



Zoning and Administrative

County Administration Building, Room 1-200
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
(301) 952-3220

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



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 Rivas, Douglas C
(AS SHOWN ON DEED)
Address of Owner(s) 3510 Lancer Dr
City Hyattsville State MD Zip Code 20782
Telephone Number (home) _____ (cell) 240-559-8191 (work) _____
E-mail address: Jennlika@icloud.com Jennlika@icloud.com

Location and Legal Description of the Property involved:

Street Address 3510 Lancer Dr
City Hyattsville MD 20782
Lot(s) 4 Block 1 Parcel 0000
Subdivision Name _____

Professional Service:

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

Name: N/A Phone Number: _____
Address: _____ Email Address: _____

Attorney representing applicant: (If applicable)

Name: N/A Phone Number: _____
Address: _____ Email Address: _____



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

Name: N/A

Address: _____

Municipality (Incorporated City/Town)

Name: Hyattsville

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

100' x 26'-0" Sheed, 16'-0" x 9'-8" Breezeway

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

No _____ Yes _____ Date Issued: 3/14/2022 Violation Notice No. # 9144-2022-0
Inspector's Name: K. Harrison

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

Yes _____ No Foreign Language: _____

[Signature]
Signature of Owner/Attorney

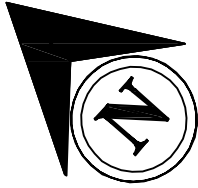
Douglas C. Rivas
Printed Name

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.

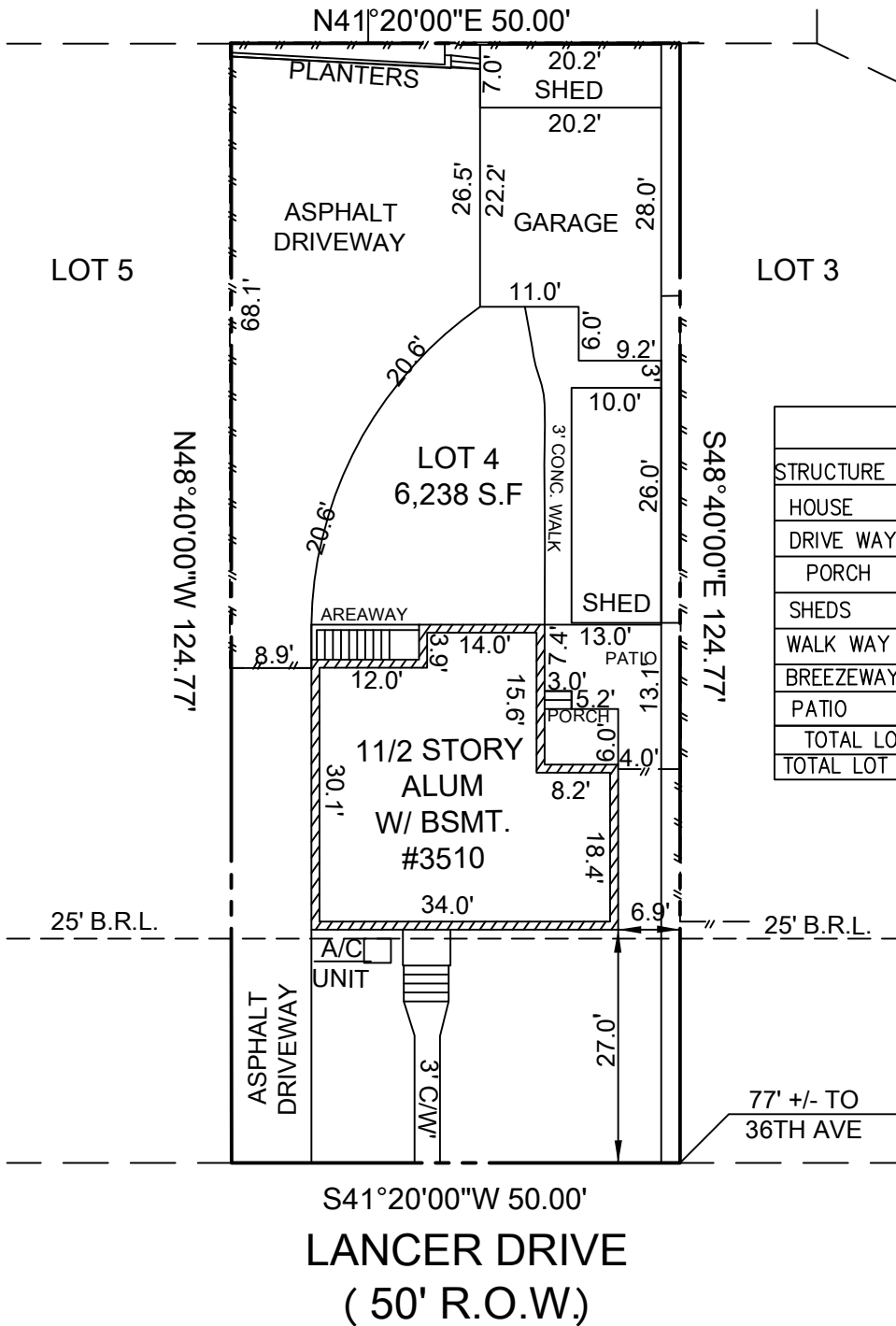
Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-229 through 27-234 of the County Zoning Ordinance and/or the Board's website at <http://pgccouncil.us/>.

ADDRESS: 3510 LANCER DRIVE
HYATTSVILLE, MD 20782



LOT 27

LOT 28



LOT COVERAGE		
STRUCTURE	DIMENSIONS	SQUARE FOOT
HOUSE	30'X34'	988
DRIVE WAY	8.9'X123' / 68'X27.7'	2,977
PORCH	50'+21'	71
SHEDS	7'X20.2' 10'X26'	401
WALK WAY	3'X18'	54
BREEZEWAY	3'X10'	30
PATIO	13'X13'	170
TOTAL LOT COVERAGE		4,691
TOTAL LOT COVERAGE PERCENTAGE		75.2%

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING:
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. SUBJECT TO ALL EASEMENTS ON RECORD AND IMPROVEMENTS ON PROPERTY. THE PLAT IS SUBJECT TO RESTRICTION 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

I HEREBY CERTIFY THAT BOUNDARY SURVEY PLAT LOCATED AS SHOWN HEREON IS TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF,



9/21/22
DATE

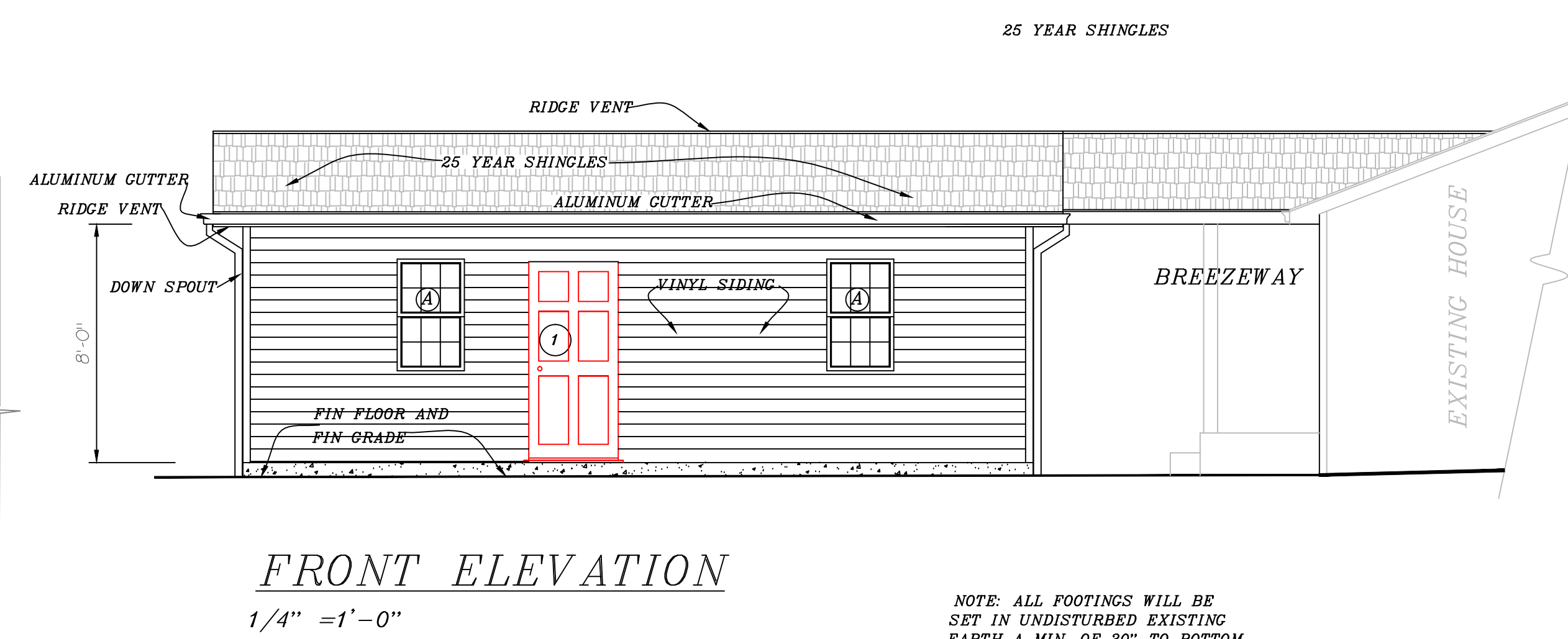
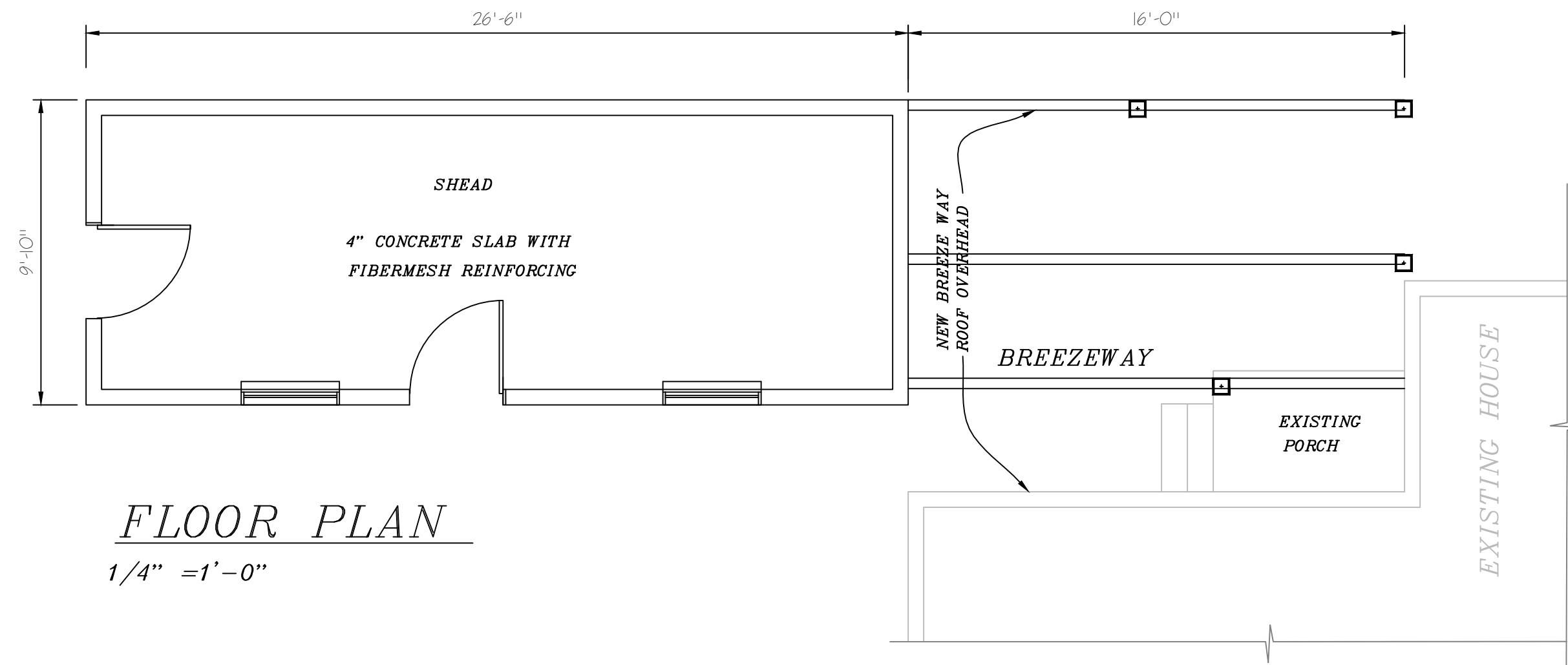
SURVEYOR

LOCATION DRAWING
BLOCK 1 LOT4
SUBDIVISION: CLEARWOOD
ELECTION DISTRICT 16
PRINCE GEORGE'S COUNTY MARYLAND

PLAT #	BB7@65	PROPERTY OWNER: DOUGLAS C. RIVA
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SURVEYORS DEVELOPMENT & ASSOCIATES LLC
LAND SURVEYORS* ENGINEERS* PLANNERS*
WWW.SURVEYORSDALLC.COM
email:surveyorsdallc@gmail.com PHONE# 301-919-3639
3230 CHILLUM ROAD
MOUNT RAINIER MD, 20712

