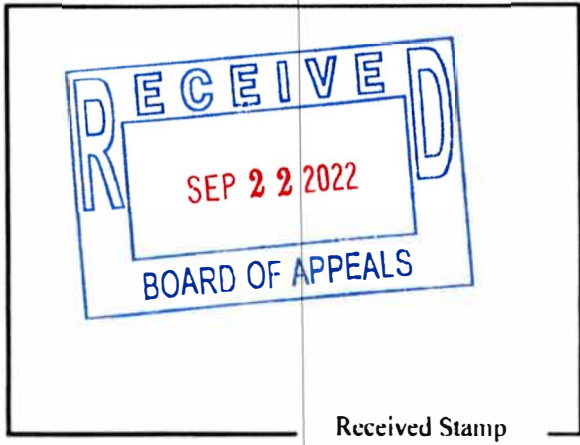




Zoning and Administrative



Received Stamp

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 Rosario Salgado
(AS SHOWN ON DEED)
Address of Owner(s) 5820 31st Pl
City Hyattsville **State** MD **Zip Code** 20782
Telephone Number (home) 202-870-8336 (cell) _____ (work) _____
E-mail address: Rosysalgado26@yahoo.com

Location and Legal Description of the Property involved:
Street Address 5820 31st Pl Hyattsville
City Hyattsville MD 20782
Lot(s) 4 **Block** 4 **Parcel** N/A
Subdivision Name Queens Chapel Manor

Professional Service:
▶ Engineer ▶ Contractor ▶ Architect: (if different from above): (circle one)
Name: Henry Ialesias **Phone Number:** 240-425-5069
Address: 5820 31st Pl **Email Address:** _____
Hyattsville, MD 20782
Attorney representing applicant: (If applicable)
Name: _____ **Phone Number:** _____
Address: _____ **Email Address:** _____

EXH. # 1
V-67-22

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

Name: _____

Address: N/A

Municipality (Incorporated City/Town)

N/A

Name _____

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

Covered deck is not meeting the si
yard setback regulations of 8ft from
side property line.

Has a Violation Notice / Stop Work Order / Corrective 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: _____



Signature of Owner/Attorney

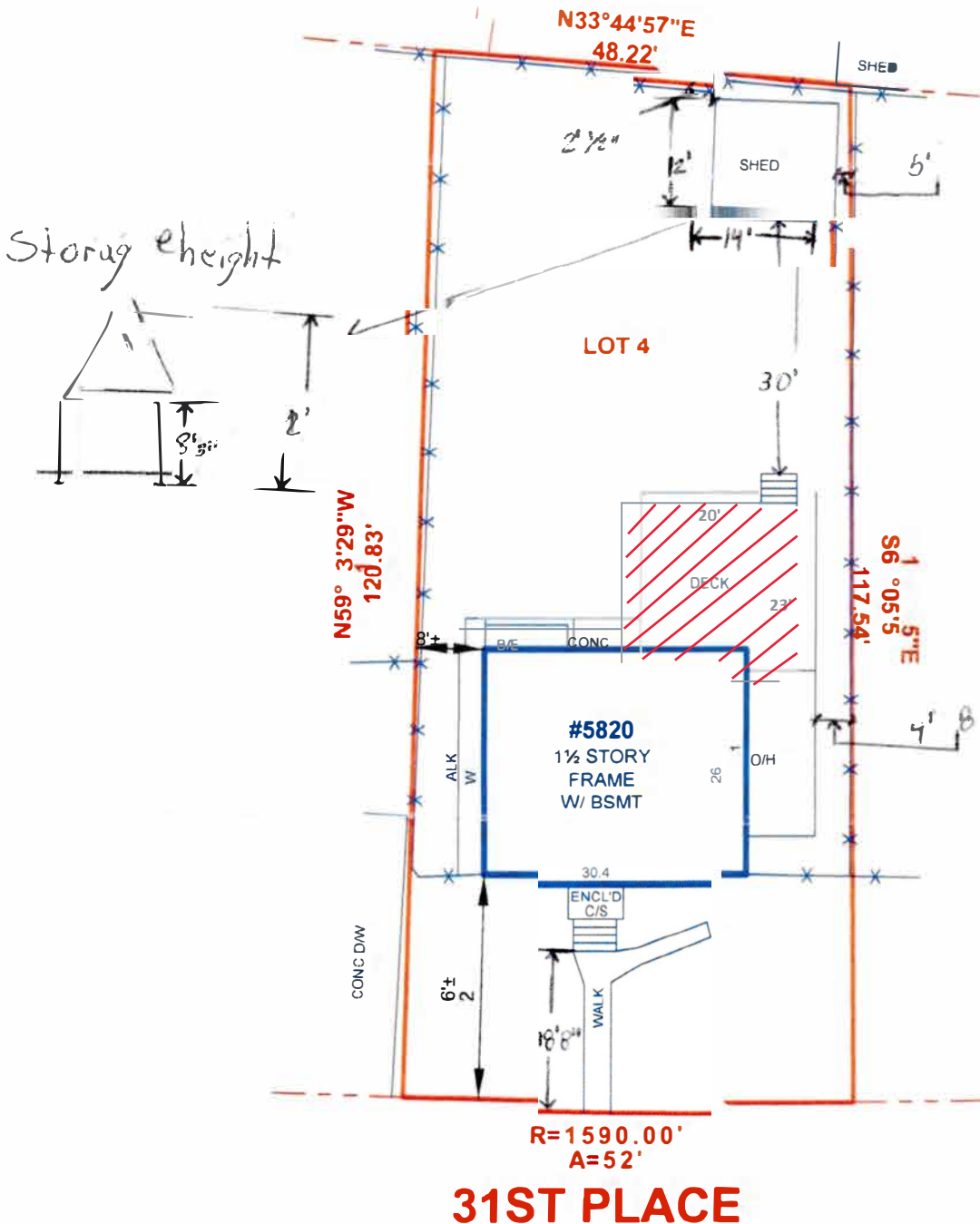
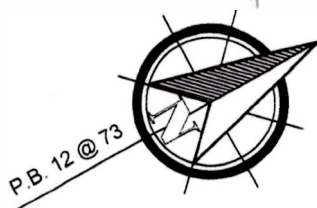
Rosario Salgado

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/>.



