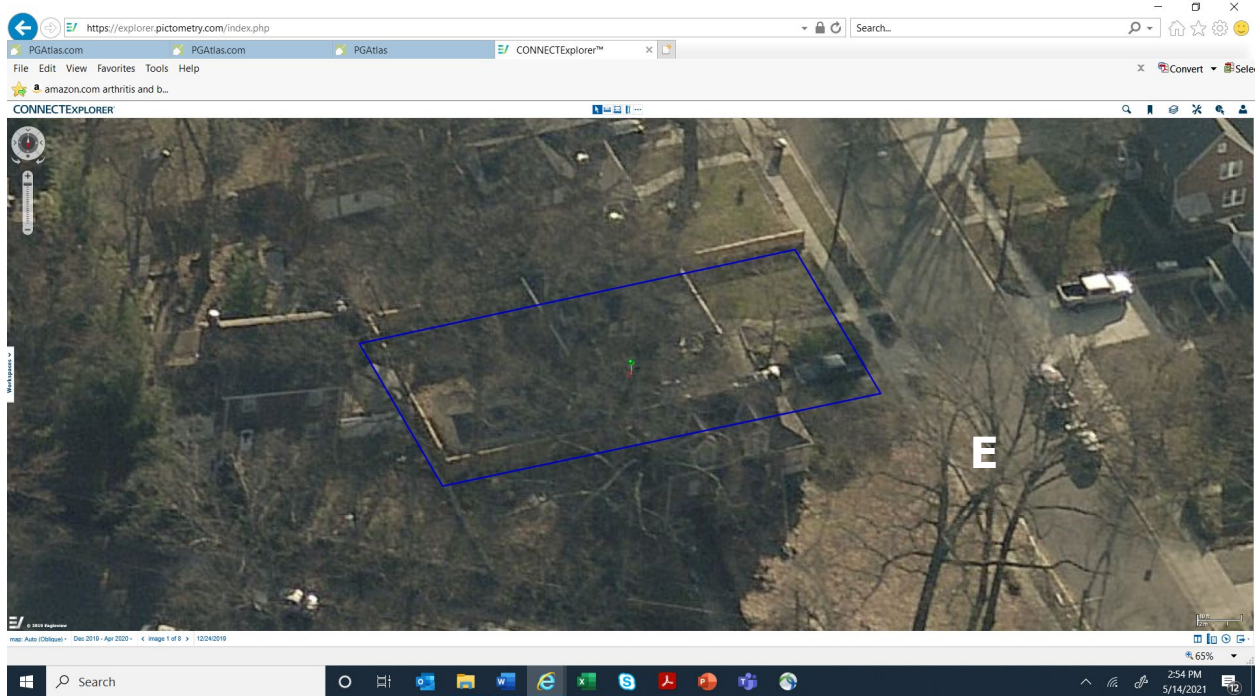


EXH. # 7(A-F)
V-46-21

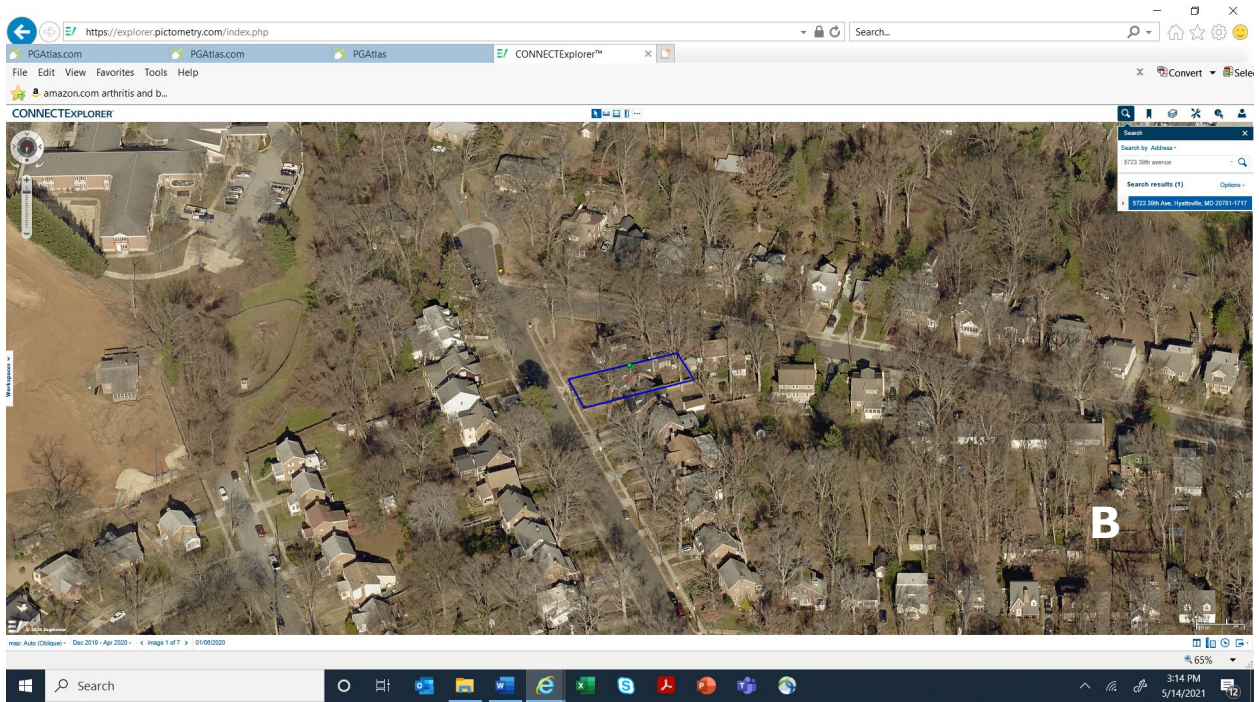
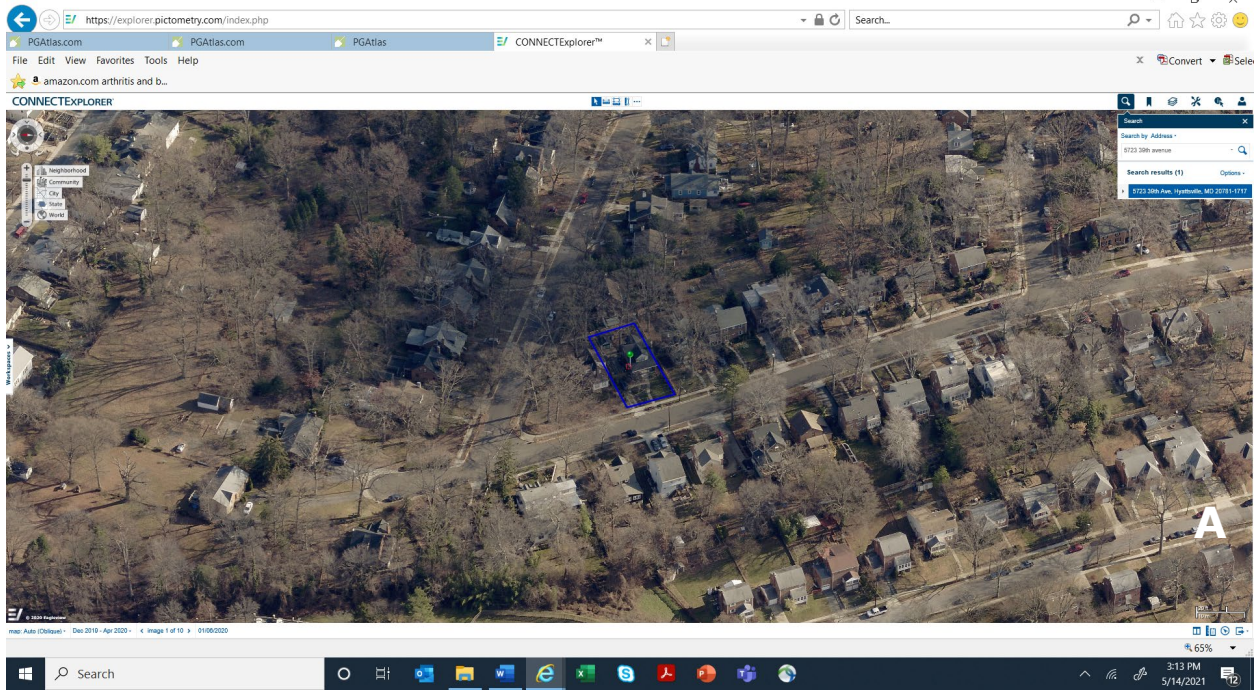
V-46-21



V-46-21



V-46-21 Neighboring Properties



EXH. # 8(A-B)
V-46-21

LOT COVERAGE WORKSHEET

NET LOT SIZE

5,525 SQUARE FEET

30 % LOT COVERAGE ALLOWED

1,657.5 SQUARE FEET

STRUCTURE/PARKING

MEASUREMENTS

SQUARE FOOTAGE

HOUSE

25 x 27

675

GARAGE/CARPORT

17 x 8
10 x 10.5

136
105

DRIVEWAY

10 x 89

890

PORCH/SUNROOM

8 x 24

192

SHED(S)

ADDITION(S)

OTHER:

Chimney
side porch

1.45 x 5
3.33 x 3.58

7.25
11.92

TOTAL LOT COVERAGE

2017.17

TOTAL % NET LOT COVERAGE

EXH. # 9
V-46-21

36.5 %

TOTAL % OVER NET LOT COVERAGE

6.5 % (359.67 S.F.)