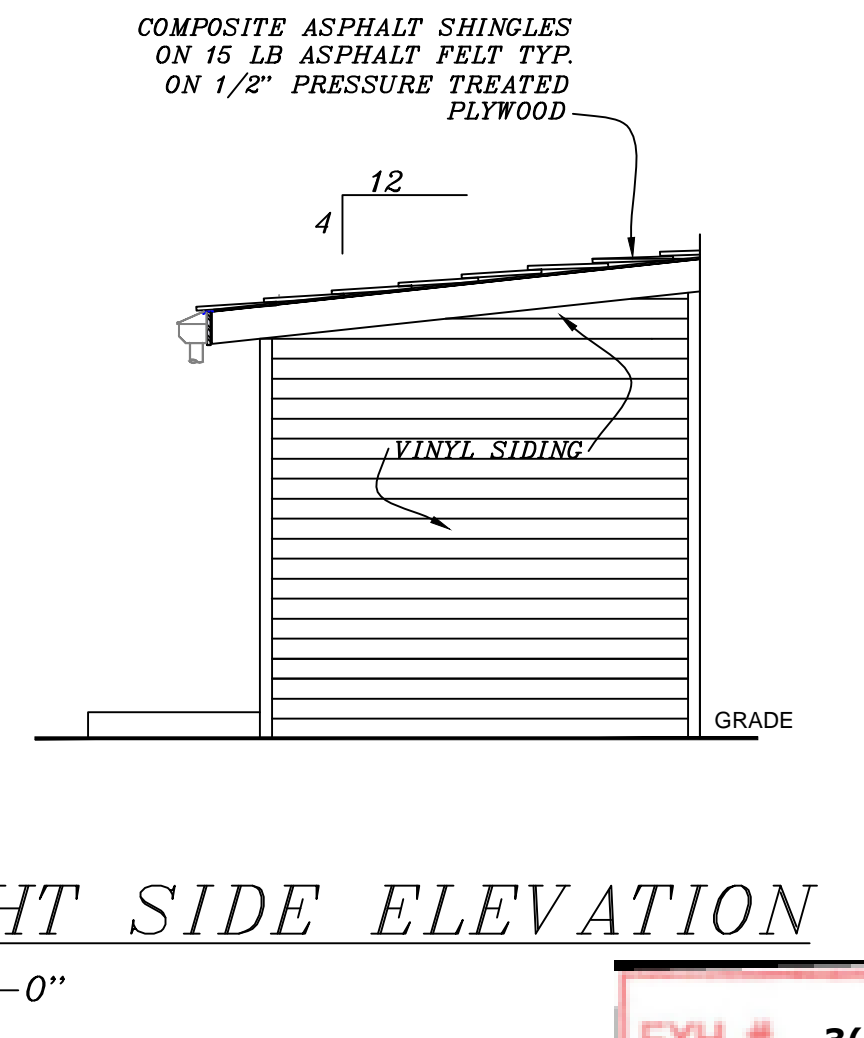
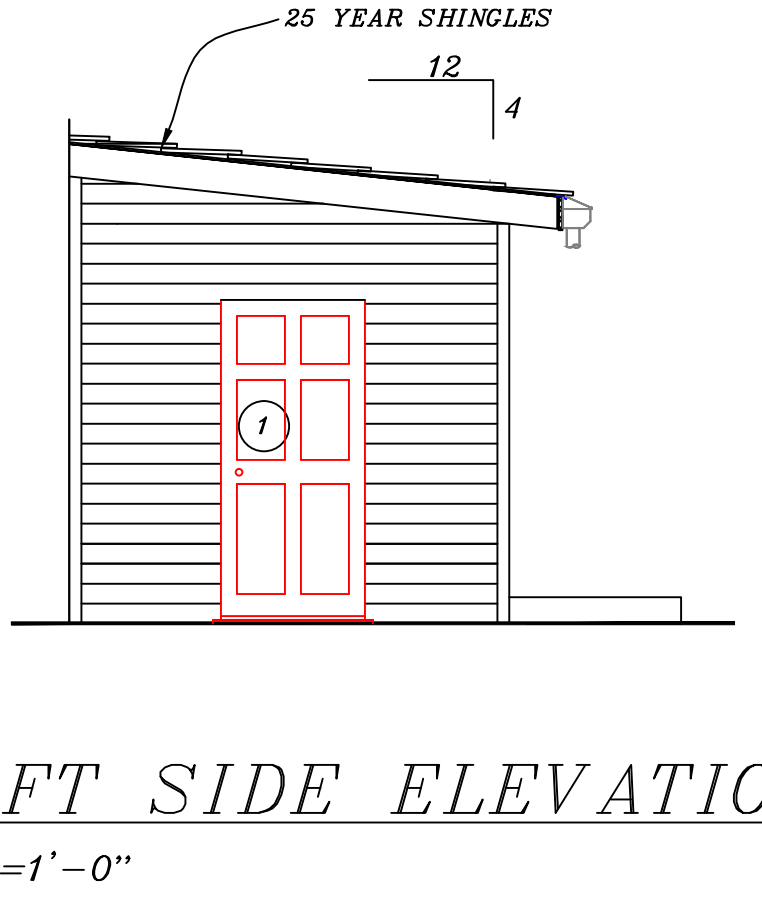
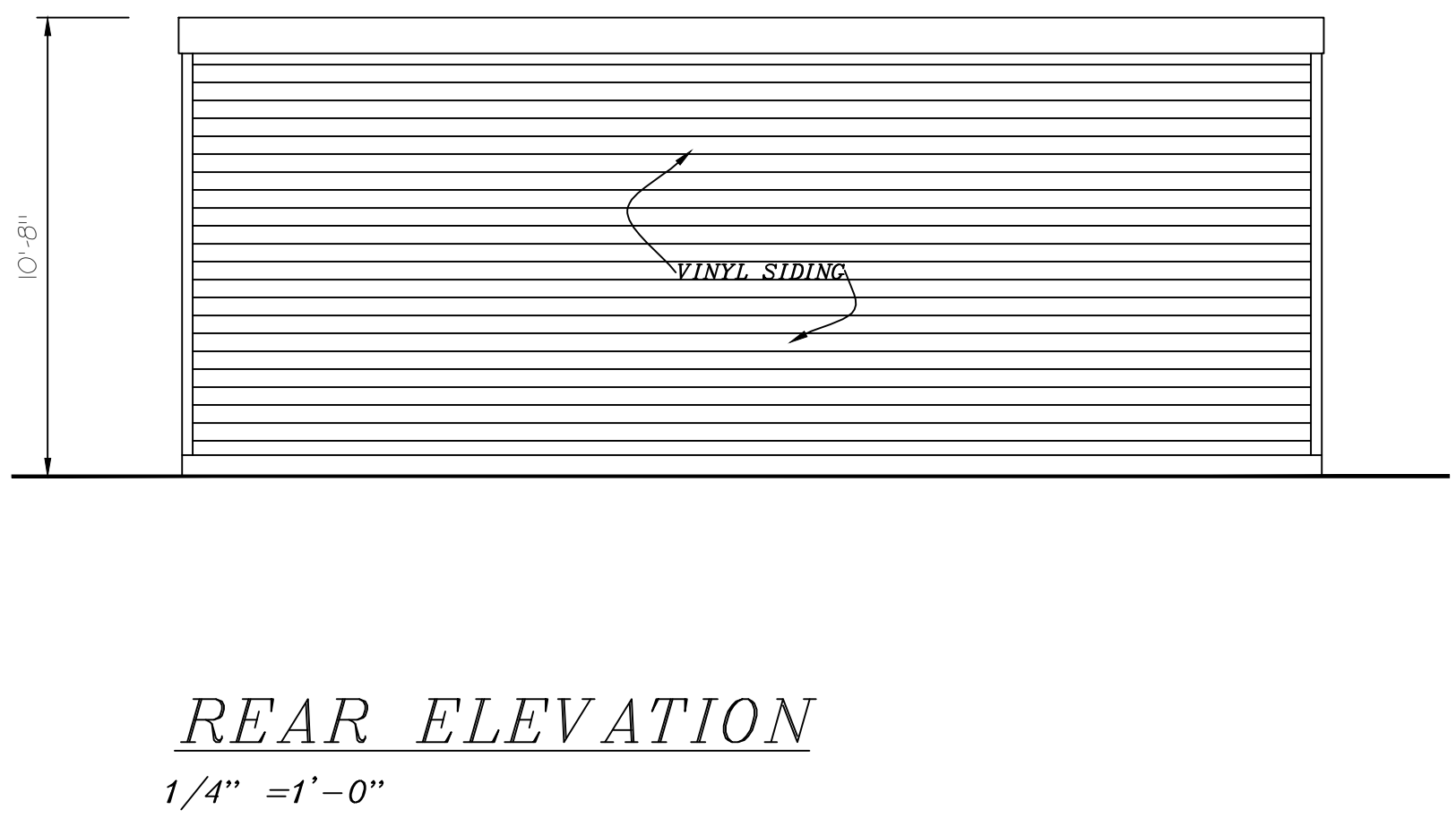
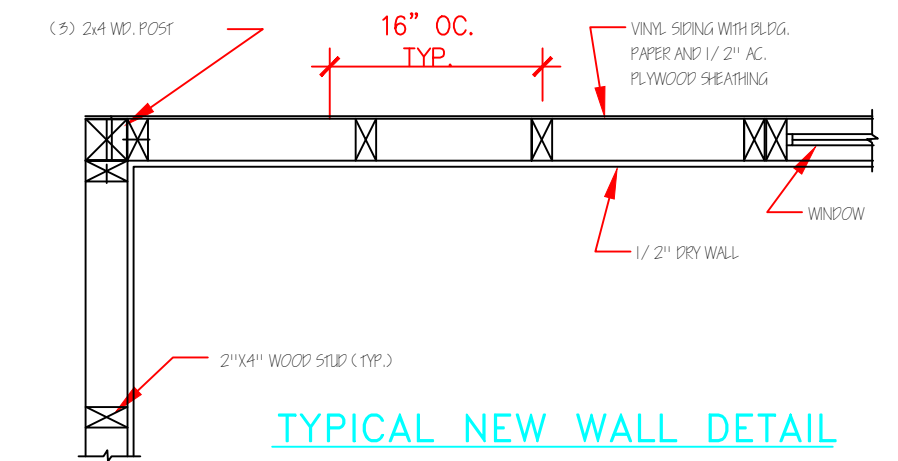
2
V-57-22



WINDOW TYPE-A
1'-10" X 2'-11" VINYL
DOUBLE HUNG
WITH OPTIONAL SHUTTERS

DOOR NO. 1
3'-0" X 6'-8" X 1-3/4"
SOLID WITH GLAZING

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



EXH. # 3(a-d)
V-57-22

ARCHITECTURAL DRAWINGS
"House Plans For All Budgets. All Tastes. All Sites."
1516 W. KERSEY LN
POTOMAC MD
GILBERT E. 301 613 1139

CONSTRUCTION PLANS

New shed
3510 Lancer Dr. - Hyattsville, MD 20782

JOB NO. 4482		
REVISION #	DATE	DESCRIPTION
△		
SCALE: 1/4" = 1'-0" PAGE:		
DRAWN BY: GILBERT E.		
DATE: 04-20-22		

New shead

3510 Lancer Dr. - Hyattsville, MD 20782

GENERAL NOTES

1. THE CONSTRUCTION DOCUMENTS AND DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (2018 EDITION) AND INTERNATIONAL ENERGY CODES COUNCIL (2018 EDITION)
2. LIVE LOADS
ROOF: SNOW LOAD: LIVE LOAD: 50 PSF, DEAD LOAD: TOP CHORD: 5 PSF, DEAD LOAD: BOTTOM CHORD: 10 PSF
WIND SPEED: 90 MPH → SECOND GUST,
FLOOD: MIN. PSF SOIL BEARING CAPACITY.
3. CONCRETE: ALL CONCRETE SHALL BE MIXED & PLACED IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 908-77). CONCRETE SHALL ATAIN A 28-DAY COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
4. FOOTING: FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL AND SHALL EXTEND INTO THE UNDISTURBED SOIL A MINIMUM OF 1'-0" BOTTOM OF FOOTING SHALL BE 2'-0" MIN. BELOW FINISH GRADE.
5. WELDING: ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AMERICAN WELDING SOCIETY.
6. REINFORCING STEEL: REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A618 GRADE 60.
7. ALL WOOD JOIST SHALL BE HEATED FOR TERMITES.
8. THE SPECIES/GRADES FOR LUMBER SHALL BE SPECIFIED PER IRC 11.
9. ALL NOTES ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT THE PLANS.
10. PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL ENGINEERED ROOF ROOF TO THE FIELD INSPECTOR.
11. ALL FIELD CONDITIONS MUST BE PER THE ROOFER/ROOF DRAINER/ROOFERS. THE ROOF MUST BE PER THE MANUFACTURER AND DOCUMENTATION MUST BE PROVIDED TO THE FIELD INSPECTOR.
12. FOR JOINTS, BEAMS & CONNECTIONS METHODS, SEE IRC 2018 MISC. 14.1.
13. ELECTRICAL SHALL BE LOCATED IN BULKHEAD WITH R-6 INSULATION ON THE EXTERIOR OF SUPPLY VOLTAGE.
14. FOR BUILDING LEAKAGE USE OUTDOOR SEALANT ON PANELS 250, WHICH EXCEEDS ASTM C 920 CLASS 25 & ASTM D997 TYPE C, GRADE NS.
15. IF ANY FUEL-BURNING APPLIANCE IS INSTALLED IN THE EXISTING DWELLING OWNER/CONTRACTOR SHALL INSTALL CARBON MONOXIDE ALARM ON OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. IRC 2018 2915.

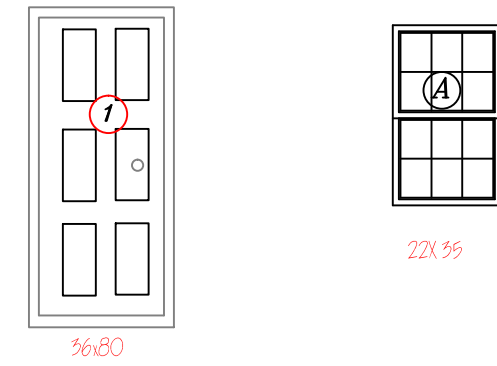
BRACING WALL PANEL NOTES

1. RECOGNIZE CONTINUOUS SHEATHING METHOD-BRACE WALL PANELS: CONTINUOUS SHEATHING METHOD REQUIRES SELECTED PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL INCLUDING HEADS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. PANEL SHALL BE OF A 48" WIDTH MIN. THICKNESS OF 5/8" FOR STUDS @ 16" O.C. MAX. HEIGHT OF 10', BRACE WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE METHOD SHOWN ON SCHEDULE.
2. PROVIDE BRACE TO BE DOWNSPACE AT THE EDGE OF PANELS CLOSE TO THE CORNER OF THE FLOOR FRAMING.