31ST PLACE

THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS $1 \pm$

LOCATION DRAWING OF:
#5820 31ST PLACE
LOT 4 BLOCK 4
 SECTION FOUR
QUEENS CHAPEL MANOR
 PLAT BOOK 12, PLAT 73
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE: 1"=20' DATE: 07-20-2022
 DRAWN BY: SM FILE #: 227813-200

- LEGEND:**
- FENCE - FENCE
 - B/E - BASEMENT ENTRANCE
 - B/W - BAY WINDOW
 - BR - BRICK
 - BR/L - BLDG. RESTRICTION LINE
 - BSMT - BASEMENT
 - C/S - CONCRETE STOOP
 - CONC - CONCRETE
 - D/W - DRIVEWAY
 - EX - EXISTING
 - FR - FRAME
 - MAC - MACADAM
 - G - GATE
 - O/H - OVERHANG
 - PIE - PUBLIC UTILITY ESMT
 - PIE - PUBLIC IMPROVEMENT 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

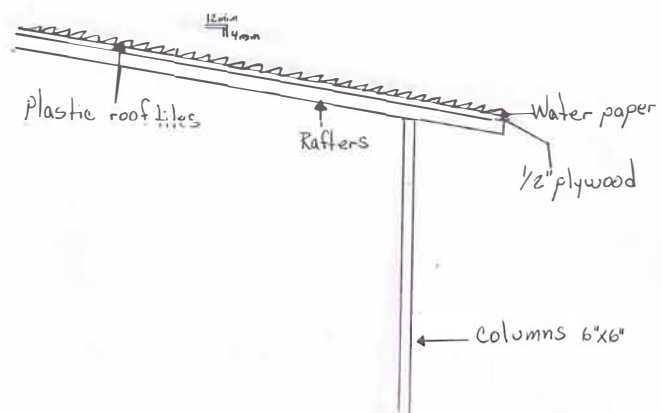
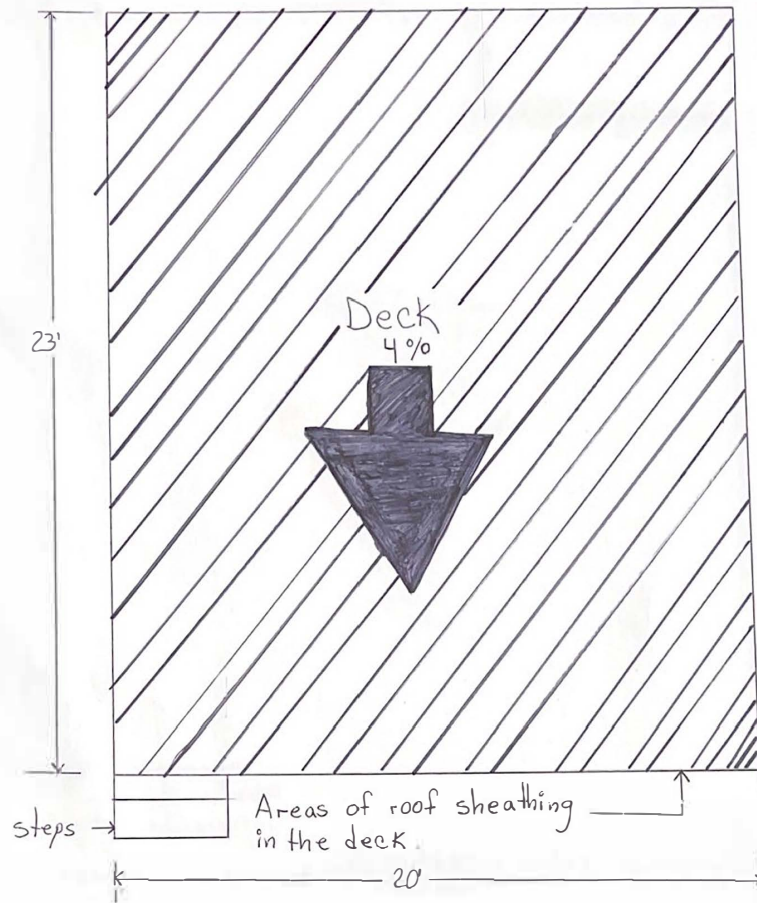
I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 08.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON 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. 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.

EXH. # **2**
V-67-22

DULEY & ASSOC.
 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

EXCL. (G D C & BALT CITY)