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 VIRTUAL HEARING

Date: May 25, 2021

Petitioners: Julia Stadler and Adriana Leenders

Appeal No.: V-46-21

Hearing Date: WEDNESDAY, JUNE 9, 2021, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Appeal has been made to this Board for permission to validate existing conditions (side yard width and net lot coverage) on R-55 zone (One-Family Detached Residential) property known as Lot 41, Block 45, Hyattsville Subdivision, being 5723 30th Avenue, 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(e)(Table IV) prescribes that each lot shall have a side yard at least 7 feet in width. 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. A variance of 1.45-foot side yard width is requested.

Virtual hearing on this Appeal is set for the time and place stated above. **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. In order to give verbal testimony during the virtual hearing, you must register with the Board of Appeals at least 5 days prior to the virtual hearing. Please call 301-952-3220 to register or visit the Board's website to register. No additional speakers will be allowed to give testimony unless registered with the Board. Please also visit the Board of Appeals website for Virtual Hearing Instructions and procedures at <http://pgccouncil.us/BOA>

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
Administrator

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

EXH. # 10
V-46-21

V-46-21
JULIEA STADLER
ADRIANA LEENDERS
5723 39TH AVENUE
HYATTSVILLE MD 20737

V-46-21
REGINA WOODLEY
5730 39TH AVENUE
HYATTSVILLE MD 20782

V-46-21
CITY OF HYATTSVILLE
ECONOMIC REVIEW
4310 GALLATIN STREET
HYATTSVILLE MD 20781

V-46-21
MARK WAKEFIELD
5721 39TH AVENUE
HYATTSVILLE MD 20781

V-46-21
DARREL STYLES
3901 MADISON STREET
HYATTSVILLE MD 20781

V-46-21
ASHLEY GEISENDORFER ETAL
5728 39TH AVENUE
HYATTSVILLE MD 20781

V-46-21
JOSE & NORMA TOMAS
3903 MADISON STREET
HYATTSVILLE MD 20781

EXH. # 11
~~V-46-21~~

BOARD OF APPEALS – POSTING

Petitioner(s): Julia Stadler & Adriana Leenders

Appeal No.: V-46-21

THE SIGN(S) MUST BE POSTED ON THE PROPERTY FOR A PERIOD OF AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING BEFORE THE BOARD OF APPEALS. PERSON WHO POSTS SIGN(S) MUST COMPLETE CERTIFICATION OF POSTING. CERTIFICATION OF POSTING FORM MUST BE FILED, TOGETHER WITH PHOTOGRAPH(S) OF SIGN(S), WITH THE BOARD OF APPEALS **NO LATER THAN FIVE (5) BUSINESS DAYS AFTER THE FIRST DAY OF THE REQUIRED 15-DAY POSTING PERIOD, NOTED BELOW.**

POSTING PERIOD: 5/25/21 thru 6/9/21

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),
BY NO LATER THAN: 6/1/21

CERTIFICATION OF POSTING

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH SECTION 27-125.03(a) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE ON (Date) 5-23-2021, BY (Name) JULIA STADLER, (Address) 5723 39th Ave. Hyattsville, MD 20781. PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.



Signature of Person Who Posted Sign(s)

JULIA STADLER

Printed Name

PLEASE ATTACH PHOTOGRAPH(S) OF SIGN(S)

Affidavit & photos can be e-mailed or mailed to:

Board of Appeals
Boardofappeals@co.pg.md.us
County Administration Building, Room L200
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301) 952-3220

EXH. # 12
V-46-21



BOARD OF APPEALS
HEARING
FOR INFORMATION
301-952-3220
APPEAL
V-46-21
DATE: 6-9-21 TIME: 6:00 p.m.
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORC, MD
www.prc.org/prccountymd.gov

BOARD OF APPEALS
HEARING
FOR INFORMATION
301-952-3220
APPEALS
V-46-21
DATE: 6-9-21 TIME: 6:00 p.m.
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov

BOARD OF APPEALS
HEARING

FOR INFORMATION

301-952-3220

APPEAL#

V-46-21

DATE:

6-9-21

TIME:

6:00 p.m.

COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MD
www.princegeorgescountymd.gov