DRAWING INDEX

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

DOOR SCHEDULE



RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS											
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE				WINDER DESIGN TEMP.	ICE SHEED UNDERLAYMENT REQUIRED	FLOOD HAZARD	A/E FZ. INDEX	MEAN ANNUAL TEMP.
			WEATHERING	ROOF LINE TEMP.	BRIDGE	DECAY					
50 PSF	115 MPH	B	SEVERE	NO IN.	NOZEPER (2) HEAVY	SLEPT TO BEDROOMS	15° F	YES	JULY 2, 1979	500	55° F

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS	
USE	LIVE LOAD
ARTIC. WAREHOUSE STORAGE	10
DECKS	60
GAZEBOES & PATIOES	200
ROOMS OTHER THAN SLEEPING ROOMS	40
STAIRS	40
SLEEPING ROOMS	30

SYMBOLS AND ABBREVIATIONS

<p>⊙ DETAIL / SECTION REFERENCE SYMBOLS</p> <p>→ INTERIOR ELEVATION REFERENCE</p> <p>① NEW DOOR</p> <p>② WINDOW SYMBOL</p> <p>⊕ FLOOR LEVEL</p> <p>① PARTITION OR WALL TYPE</p> <p>▣ WOODEN 2"x4" STUDS</p> <p>▨ WOOD, FINISHED</p> <p>▩ BAT INSUL. OR SOUND ATTENUATION BLANKET</p> <p>▬ GYPSUM BOARD</p> <p>▩ WALK-IN FREEZER</p> <p>▩ BRICK</p> <p>▩ EARTH</p> <p>▬ EXISTING CONSTRUCTION TO REMAIN</p> <p>▬ NEW CONSTRUCTION</p> <p>▩ WALL OR EQUIPMENT BE DEMOLISHED</p> <p>⊕ SMOKE DETECTOR</p> <p>⊕ FAN No. 1</p>	<p>⊕ A.F.F. ABOVE FINISHED FLOOR</p> <p>⊕ A.F.G. ABOVE FINISHED GRADE</p> <p>⊕ ABV. ABOVE</p> <p>⊕ ACOUS. ACOUSTICAL</p> <p>⊕ ADJ. ADJUSTABLE</p> <p>⊕ ALUM. ALUMINUM</p> <p>⊕ APPROX. APPROXIMATE</p> <p>⊕ B.R.L. BUILDING RESTRICTION LINE</p> <p>⊕ BD. BOARD</p> <p>⊕ BEL. BELOW</p> <p>⊕ BET. BETWEEN</p> <p>⊕ BLDG. BUILDING</p> <p>⊕ BLK. BLOCK</p> <p>⊕ BLKG. BLOCKING</p> <p>⊕ BM. BEAM</p> <p>⊕ BOT. BOTTOM</p> <p>⊕ C.M.U. CONCRETE MASONRY UNIT</p> <p>⊕ C.T. CERAMIC TILE</p> <p>⊕ CAB. CABINET</p> <p>⊕ CEM. CEMENT</p> <p>⊕ CER. CERAMIC</p> <p>⊕ CL. CENTER LINE</p> <p>⊕ CLG. CLOSURE</p> <p>⊕ CLO. COLUMN</p> <p>⊕ COL. CONCRETE</p> <p>⊕ CONC. CONNECTION</p> <p>⊕ CONST. CONSTRUCTION</p> <p>⊕ CONT. CONTINUOUS</p> <p>⊕ CONTR. CONTRACTOR</p> <p>⊕ COOR. COORDINATE</p> <p>⊕ CORR. CORRUGATED</p> <p>⊕ CPT. CARPET</p> <p>⊕ CTR. CENTER</p> <p>⊕ D/W DOWEL</p> <p>⊕ DBL. DOUBLE</p> <p>⊕ DET. DETAIL</p> <p>⊕ DEMO DEMOLITION</p> <p>⊕ DIA. DIAMETER</p> <p>⊕ DIM. DIMENSION</p> <p>⊕ DISP. DISPOSAL</p> <p>⊕ DN. DOWN</p> <p>⊕ DR. DOOR</p> <p>⊕ DWG. DRAWING</p> <p>⊕ EA. EACH</p> <p>⊕ ELEV. ELEVATION</p> <p>⊕ ELECT. ELECTRICAL</p> <p>⊕ EQ. EQUAL</p> <p>⊕ EQUIP. EQUIPMENT</p> <p>⊕ EXIST. EXISTING</p> <p>⊕ EXP. EXPANSION</p> <p>⊕ EXT. EXTERIOR</p> <p>⊕ F.B.O. FURNISHED BY OTHERS</p>	<p>AT ABOVE FINISHED FLOOR</p> <p>AT ABOVE FINISHED GRADE</p> <p>AT ABOVE</p> <p>AT ACOUSTICAL</p> <p>AT ADJUSTABLE</p> <p>AT ALUMINUM</p> <p>AT APPROXIMATE</p> <p>AT BUILDING RESTRICTION LINE</p> <p>AT BOARD</p> <p>AT BELOW</p> <p>AT BETWEEN</p> <p>AT BUILDING</p> <p>AT BLOCK</p> <p>AT BLOCKING</p> <p>AT BEAM</p> <p>AT BOTTOM</p> <p>AT CONCRETE MASONRY UNIT</p> <p>AT CERAMIC TILE</p> <p>AT CABINET</p> <p>AT CEMENT</p> <p>AT CERAMIC</p> <p>AT CENTER LINE</p> <p>AT CLOSURE</p> <p>AT COLUMN</p> <p>AT CONCRETE</p> <p>AT CONNECTION</p> <p>AT CONSTRUCTION</p> <p>AT CONTINUOUS</p> <p>AT CONTRACTOR</p> <p>AT COORDINATE</p> <p>AT CORRUGATED</p> <p>AT CARPET</p> <p>AT CENTER</p> <p>AT DOWEL</p> <p>AT DOUBLE</p> <p>AT DETAIL</p> <p>AT DEMOLITION</p> <p>AT DIAMETER</p> <p>AT DIMENSION</p> <p>AT DISPOSAL</p> <p>AT DOWN</p> <p>AT DOOR</p> <p>AT DRAWING</p> <p>AT EACH</p> <p>AT ELEVATION</p> <p>AT ELECTRICAL</p> <p>AT EQUAL</p> <p>AT EQUIPMENT</p> <p>AT EXISTING</p> <p>AT EXPANSION</p> <p>AT EXPANSION JOINT</p> <p>AT EXTERIOR</p> <p>AT FURNISHED BY OTHERS</p>	<p>F.P. FIREPLACE</p> <p>F.V. FIELD VERIFY</p> <p>FDN. FOUNDATION</p> <p>FIN. FINISH</p> <p>FLR. FLOOR</p> <p>FLUOR. FLUORESCENT</p> <p>FT. FOOT</p> <p>FTG. FOOTING</p> <p>GA. GAUGE</p> <p>GALV. GALVANIZED</p> <p>GEN. GENERAL</p> <p>GFL. GROUND FAULT INTERRUPTER</p> <p>GL. GLASS</p> <p>GYP. GYPSUM</p> <p>GYP. BD. GYPSUM BOARD</p> <p>H.M. HOLLOW METAL</p> <p>HD. HEAD</p> <p>HDW. HARDWARE</p> <p>HGT. HEIGHT</p> <p>HORIZ. HORIZONTAL</p> <p>IN. INCH</p> <p>INSUL. INSULATION</p> <p>INT. INTERIOR</p> <p>J.B. JOINT BOX</p> <p>JT. JOINT</p> <p>KIT. KITCHEN</p> <p>L.H. LEFT HAND</p> <p>LAM. LAMINATE</p> <p>LAV. LAVATORY</p> <p>LOC. LOCATION</p> <p>LT. LIGHT</p> <p>M.O. MASONRY OPENING</p> <p>MAX. MAXIMUM</p> <p>MECH. MECHANICAL</p> <p>MET. METAL</p> <p>MFR. MANUFACTURER</p> <p>MIN. MINIMUM</p> <p>MTD. MOUNTED</p> <p>NO. / # NUMBER</p> <p>N.I.C. NOT IN CONTRACT</p> <p>N.T.S. NOT TO SCALE</p> <p>NAT. NATIONAL</p> <p>NEC. NECESSARY</p> <p>NOM. / # NOMINAL</p> <p>O.A. OVER ALL</p> <p>O.C. ON CENTER</p> <p>O.C. OPENING</p> <p>OPP. OPPOSITE</p> <p>P.LAM. PLASTIC LAMINATE</p> <p>P.R. POWDER ROOM</p> <p>P.T. PRESSURE TREATED</p> <p>PANT. PANTRY</p> <p>PART. PARTITION</p> <p>PL. PROPERTY LINE</p> <p>PLT. PLATE</p>	<p>PLAS. PLYWOOD</p> <p>POL. POLISHED</p> <p>PORC. PORCELAIN</p> <p>PR. PAIR</p> <p>PSF POUNDS PER SQUARE FOOT</p> <p>PTD. PAINTED</p> <p>PVC POLYVINYL CHLORIDE</p> <p>Q.T. QUARRY TILE</p> <p>R. RISER</p> <p>R.A. RETURN AIR</p> <p>R.C.P. REFLECTED CEILING PLAN</p> <p>R.H. RIGHT HAND</p> <p>R.O. ROUGH OPENING</p> <p>R.&S. ROD AND SHELF</p> <p>RAD. RADIUS</p> <p>REF. RECESSED</p> <p>REF. REFRIGERATOR</p> <p>REINF. REINFORCED</p> <p>REQ. REQUIRED</p> <p>RESIL. RESILIENT</p> <p>REV. REVISION</p> <p>RM. ROOM</p> <p>SCHED. SCHEDULE</p> <p>SECT. SECTION</p> <p>SHEET SHEET</p> <p>SIM. SIMILAR</p> <p>SPEC. SPECIFICATION</p> <p>SO. SQUARE</p> <p>STD. STANDARD</p> <p>STL. STEEL</p> <p>STRUCT. STRUCTURAL</p> <p>SUSP. SUSPENDED</p> <p>T. TREADS</p> <p>T.&G. TONGUE AND GROOVE</p> <p>T.H. THRESHOLD</p> <p>T.V. TELEVISION</p> <p>TEL. TELEPHONE</p> <p>THK. THICK</p> <p>THRU. THROUGH</p> <p>TYP. TYPICAL</p> <p>UNLESS OTHERWISE NOTED</p> <p>U.O.N. UNIFORM COMPOSITION TILE</p> <p>V.C.T. VERIFY IN FIELD</p> <p>V.I.F. VERIFY IN FIELD</p> <p>VERT. VERTICAL</p> <p>W. WITH</p> <p>W/D WASHER/DRYER</p> <p>W/O WITHOUT</p> <p>W.C. WATER CLOSET</p> <p>W.P. WATERPROOF</p> <p>W.W.F. WELDED WIRE FABRIC</p> <p>WD. WOOD</p> <p>MICRO. MICROWAVE OVEN</p> <p>WSCT. WAINSCOTT</p>
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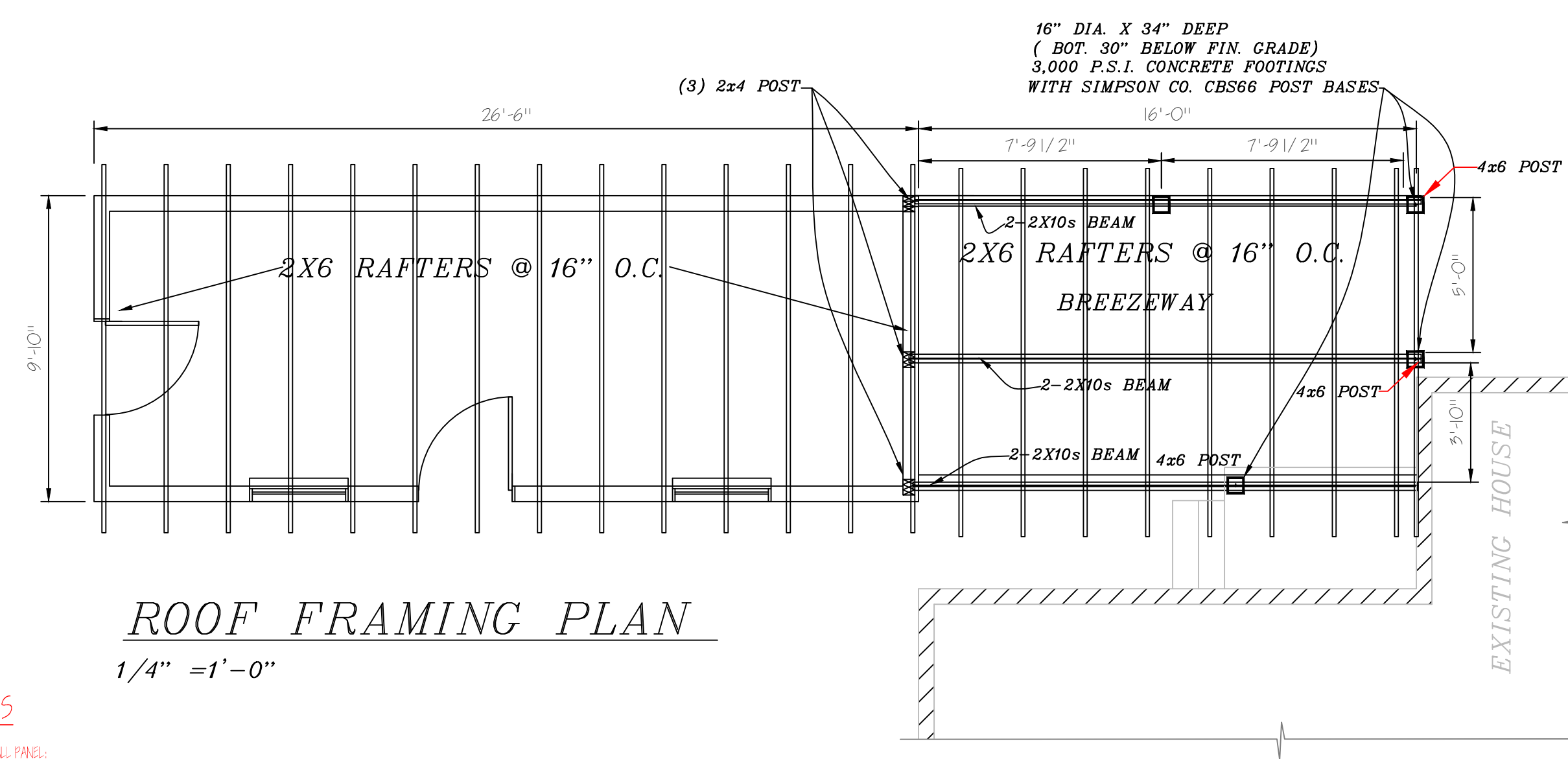
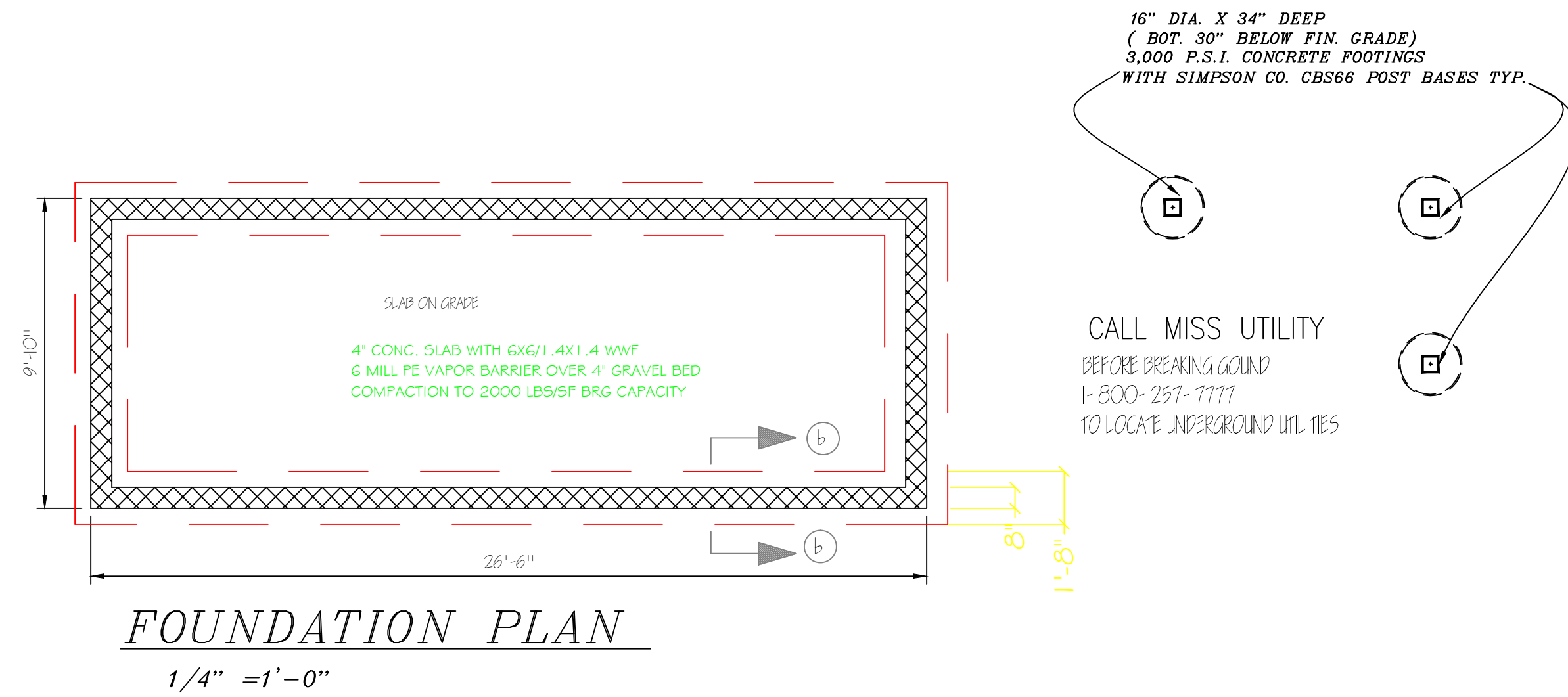
SCOPE OF WORK