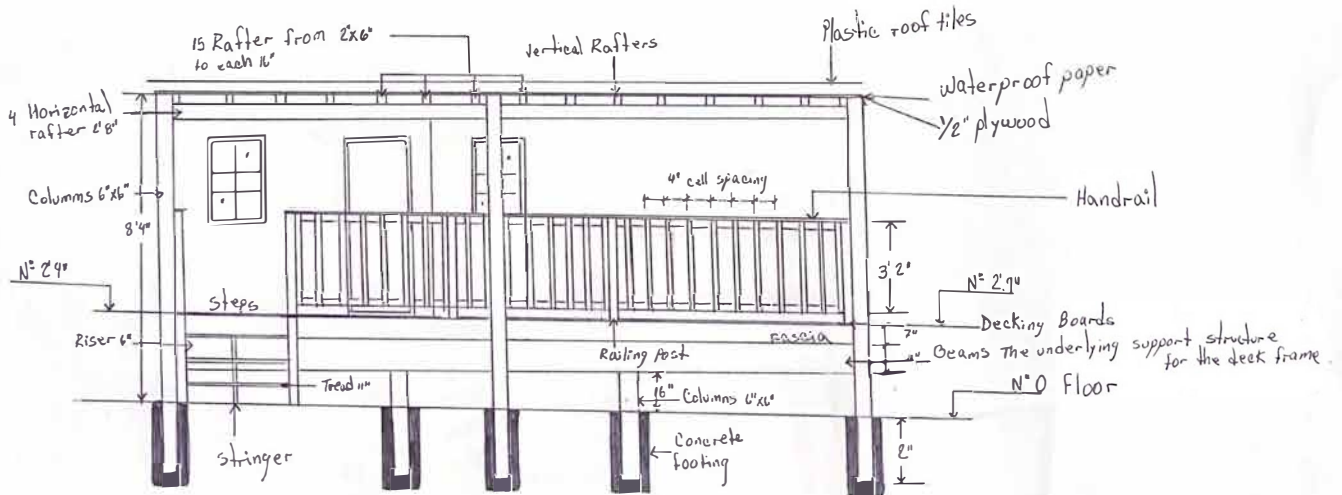
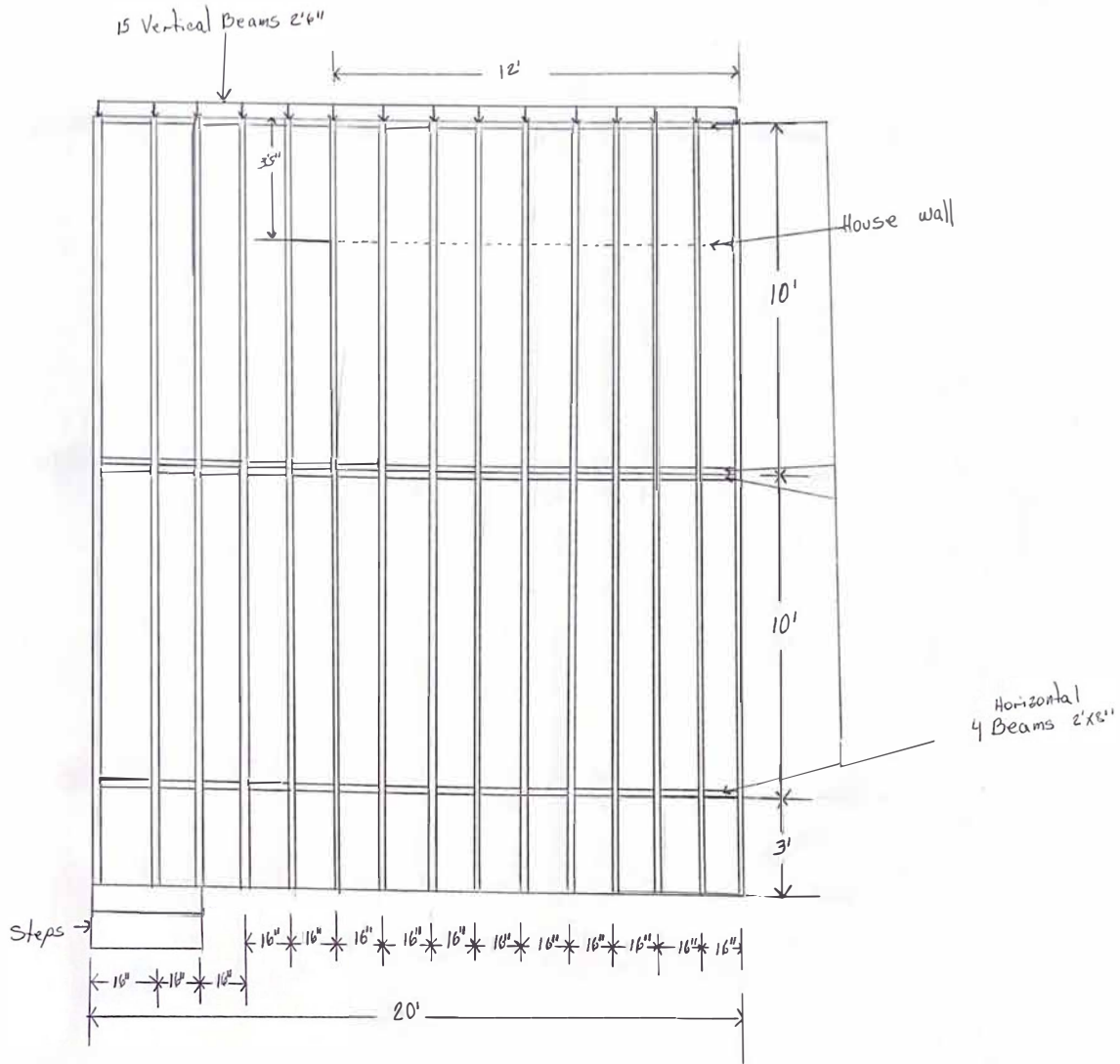
Deck Roof Cover scale 1.3/8



Note:

- The roof covering is plywood, water proof paper and plastic roof files, slate gray.