NEW SHEAD W\ BREEZEWAY

New shead
3510 Lancer Dr. - Hyattsville, MD 20782

COVER SHEET

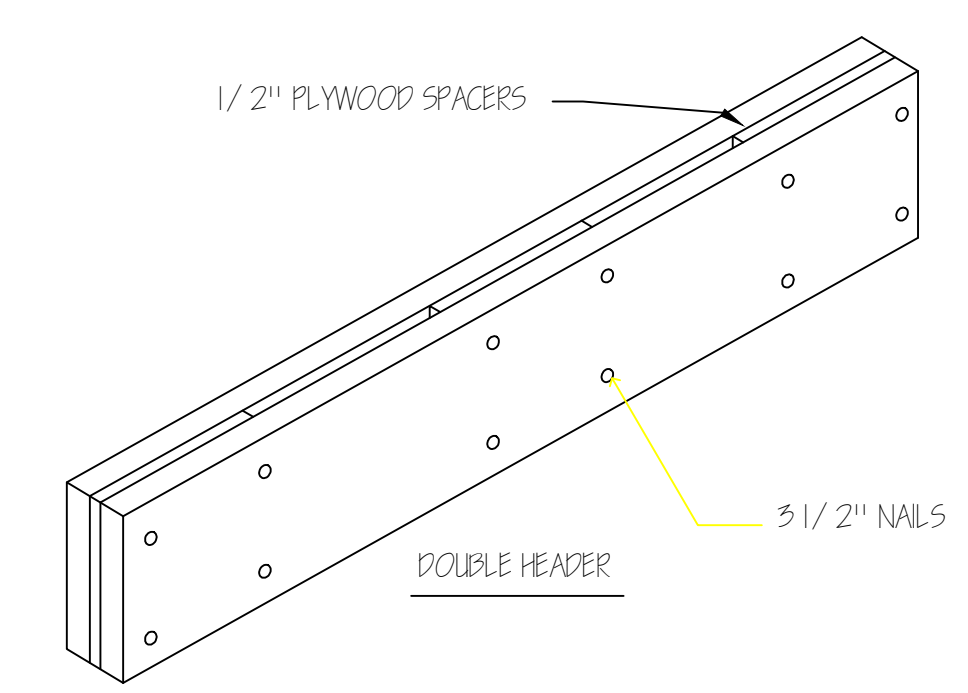
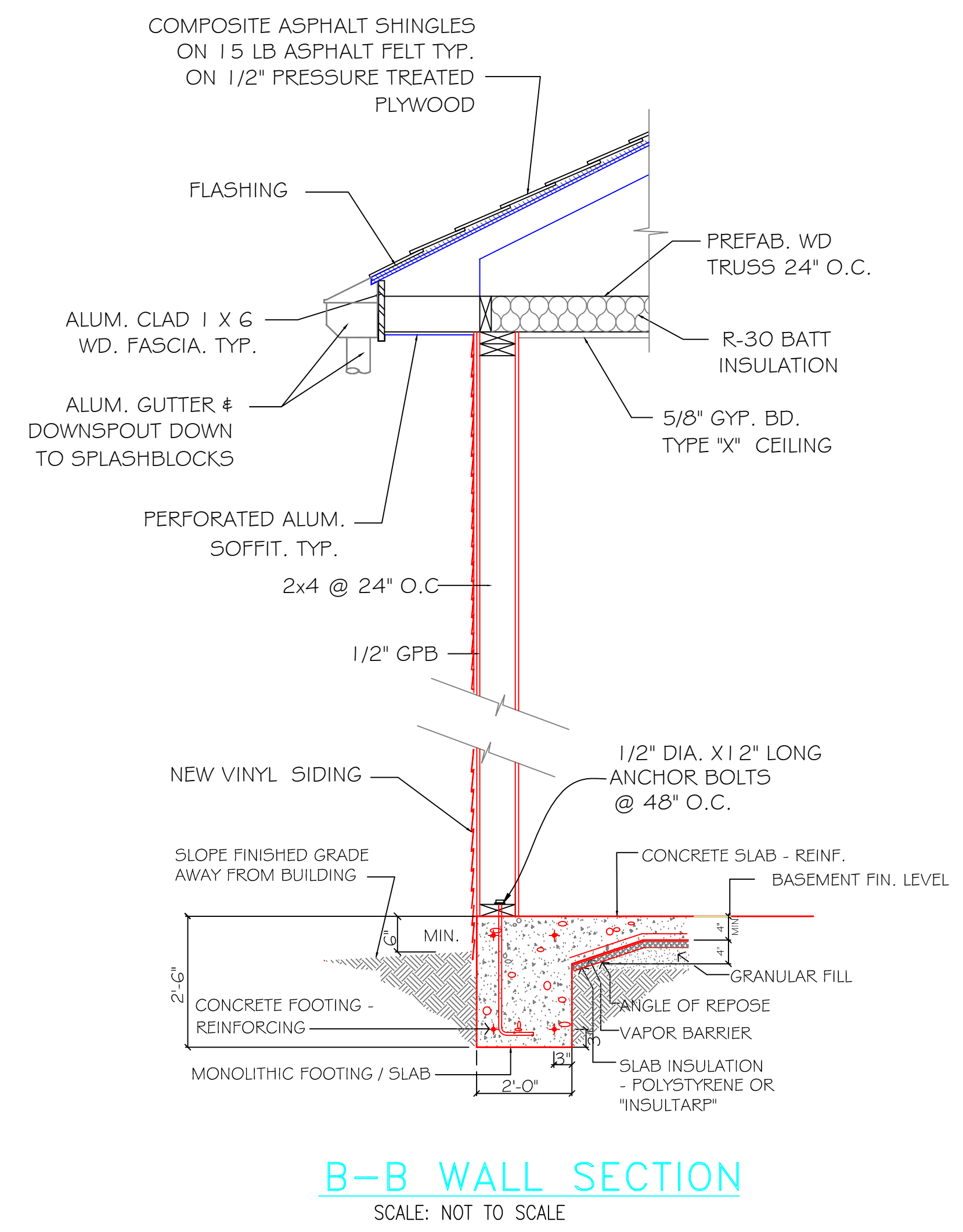
CS-1



BRACING WALL PANEL NOTES

1. BRACKETED CONTINUOUS BEARING METHOD BRACE WALL PANELS. CONTINUOUS BEARING METHOD REQUIRES STRUCTURAL PANEL BEARING TO BE USED ON ALL BEARABLE SURFACES ON ONE SIDE OF BRACED WALL INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. PANEL SHALL BE OF A 48" WIDTH WITH THICKNESS OF 5/8" FOR STDS @ 16" O.C. WALL HEIGHT OF 12'. BRACE WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE METHOD SHOWN ON SCHEDULE.

2. PROVIDE 800 lb RE-DRAWN PENCE AT THE EDGE OF PANELS CLOSE TO THE CORNER OF THE FLOOR FRAMING.



ALLOWABLE SPANS FOR OPENING HEADERS

HEADER SIZE (MATERIAL ON EDGE)	SUPPORTING TWO FLOORS CEILING AND ROOF	SUPPORTING ONE FLOOR, CEILING AND ROOF	SUPPORTING ONLY CEILING AND ROOF
2-2x8s	2'	3'	4'
2-2x8s	4'	5'	6'
2-2x10s	6'	7'	8'
2-2x10s	7'	8'	10'
2-2x12s	8'	9'	12'

A HEADER IS MADE UP BY NAILING TWO PIECES OF STOCK TOGETHER WITH THE PROJECT THICKNESS OF SPACER BETWEEN THEM. FOR A 2 BY 4 FRAME, THE SPACER WILL BE 1/2" IN.

LINTELS: UNLESS OTHERWISE SHOWN ON DRAWINGS, PROVIDE ANGLE LINTELS WHERE ARCHITECTURAL DRAWINGS INDICATE FACE BRICK AND PRECAST LINTELS ELSEWHERE. PROVIDE ONE LINTEL WITH SIX-INCH MINIMUM BEARING FOR EACH FOUR INCHES OF WALL THICKNESS AS FOLLOWS:

UP TO 4'-0"	L3-1/2 x 1/4	OR	4" x 8" PCC	W/ #3 TOP AND BOTTOM
4'-1" TO 5'-0"	L4 x 3/4 x 5/16	OR	4" x 8" PCC	W/ #4 TOP AND BOTTOM
5'-1" TO 6'-0"	L5 x 3/4 x 5/16	OR	4" x 8" PCC	W/ #4 TOP AND BOTTOM
6'-1" TO 8'-0"	L6 x 3/4 x 5/8	OR	4" x 8" PCC	W/ #4 TOP AND BOTTOM
OVER 8'-0" TO LESS THAN 12'-0"	W12 x 35	W/ 5/16 CONT. HUNG AND 1/4" HANGER @ 16" O.C.		

PROVIDE LINTELS FOR MISCELLANEOUS OPENINGS SUCH AS DICIS, LOUVERS, CHASES, ETC. ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS.

ARCHITECTURAL
DRAWINGS
"House Plans For All Budgets, All Tastes, All Sites."
1516 W. KERSEY LN
POTOMAC MD
GILBERT E. 301 613 1139

CONSTRUCTION PLANS

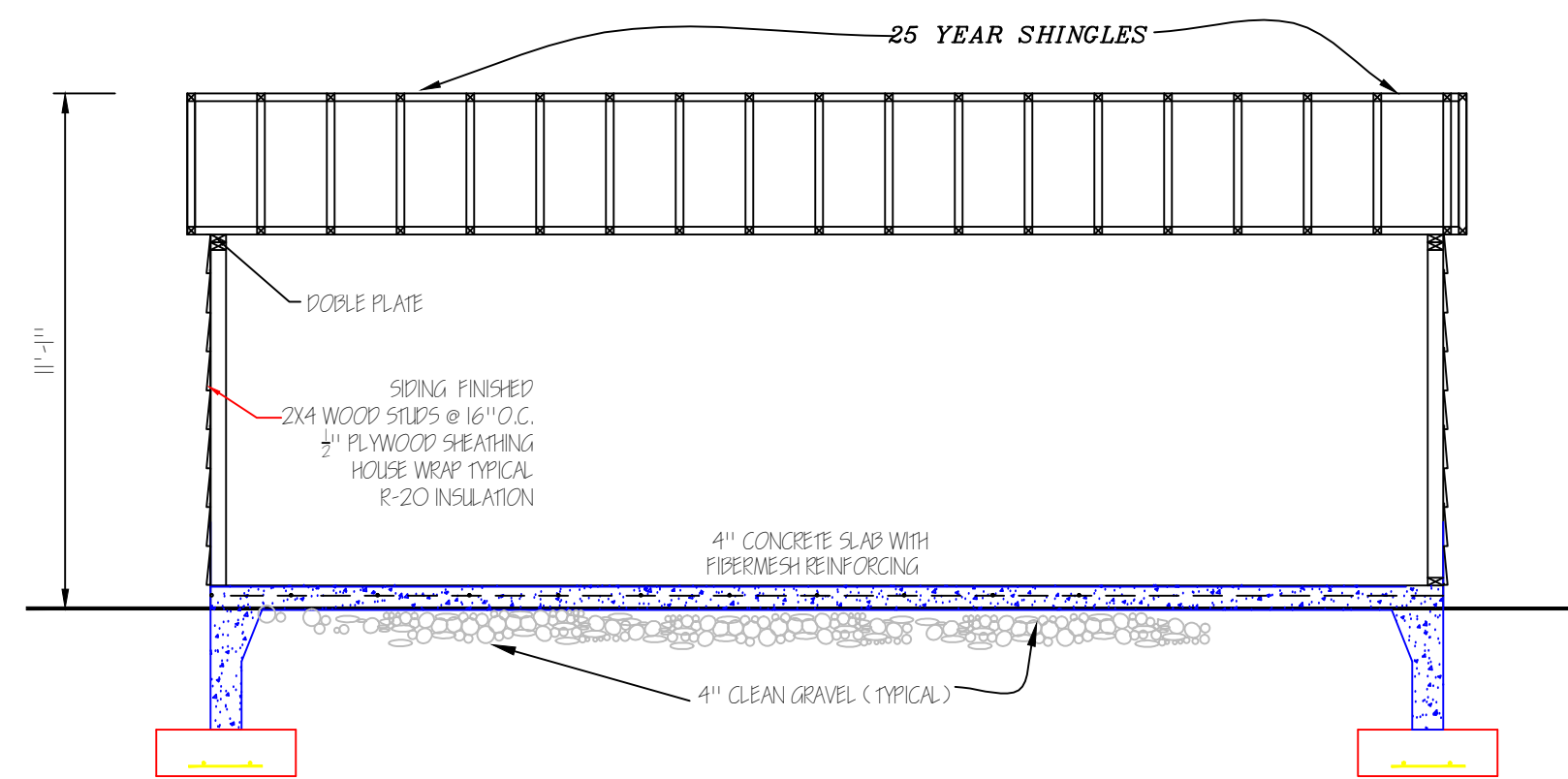
New shead

3510 Lancer Dr. - Hyattsville, MD 20782

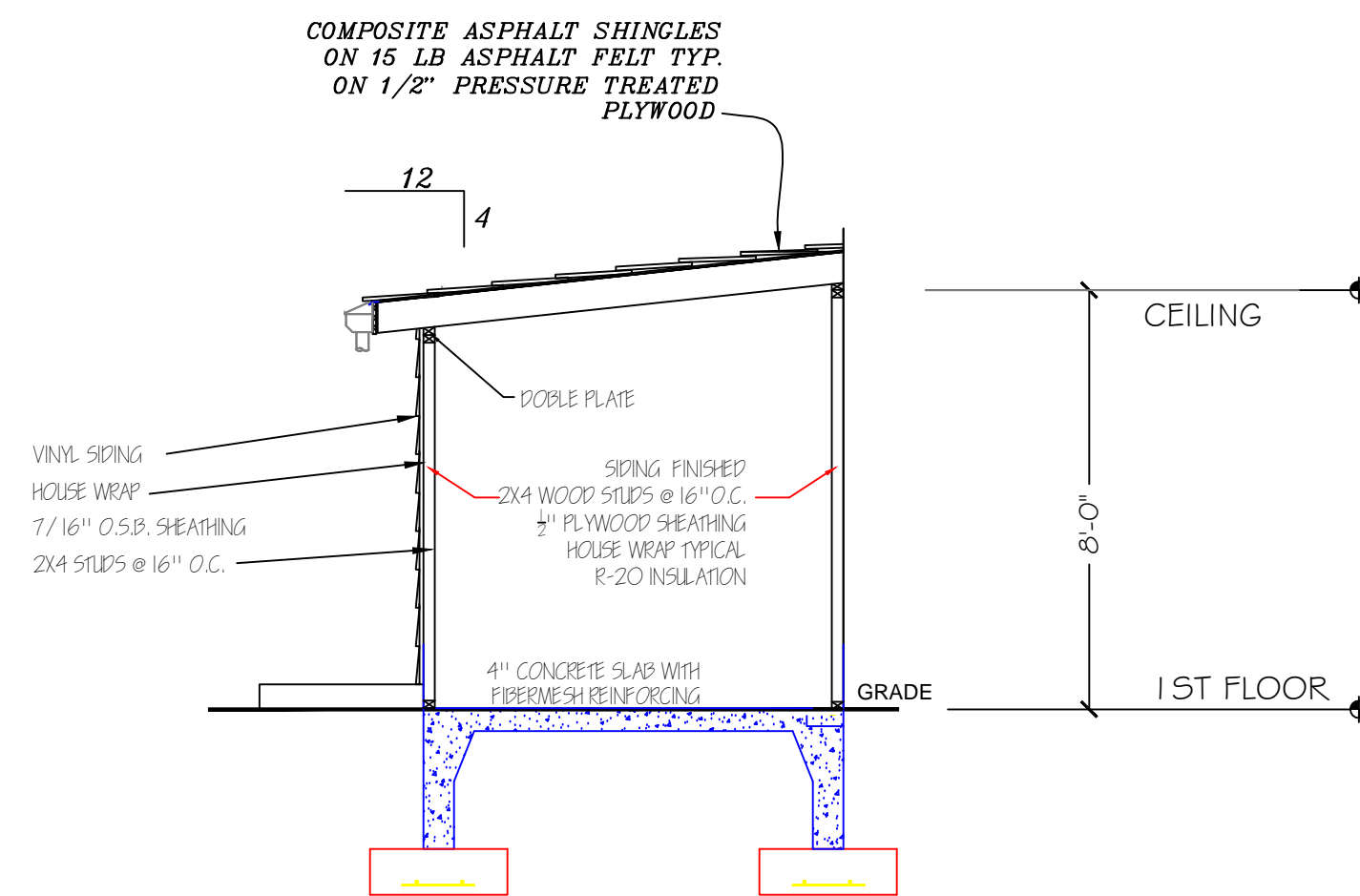
JOB NO. 4482

REVISION #	DATE	DESCRIPTION
1		

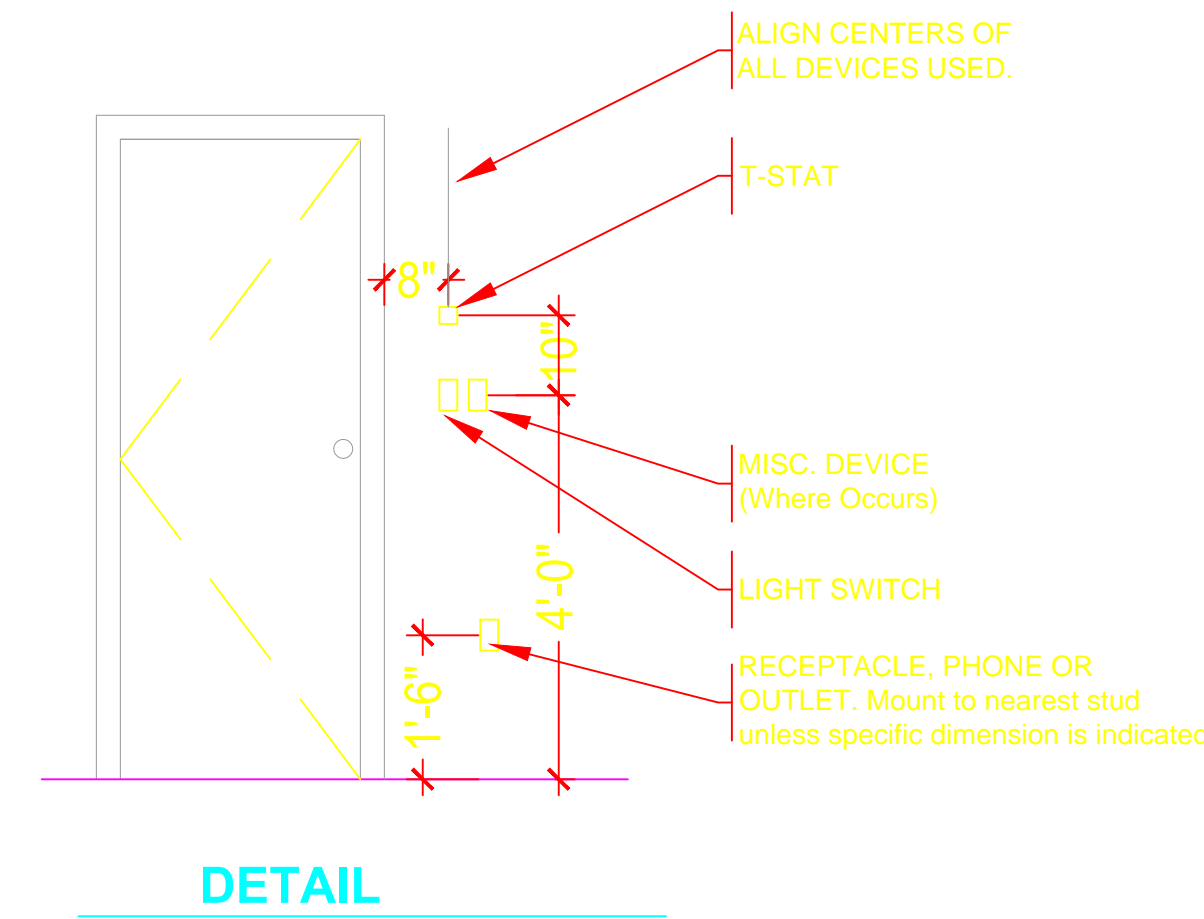
SCALE: 1/4" = 1'-0" PAGE: 5-1
DRAWN BY: GILBERT E.
DATE: 04-20-22



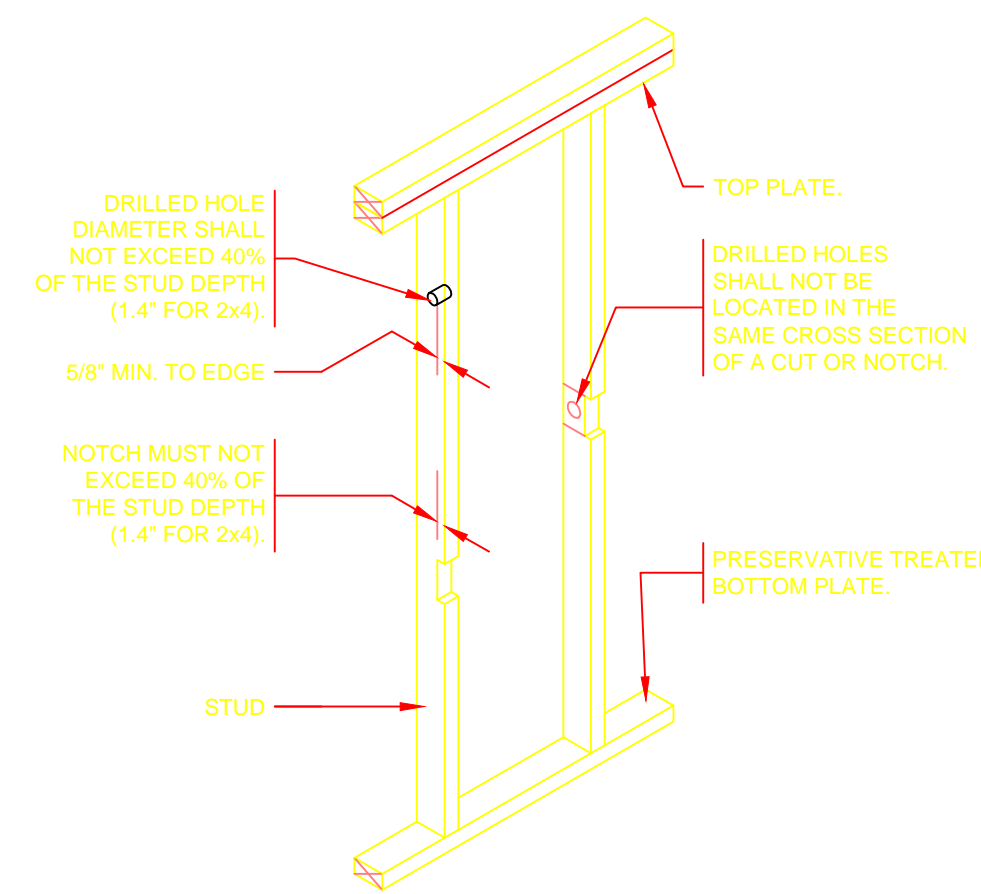
CROSS SECTION
1/4" = 1'-0"



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



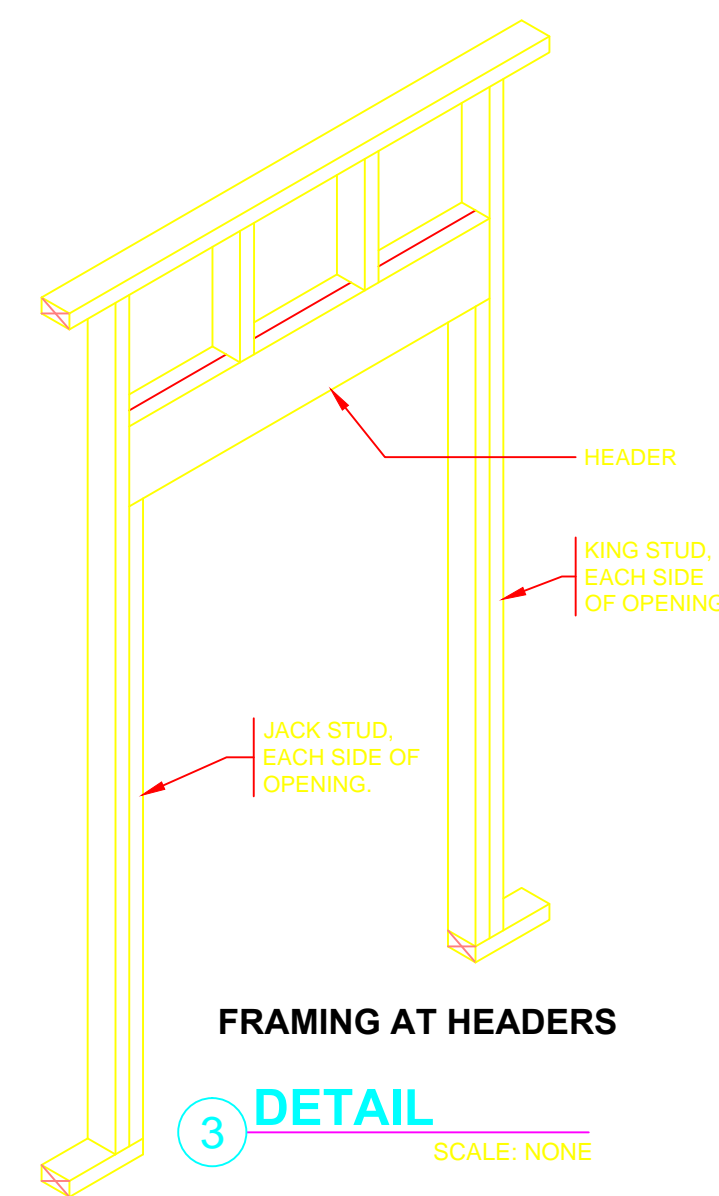
DETAIL



DRILLING AND NOTCHING STUDS

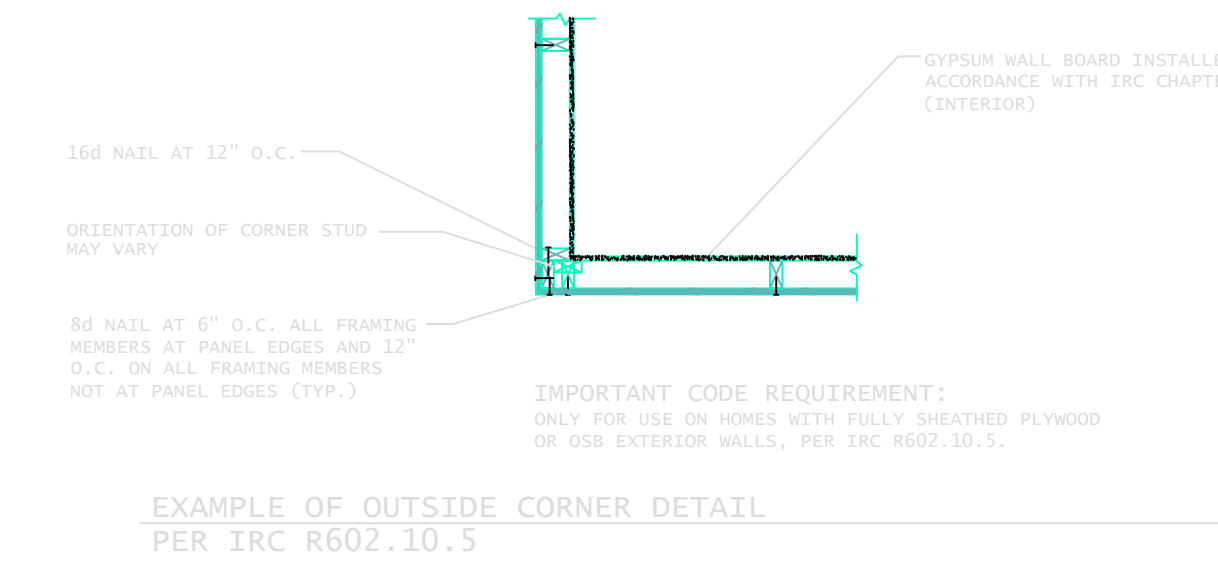
2 DETAIL SCALE: NONE

HEADER SHALL BE FRAMED PER DETAIL 3 AND SIZED PER HEADER SIZE SCHEDULE. TWO-PLY HEADERS SHALL BE FASTENED TOGETHER USING 16d (3/8" X 0.135") FACE NAILS AT 16 INCHES ON CENTER STAGGERED ALONG THE TOP AND BOTTOM EDGES.