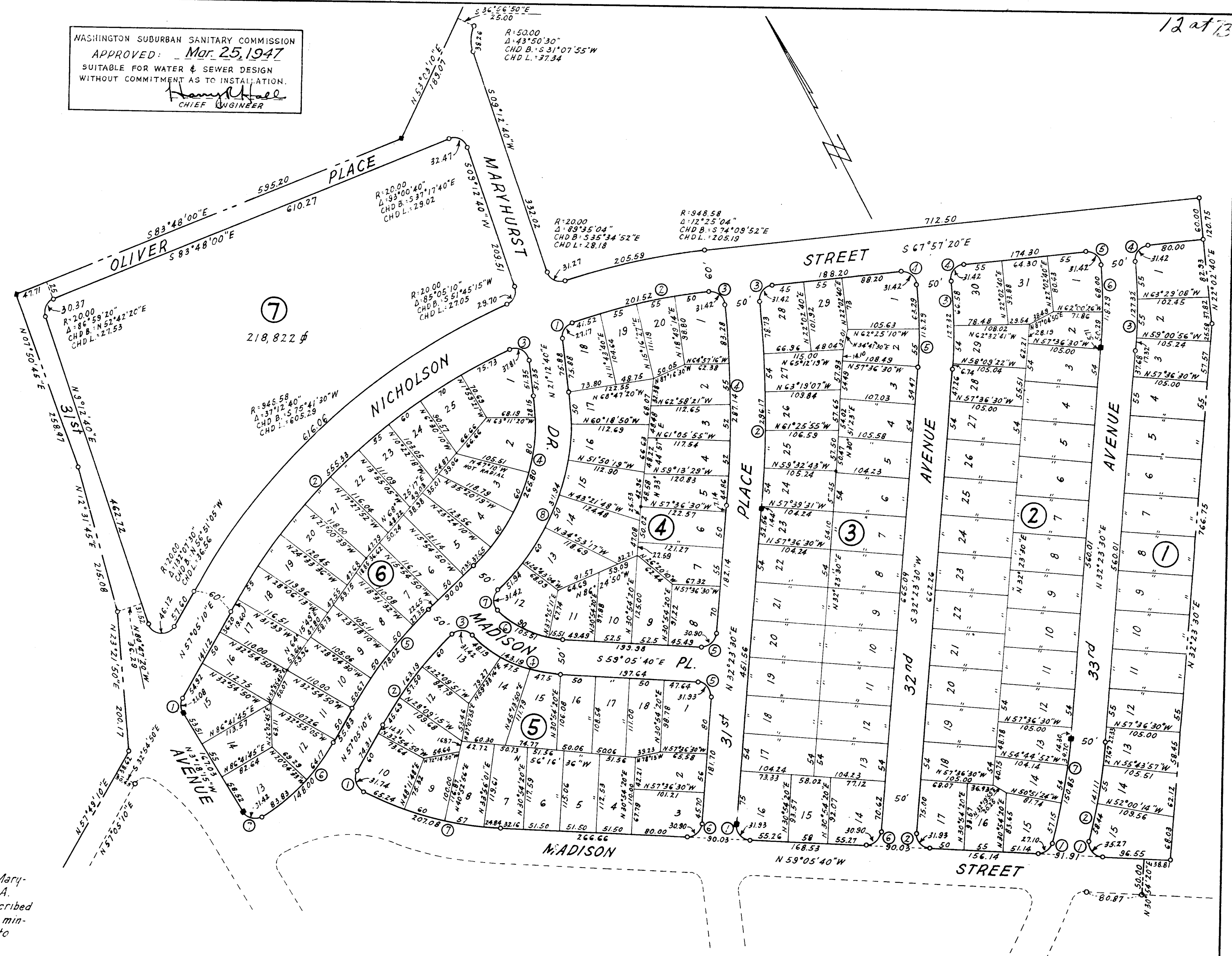
Deck Roof structural plan scale 1.3/8



Front Facade of the deck scale 1.3/8

CURVE DATA					
No.	Rad.	Arc	Δ	Chord	
				BEARING	LENGTH
BLOCK-1					
1	20.00	35.27	101°03'10"	N 08°34'05"W	30.88
2	845.15	141.11	9°34'00"	N 37°10'30"E	140.95
3	705.00	127.32	10°20'50"	N 27°13'05"E	127.15
4	20.00	31.42	90°00'00"	N 67°02'40"E	28.28
BLOCK-2					
1	20.00	27.10	77°38'40"	S 82°05'00"W	25.08
2	"	31.93	91°29'10"	N 13°21'05"W	28.65
3	705.00	127.32	10°20'50"	N 27°13'05"E	127.15
4	20.00	31.42	90°00'00"	N 67°02'40"E	28.28
5	"	"	"	S 22°57'20"E	"
6	655.00	118.29	10°20'50"	S 27°13'05"W	118.13
7	795.15	150.85	10°52'10"	S 37°49'35"W	150.62
BLOCK-3					
1	20.00	31.93	91°29'10"	N 13°21'05"W	28.65
2	1640.00	296.17	10°20'50"	N 27°13'05"E	295.78
3	20.00	31.42	90°00'00"	N 67°02'40"E	28.28
4	"	"	"	S 22°57'20"E	"
5	655.00	118.29	10°20'50"	S 27°13'05"W	118.13
6	20.00	30.90	88°30'50"	S 76°38'55"W	27.92
BLOCK-4					
1	20.00	27.17	77°50'22"	N 60°07'51"E	25.13
2	888.58	201.52	12°59'38"	S 74°27'09"E	201.09
3	20.00	31.42	90°00'00"	S 22°57'20"E	28.28
4	1590.00	287.14	10°20'50"	S 27°13'05"W	286.75
5	20.00	30.90	88°30'50"	S 76°38'55"W	27.92
6	140.00	105.51	43°10'50"	N 37°30'15"W	103.02
7	20.00	31.42	90°00'00"	N 29°05'10"E	28.28
8	338.02	311.94	52°52'30"	N 47°38'55"E	300.99
BLOCK-5					
1	20.00	31.74	90°56'10"	N 11°37'05"E	28.51
2	550.00	163.19	17°00'00"	N 65°35'10"E	162.60
3	20.00	31.42	90°00'00"	S 60°54'50"E	28.28
4	190.00	143.19	43°10'50"	S 37°30'15"E	139.83
5	20.00	31.93	91°29'10"	S 13°21'05"E	28.65
6	"	30.90	88°30'50"	S 76°38'55"W	27.92
7	470.00	207.08	25°14'40"	N 46°28'20"W	205.41
BLOCK-6					
1	20.00	21.08	60°23'25"	N 26°53'28"E	20.12
2	888.58	555.33	35°48'28"	N 74°59'24"E	546.33
3	20.00	37.81	108°19'02"	S 32°56'51"E	32.44
4	288.02	265.80	52°52'30"	S 47°38'55"W	256.47
5	600.00	178.02	17°00'00"	S 65°35'10"W	177.37
6	286.39	148.00	29°36'35"	S 71°53'28"W	146.36
7	20.00	31.42	90°00'00"	N 48°18'15"W	28.28