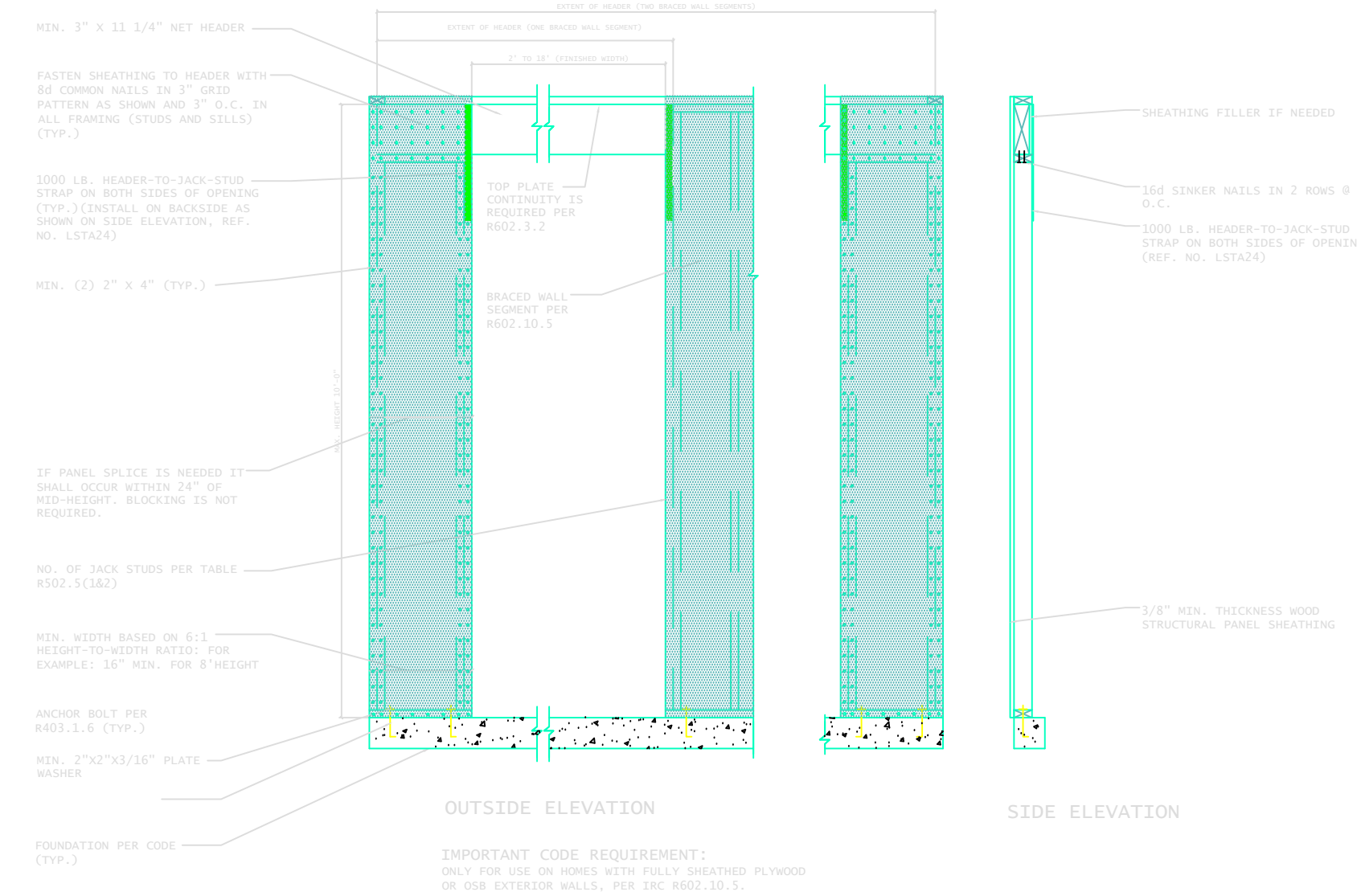


FRAMING AT HEADERS

3 DETAIL SCALE: NONE



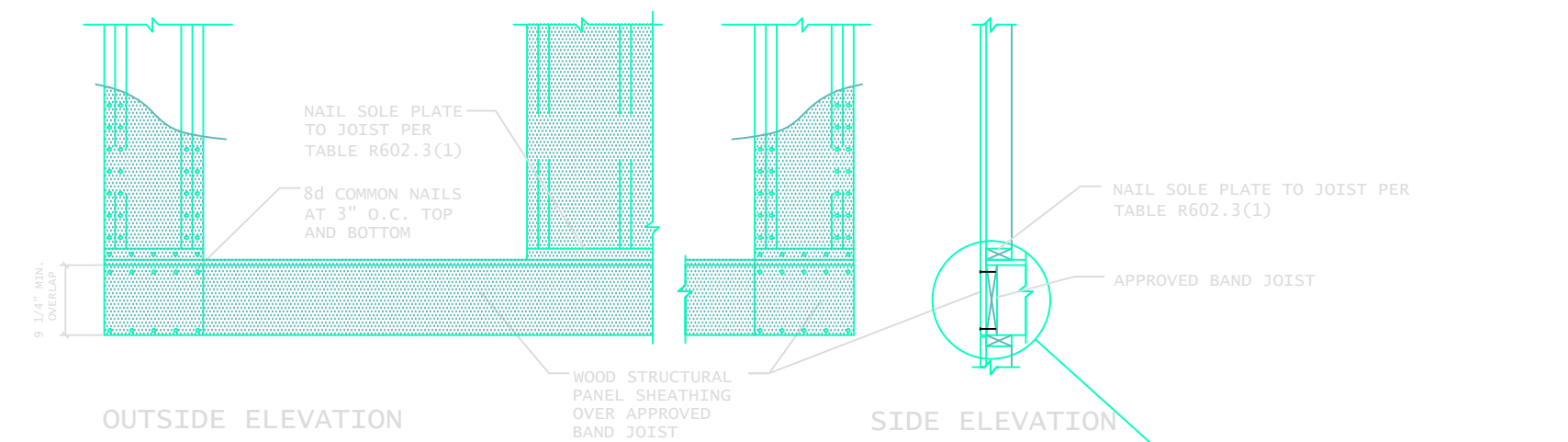
EXAMPLE OF OUTSIDE CORNER DETAIL PER IRC R602.10.5



OUTSIDE ELEVATION

SIDE ELEVATION

APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (DETAIL 1 OF 3)



OUTSIDE ELEVATION

SIDE ELEVATION

APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS (STRUCTURAL PANEL OVERLAP OPTION) (DETAIL 2 OF 3)

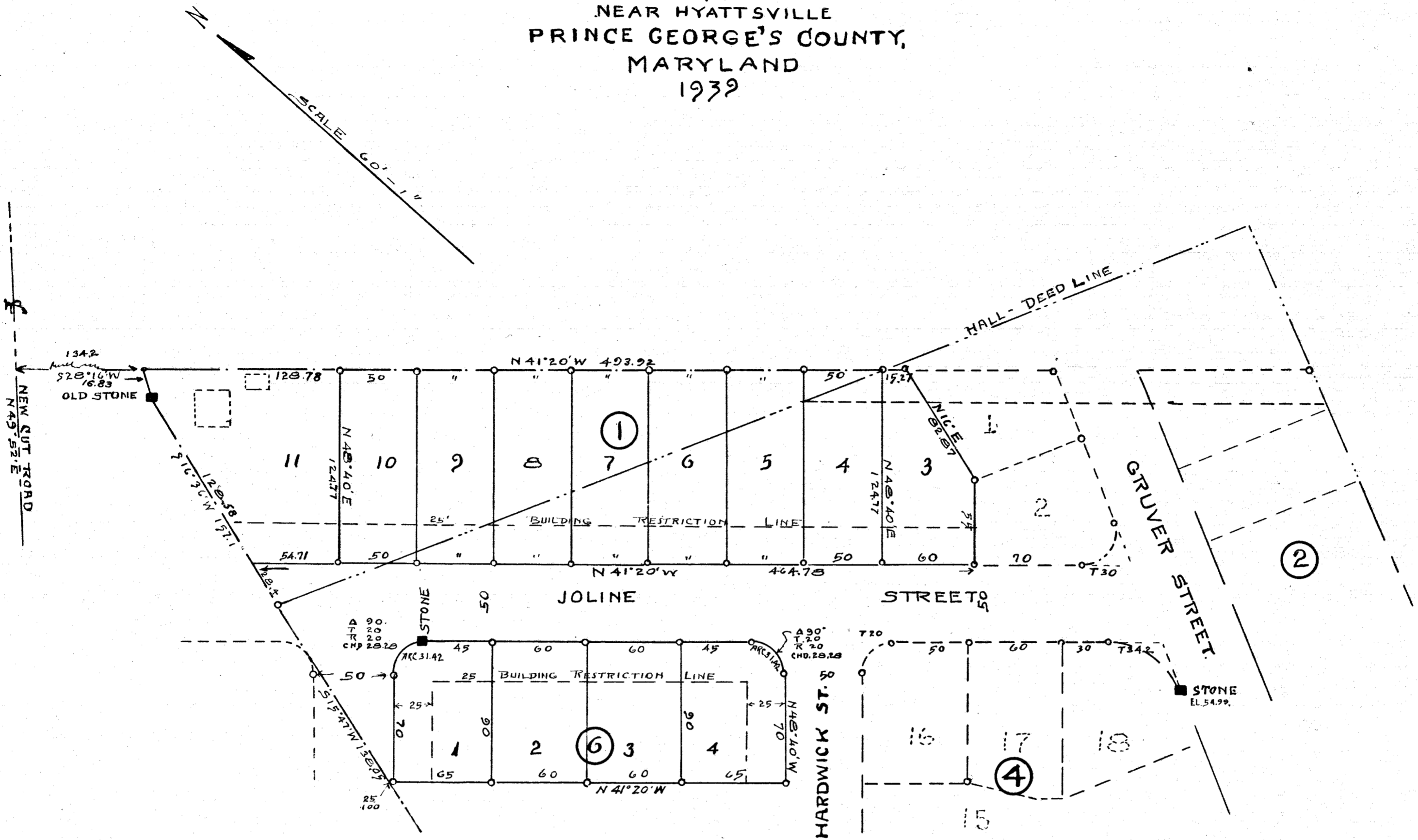
APA WALL DTLS.

JOB NO. 4482		
REVISION #	DATE	DESCRIPTION
△		
SCALE: 1/4" = 1'-0" PAGE:		
DRAWN BY: GILBERT E.		
DATE: 04-20-22		

LOTS 3 TO 11 INCL., BLOCK 1
AND
LOTS 1 TO 4 INCL., BLOCK 6

CLEARWOOD

NEAR HYATTSVILLE
PRINCE GEORGE'S COUNTY,
MARYLAND
1939



ENGINEER'S CERTIFICATE

We hereby certify that the plat hereon delineated is correct.
That it is a subdivision of part of the land acquired by Ira K. Gruver in Three (3) Deeds, First: From James M. Hall and Enola V. Hall his wife by deed, dated March 22, 1920, recorded in Liber 153 Folio 30, Second: From the Servant Sisters of The Holy Ghost by deed dated March 21, 1921 and recorded in Liber 179, Folio 436, Third: From The Maryland Guarantee and Investment Company by deed dated December 14, 1925 and recorded in Liber 261 Folio 6, all in the Land Records of Prince George's County, Md.
The stones marked thus (■) and pipes marked thus (○) have been placed where shown on the plat.

HYATTSVILLE, MD.
DEC. 30, 1939

Edward L. Latimer & Son
EDWARD L. LATIMER & SON
SURVEYORS.

OWNER'S DEDICATION

We, Ira K. Gruver and Clyde Gruver, his wife do hereby adopt the plan of subdivision shown hereon. And establish the minimum building restriction lines, and dedicate the streets to public use.

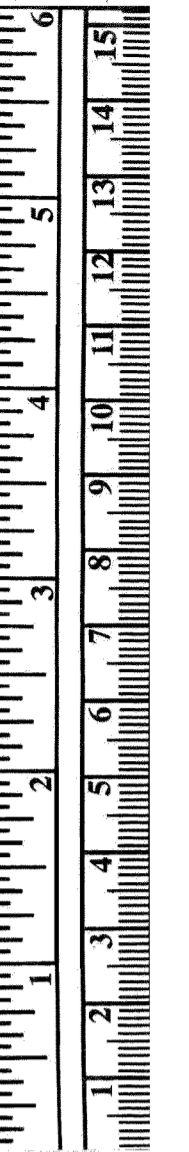
DATE *Jan. 3, 1940*
Ira K. Gruver
IRA K. GRUVER
Clyde Gruver
CLYDE GRUVER
E. K. Doebhoff
WITNESS
Ralph H. Wagner
WITNESS

We assent to this plan of subdivision:
Date: JAN. 3, 1939
PRINCE GEORGES BANK & TRUST CO.
(MORTGAGEE)
By: *Thaddeus M. Jones*
Thaddeus M. Jones, Vice President
Attest: *William Bowie*
William Bowie, Treasurer

WASHINGTON SUBURBAN SANITARY DISTRICT
APPROVED JAN. 15, 1940
AS TO SUITABILITY FOR WATER & SEWER
Stamphill
CHIEF ENGINEER.

EDWARD L. LATIMER & SON
SURVEYORS
THOMAS
HYATTSVILLE, MARYLAND

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED JAN. 10, 1940
DATE
Geo. M. Palmer
CHAIRMAN
William Hampton
SECRETARY
M-N-C-P & P.C. RECORD FILE NO. 1175



93-1-65
65













INSPECTIONS DIVISION
9200 Basil Court, Suite 307
Largo, Maryland 20774
301.883.3820 • FAX: 301.883.3873



CORRECTION ORDER

Address: 3510 Lancer dr

Permit #: None Date: 3/14/22

Type of Inspection: Exterior structures

The discrepancies listed below require correction in order to pass inspection.

Needs to obtain building & electrical permit for Multi structural with electric in the rear yard, along with a 6ft wooden fence, bathroom in the shed will need WSSC approval.

Contact Inspector for information.

- Reinspection Fee \$ _____
- Special Investigation Fee \$ 300.00

(Please note this may not be a complete listing.)

For inspection requests, call our Automated Inspection Request/Information System (AIRIS) at 301.883.5390.

Inspector: K. Harrison
(Signature & ID #)

Phone #: (240) 508 9853

(Between 7:00 a.m. and 9:00 a.m. only)

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 16 **Account Number - 1798198**

Owner Information

Owner Name: RIVAS DOUGLAS C **Use:** RESIDENTIAL
Mailing Address: 3510 LANCER DR **Principal Residence:** YES
 HYATTSVILLE MD 20782- **Deed Reference:** /40022/ 00327

Location & Structure Information

Premises Address: 3510 LANCER DR **Legal Description:**
 HYATTSVILLE 20782-0000

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: A-0529
 0041 00F4 0000 16021500.17 1500 1 4 2022 **Plat Ref:**

Town: HYATTSVILLE

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1945 1,122 SF YES 6,328 SF 001

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
 1 1/2 YES STANDARD UNITFRAME/3 1 full/1 half

Value Information

	Base Value	Value		Phase-in Assessments	
		As of 01/01/2022	As of 07/01/2022	As of 07/01/2022	As of 07/01/2023
Land:	100,200	135,400			
Improvements	172,700	153,000			
Total:	272,900	288,400	278,067		283,233
Preferential Land:	0	0			

Transfer Information

Seller: GREEN MARION L TEST TRUSTEE **Date:** 09/15/2017 **Price:** \$245,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /40022/ 00327 **Deed2:**

Seller: THOMAS CARROLL W & ROSEMARY E **Date:** 04/24/2013 **Price:** \$0

Type: NON-ARMS LENGTH OTHER **Deed1:** /34645/ 00466 **Deed2:**

Seller: DOVE, WILLIAM E & **Date:** 09/16/1976 **Price:** \$36,292
Type: **Deed1:** /04668/ 00547 **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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 12/11/2017

Homeowners' Tax Credit Application Information

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



Property

Tax Account: 1798198

Owner Name: RIVAS DOUGLAS C

Premise Address: 3510 Lancer Dr, Hyattsville, MD 20782

Parcel Details

Tax Account #: 1798198
Assessment District: 16
Lot: 4 **Block:** 1 **Parcel:**
Description:
Plat: A16-0529
Subdivision: CLEARWOOD
Acreage: 0.1450

Ownership Information

Owner Name: RIVAS DOUGLAS C
Owner Address: 3510 Lancer Dr,
Hyattsville, MD 20782
Liber: 40022 **Folio:** 327
Transfer Date: 9/15/2017
Current Assessment: \$272,900.00
Land Valuation: \$100,200.00
Improvement
Valuation: \$172,700.00
Sale Price: \$245,000.00
Structure Area (Sq Ft): 1122

Administrative Details

Tax Map Grid: 041F4
WSSC Grid: 207NE03
Tree Conservation
Plan 1:
Tree Conservation
Plan 2:
Councilmanic District: 2

Legislative District (2014)

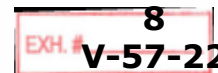
Legislative District: 22
Member 1: Paul G. Pinsky
Party 1: Democrat
Member 2: Anne Healey
Party 2: Democrat
Member 3: Alonzo T. Washington
Party 3: Democrat
Member 4: Nicole A. Williams
Party 4: Democrat

Prior Development District Overlay (Prior)

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

Councilmanic District (2014)

District: 2
Councilmember: Deni Taveras
Political Party: Democrat
Telephone: 301-952-4436
Email: dltaveras@co.pg.md.us
District: Null
Councilmember: Mel Franklin (At Large)
Political Party: Democrat
Telephone: 301-952-2638
Email: mfranklin1@co.pg.md.us
District: Null



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

Tax Grid

Map Grid: 41-F4

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

WSSC Grid

Grid: 207NE03

Zip Code

Zip Code: 20782
City: Hyattsville
Alternate Names: Chillum, University Park, West Hyattsville

Zoning (Current)

Zone Type: Residential
Class: RSF-65 (Residential, Single-Family - 65)

Zoning (Prior)

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

V-57-22
Aerial Photos

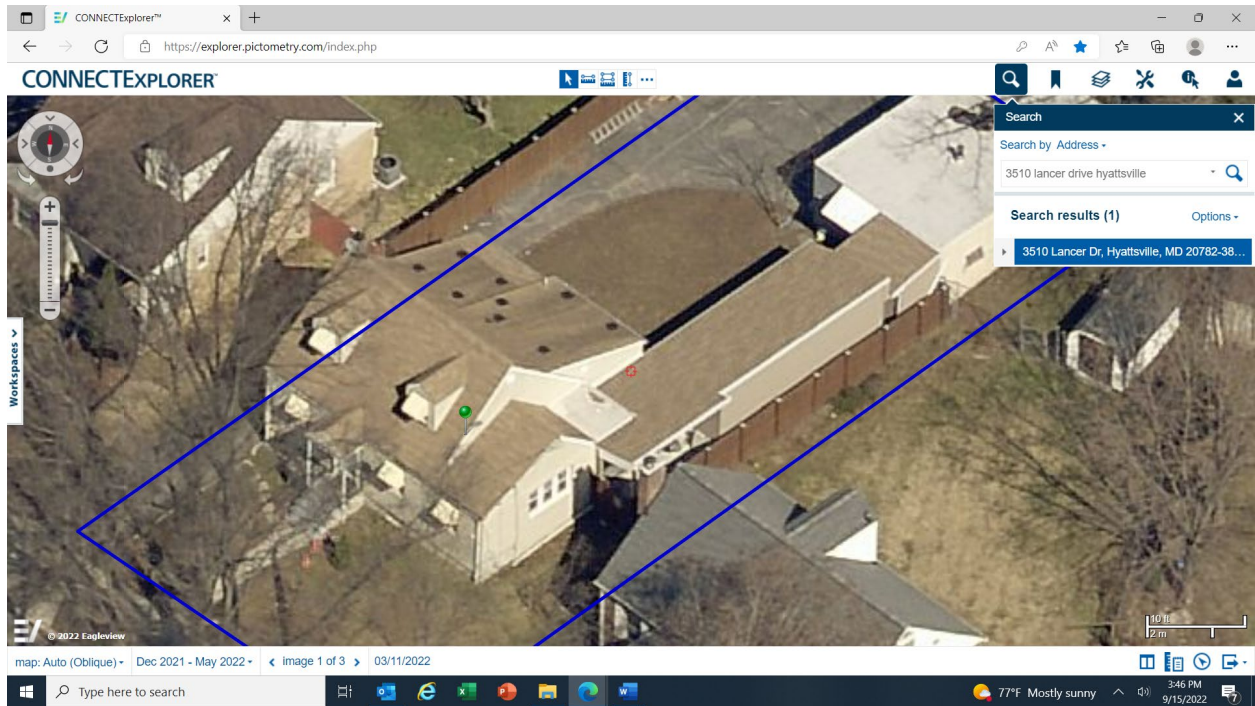
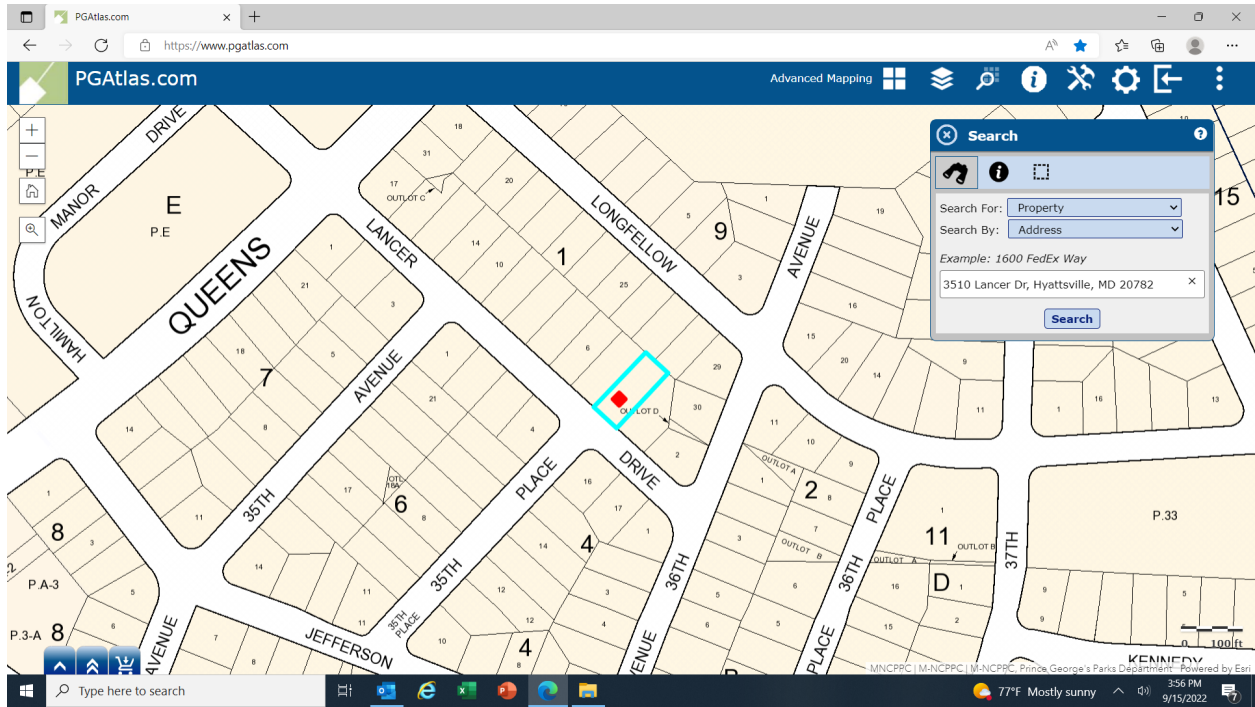
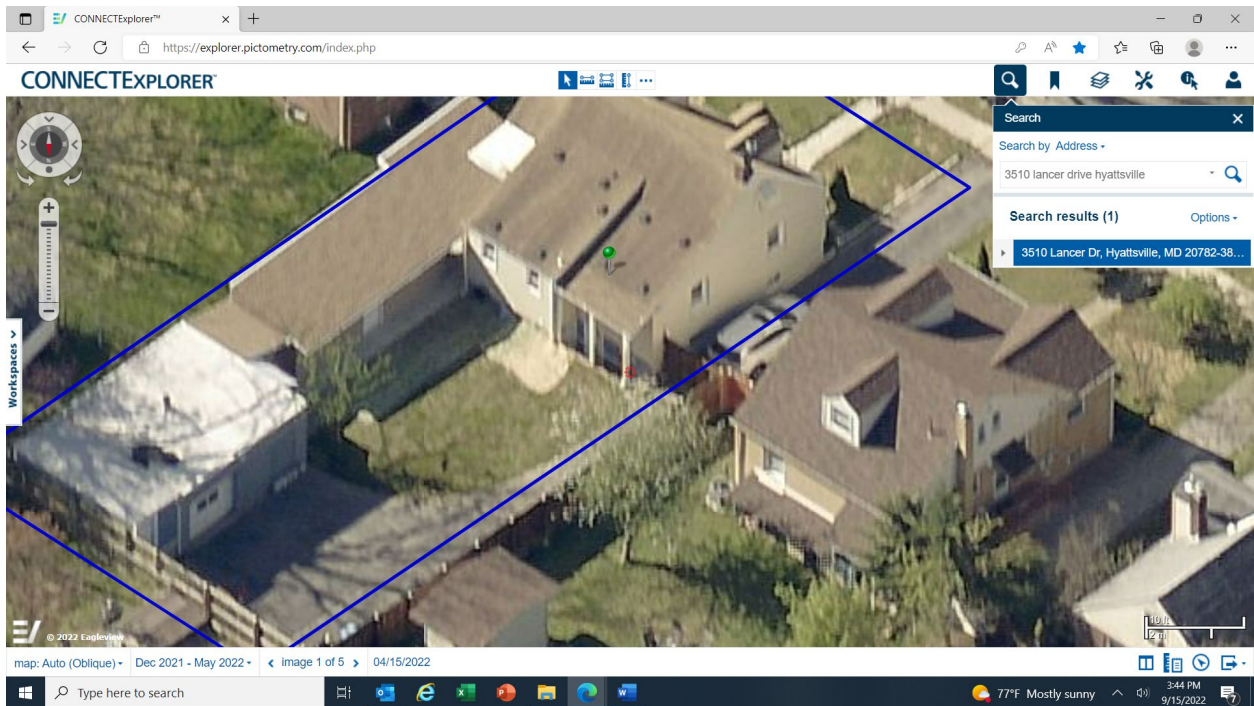
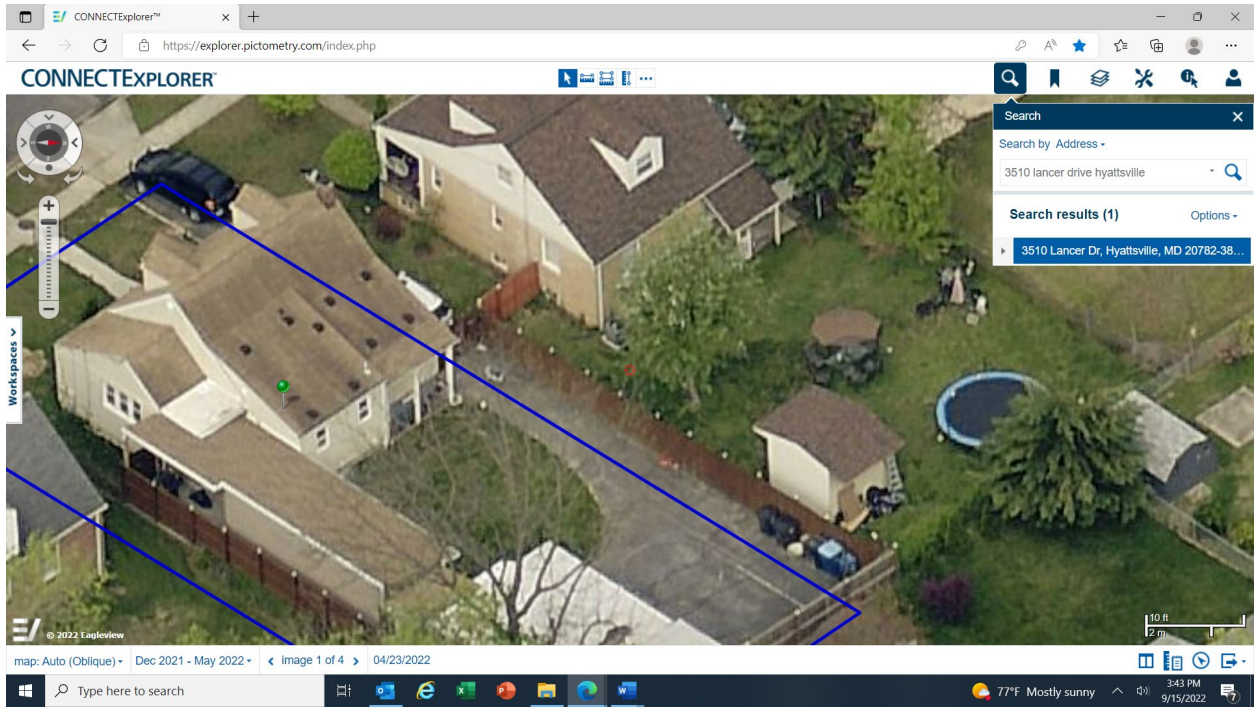
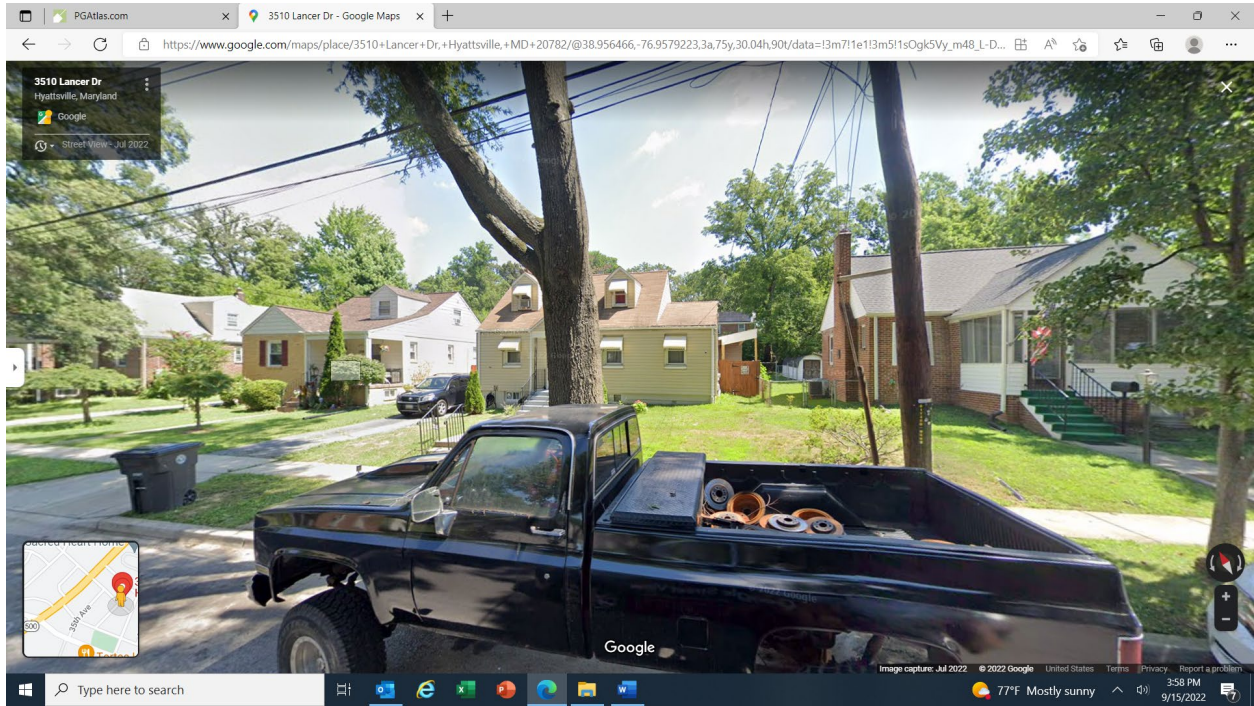
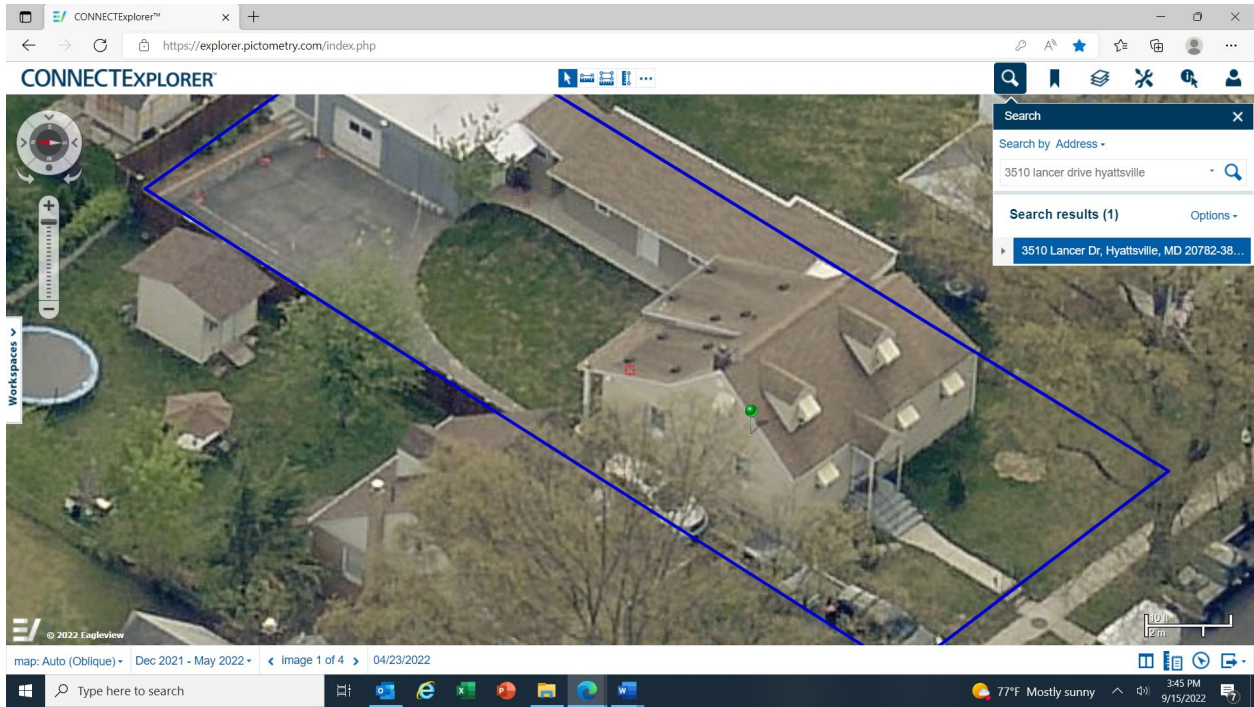