WASHINGTON SUBURBAN SANITARY COMMISSION
 APPROVED: Mar. 25, 1947
 SUITABLE FOR WATER & SEWER DESIGN
 WITHOUT COMMITMENT AS TO INSTALLATION.
Harry A. Boswell
 CHIEF ENGINEER



MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 APPROVED: MARCH 20, 1947
James F. Sheehan CHAIRMAN
Frederick X. Wilson SECRETARY
 M.N.C.P. & P.C. RECORD FILE NO. 13-2137

OWNERS DEDICATION

We, The Boswell Development Company, Incorporated, a Maryland Corporation by Harry A. Boswell, President, and Harry A. Boswell, Jr., Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.
 Date: March 15, 1947 The Boswell Development Company, Inc.
 Attest: *Harry A. Boswell, Jr.* By: *Harry A. Boswell*
 Harry A. Boswell, Jr., Secty. Harry A. Boswell, President

We assent to this plan of subdivision.
 Prince George's Bank & Trust Company.
 Witness: March 15, 1947
James F. Sheehan *Frederick X. Wilson*
 Frederick X. Wilson, Trustee
James F. Sheehan *William Bowie*
 William Bowie, Trustee

**BLOCKS 1 TO 7 INCL.
 SECTION FOUR
 QUEENS CHAPEL MANOR
 PRINCE GEORGE'S COUNTY, MARYLAND
 Scale 1"=100' March, 1947**

MADDOX & HOPKINS
 CIVIL ENGINEERS
 SILVER SPRING, MD.

ENGINEER'S CERTIFICATE EXH. # V-67-22

I hereby certify that the plan shown hereon is correct that it is a subdivision of a part of the lands conveyed by Perry Boswell to the Boswell Development Company, Incorporated, by deed dated October 9, 1946 and recorded in Liber 'at folio ; among the Land Records of Prince George's County, Maryland; and that stones marked thus: ■ and pipes marked thus: ○ are in place as shown hereon.
 The area included in this plan of subdivision is 31.9823 Acres, including Block 7.
 Date: March 15, 1947 By: *Perry Hopkins*
 Page F. Hopkins, Engineer



5820

EXH. # -
V-67-22



5820

BEWARE OF THE DOG







5(E)





WARNING NOTICE

City of Hyattsville
4310 Gallatin Street
Office of Code Compliance
301-985-5014

07/14/2022

Premise In Violation:
5820 31ST PI, HYATTSVILLE, MD 20782

Responsible Party:
SALGADOSARAVIA ROSARIO D L
SALGADOSARAVIA ANA Y
5820 31st PI
HYATTSVILLE, MD 20782

Codes	Description	Corrective Action
302.7 Accessory Structures	All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.	Repair the rear fence of your property within fourteen days of this violation notice the 21st of July is your compliance date. You must apply for a valid fence permit with Prince George's County and the City of Hyattsville immediately for the new fence you built in the front yard. Your in violation of building a fence without a permit.
46-1 Prince Georges County permit requirement	A Prince George's Building Permit is required. Immediate compliance is required in order to continue work.	You will need a deck permit from Prince George's County immediately for building a deck in your back yard with no permit.

If you have any questions regarding this violation, please contact the Office of Code Compliance at 301-985-5014 prior to the completion date(s) stated above.

If you are not the responsible party, please return this notice with the name and address of the responsible party to the Office of Code Compliance. Prince George's County Code 107.2 gives the property owner the right to appeal this notice. Please be aware that failure to comply may result in fines/penalties of up to \$1000 per violation being levied.

FAILURE TO COMPLY WITH THIS NOTICE WILL MAKE IT NECESSARY TO TAKE ACTION IN ACCORD WITH THE PROVISIONS OF LAW, WHICH MAY INCLUDE FORCIBLE CORRECTIONS OF VIOLATIONS CITED

Keith Daye

EXH. # 6
V-67-22

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 16 Account Number - 1821982

Owner Information

Owner Name: SALGADOSARAVIA ROSARIO D C **Use:** RESIDENTIAL
 SALGADOSARAVIA ANA Y **Principal Residence:** YES
Mailing Address: 5820 31ST PL **Deed Reference:** /33058/ 00320

HYATTSVILLE MD 20782-

Location & Structure Information

Premises Address: 5820 31ST PL **Legal Description:**
 HYATTSVILLE 20782-0000

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: A-1164
 0041 00F3 0000 16017500.17 7500 04 4 4 2022 **Plat Ref:**

Town: HYATTSVILLE

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1950 1,322 SF 5,972 SF 001

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

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2022	
Land:	100,100	110,300		As of 07/01/2023
Improvements	177,800	229,100		
Total:	277,900	339,400	298,400	318,900
Preferential Land:	0	0		