EXHIBIT 9(A-F)
V-57-22

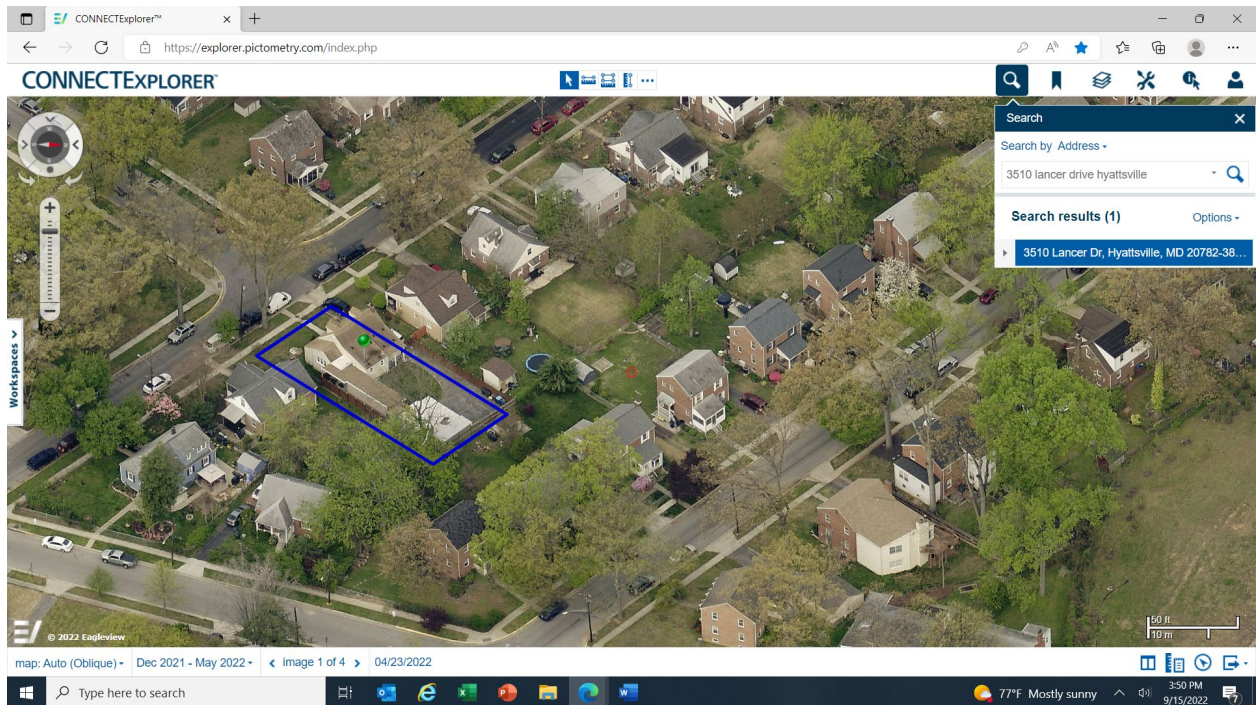
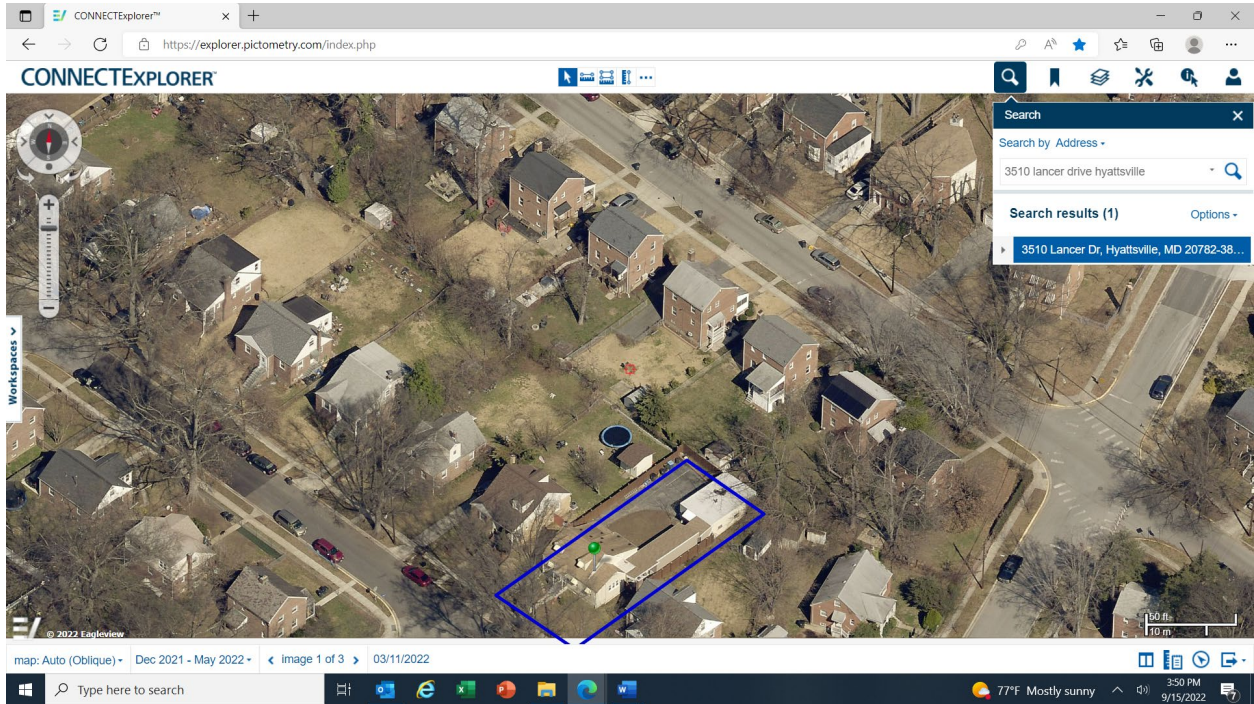
V-57-22
Aerial Photos



V-57-22
Aerial Photos



V-57-22
Neighboring Properties



V-57-22
Neighboring Properties

CONNECTEXPLORER™

https://explorer.pictometry.com/index.php

Search

Search by Address -

3510 lancer drive hyattsville

Search results (1) Options -

3510 Lancer Dr, Hyattsville, MD 20762-38...

map: Auto (Oblique) - Dec 2021 - May 2022 - < Image 1 of 5 > 04/15/2022

Type here to search

77°F Mostly sunny 3:51 PM 9/15/2022

LOT COVERAGE WORKSHEET

V-57-22

NET LOT SIZE _____ SQUARE FEET

____% LOT COVERAGE ALLOWED _____ SQUARE FEET

<u>STRUCTURE/PARKING</u>	<u>MEASUREMENTS</u>	<u>SQUARE FOOTAGE</u>
--------------------------	---------------------	-----------------------

HOUSE	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

GARAGE/CARPORT	_____	_____
	_____	_____
	_____	_____

DRIVEWAY	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

PORCH/SUNROOM	_____	_____
	_____	_____
	_____	_____

SHED(S)	_____	_____
	_____	_____

ADDITION(S)	_____	_____
	_____	_____
	_____	_____

OTHER: _____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL LOT COVERAGE _____ **4049**__

TOTAL % NET LOT COVERAGE ____65____% 64.9

TOTAL % OVER NET LOT COVERAGE ____30____% (1,649S.F.)

NOTICE OF VIRTUAL HEARING

Date: October 11, 2022

Petitioner: Douglas C. Rivas

Appeal No.: V-57-22

Hearing Date: WEDNESDAY, OCTOBER 26, 2022, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

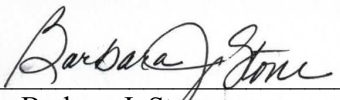
Appeal has been made to this Board for permission to validate existing conditions (net lot area, lot width, frontage width at front street line, lot coverage, front yard depth, side yard depth and accessory building, shed) and obtain a building permit for the illegal construction of a shed and breezeway on Residential, Single-Family-65 (RSF-65) zone, property known as Lot 4, Block 1, Clearwood Subdivision, being 3510 Lancer Drive, 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 27-4202(e)(1) prescribes that each lot shall have a minimum net lot area of 6,500 square feet, a minimum width of 65 feet measured along the front building line, a minimum 52 feet measured along the front street line and not more than 35% of the net lot area shall be covered by buildings and off-street parking. Section 27-4202(e)(2) prescribes that each lot shall have a front yard at least 25 feet in depth. Section 27-4202(e)(3) prescribes that each lot shall have a side yard at least 8 feet in width. Section 27-4202(e)(5) prescribes that accessory buildings shall have 2 feet from any side or rear lot line. 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 width and 2 feet rear lot line setback for accessory buildings (shed) were 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. 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>

BOARD OF ZONING APPEALS

By: 
Barbara J. Stone
Administrator

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville
DPIE Inspections/Division

V-57-22
DOUGLAS C. RIVAS
3510 LANCER DRIVE
HYATTSVILLE MD 10782

V-57-22
JOSE G. FLORES
5613 35TH PLACE
HYATTSVILLE MD 20782

V-57-22
MARY E. BERRY LIVING TRUST
3507 LANCER DRIVE
HYATTSVILLE MD 20782

V-57-22
DIMAS RODRIGUEZ ETAL
3512 LANCER DRIVE
HYATTSVILLE MD 20782

V-57-22
ROBERT MENEGHINI LIVING TRUST
3521 LONGFELLOW STREET
HYATTSVILLE MD 20782

V-57-22
KENNETH HARRISON
DPIE/INSPECTIONS DIVISION
9200 BASIL COURT # 307
LARGO

EXH. # **10**
V-57-22