Transfer Information

Seller: FEDERAL NATIONAL MORTGAGE ASSN **Date:** 10/31/2011 **Price:** \$115,000

Type: NON-ARMS LENGTH OTHER **Deed1:** /33058/ 00320 **Deed2:**

Seller: ROSSIGNOL, MARIE H & RICHARD W **Date:** 01/25/2011 **Price:** \$186,000

Type: NON-ARMS LENGTH OTHER **Deed1:** /32372/ 00442 **Deed2:**

Seller: ROSSIONOL, MARIE H **Date:** 11/30/1979 **Price:** \$0

Type: **Deed1:** /05194/ 00546 **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

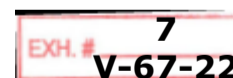
Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Denied

Homeowners' Tax Credit Application Information

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



Property

Tax Account: 1821982

Owner Name: SALGADOSARAVIA ROSARIO D C

Premise Address: 5820 31st Pl, Hyattsville, MD 20782

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1821982	Owner Name: SALGADOSARAVIA ROSARIO D C	Tax Map Grid: 041F3
Assessment District: 16	Owner Address: 5820 31st Pl, Hyattsville, MD 20782	WSSC Grid: 207NE03
Lot: 4 Block: 4 Parcel: Description:	Liber: 33058 Folio: 320	Tree Conservation Plan 1:
Plat: A16-1164	Transfer Date: 10/31/2011	Tree Conservation Plan 2:
Subdivision: QUEENS CHAPEL MANOR	Current Assessment: \$298,400.00	Councilmanic District: [{
Acreage: 0.1370	Land Valuation: \$103,500.00	
	Improvement Valuation: \$194,900.00	
	Sale Price: \$115,000.00	
	Structure Area (Sq Ft): 1322	

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-0

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:

Councilmember: Deni Taveras

Political Party: Democrat

Telephone: 301-952-4436

Email: dltaveras@co.pg.md.us

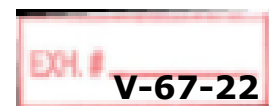
District:

Councilmember: Mel Franklin (At Large)

Political Party: Democrat

Telephone: 301-952-2638

Email: mfranklin1@co.pg.md.us



District:

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-F3

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

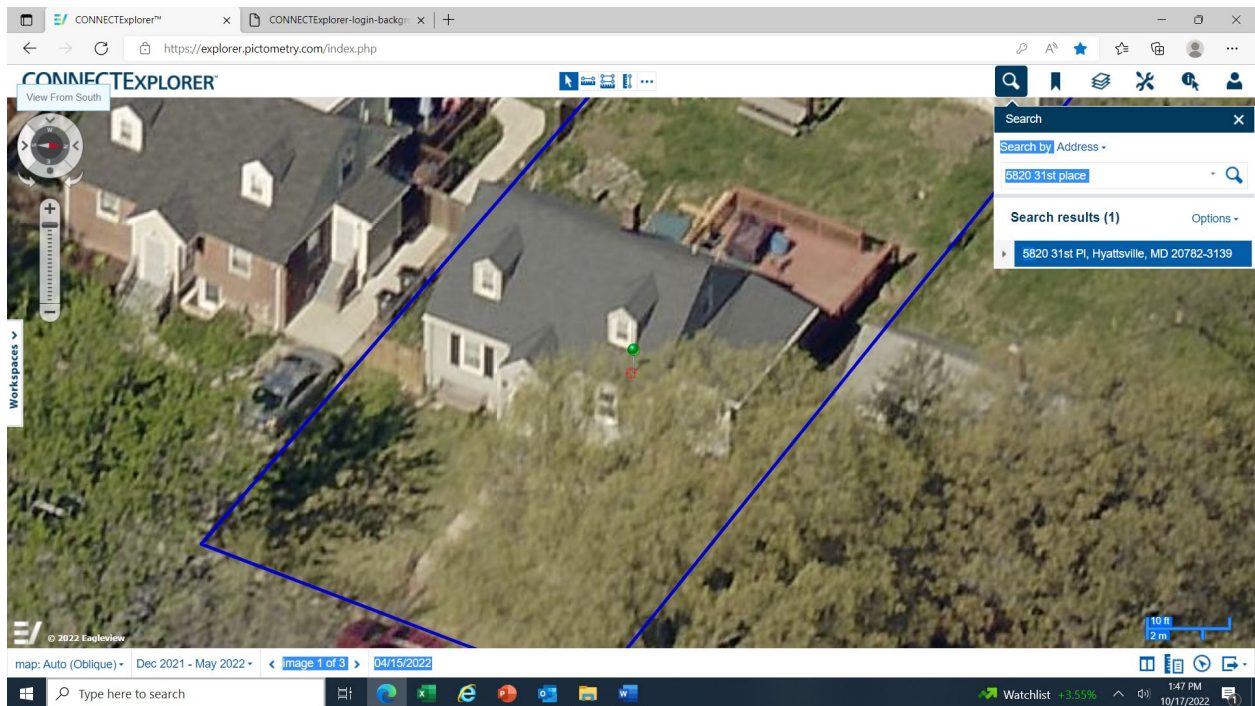
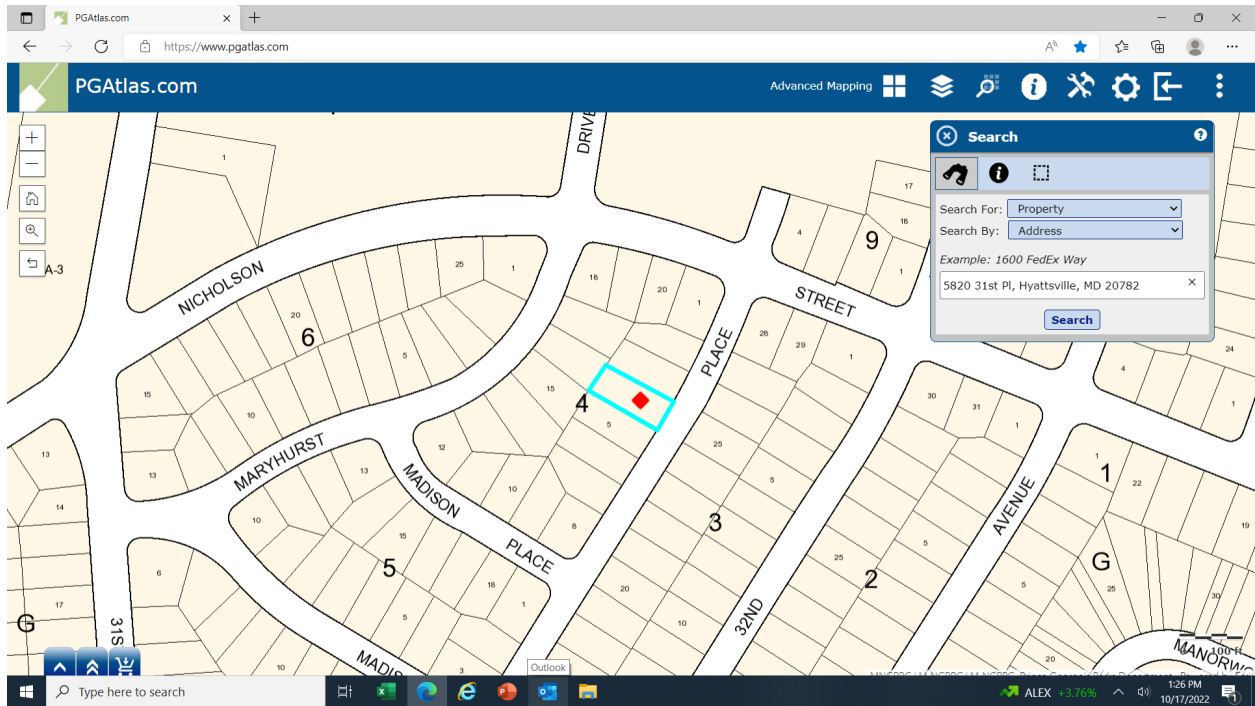
Class: RSF-65 (Residential, Single-Family - 65)

Zoning (Prior)

Zone Type: Residential

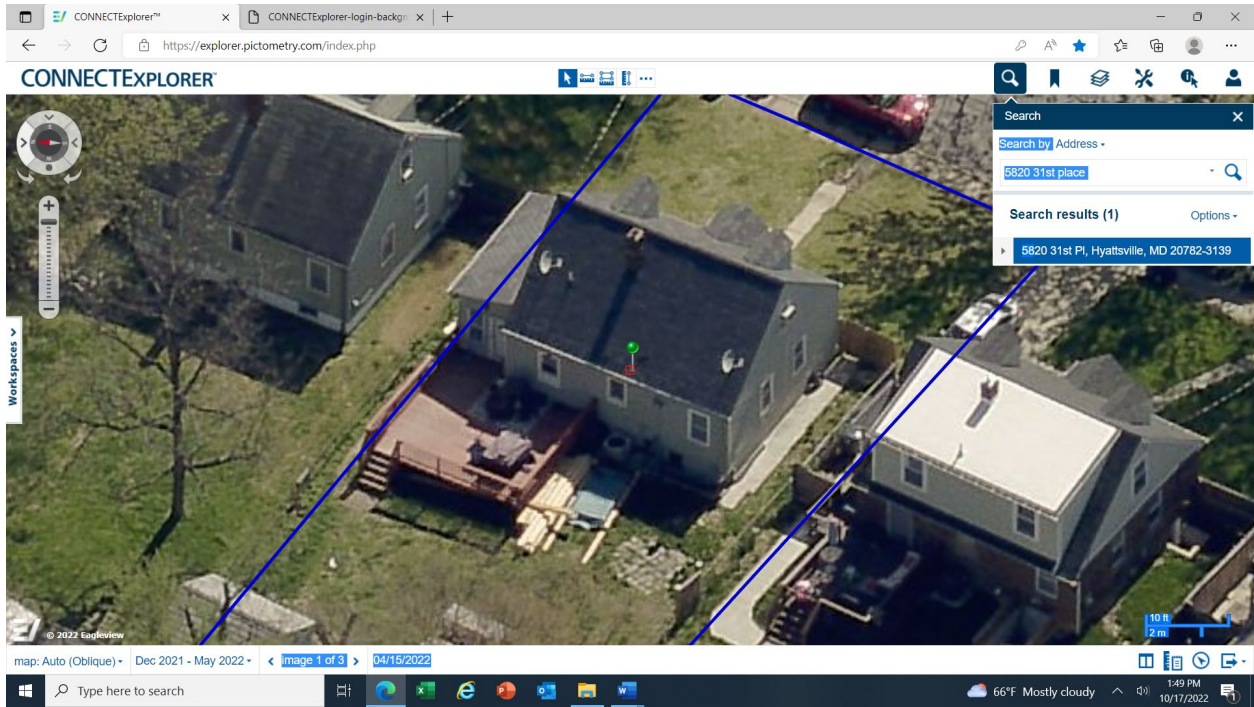
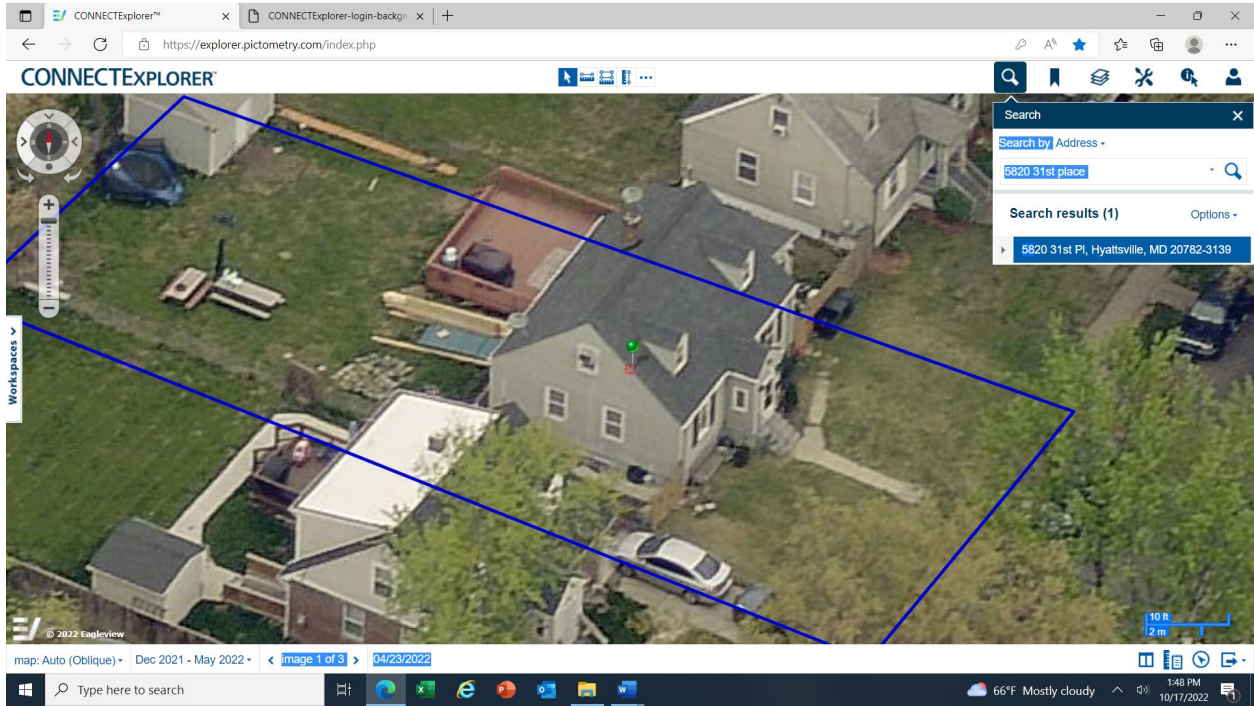
Class: R-55 (One-Family Detached Residential)

Case V-67-22
Rosario Salgado

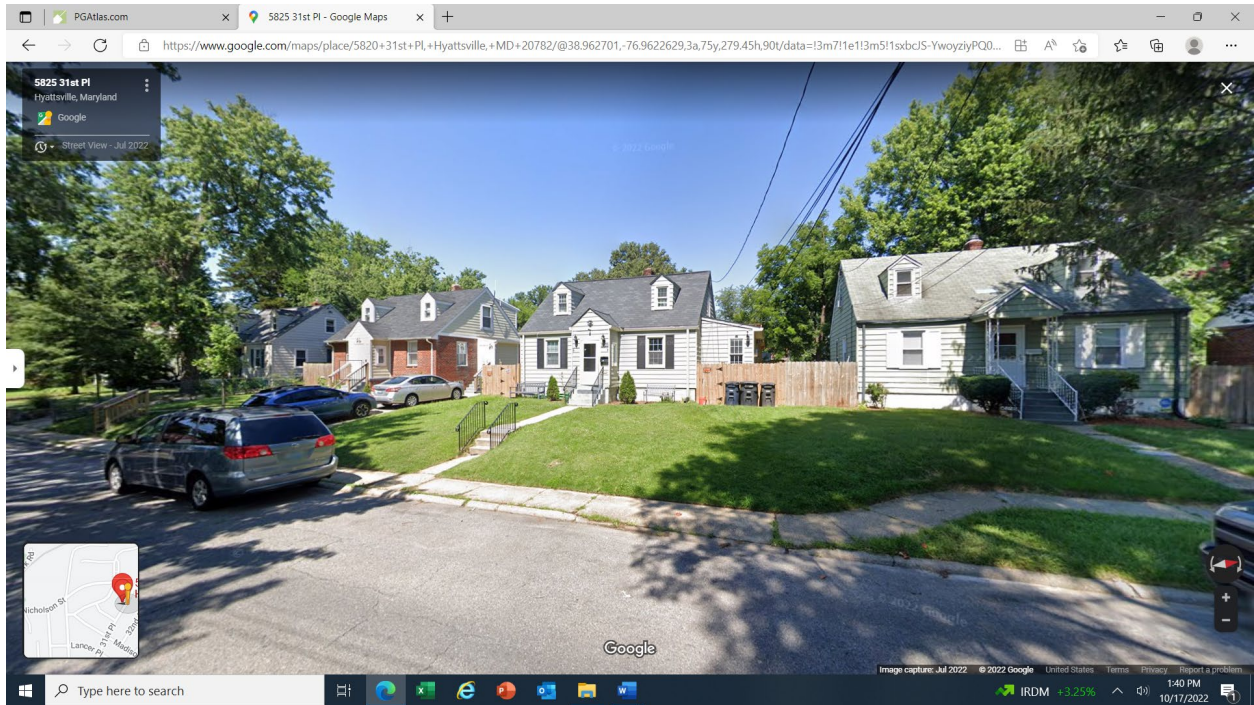
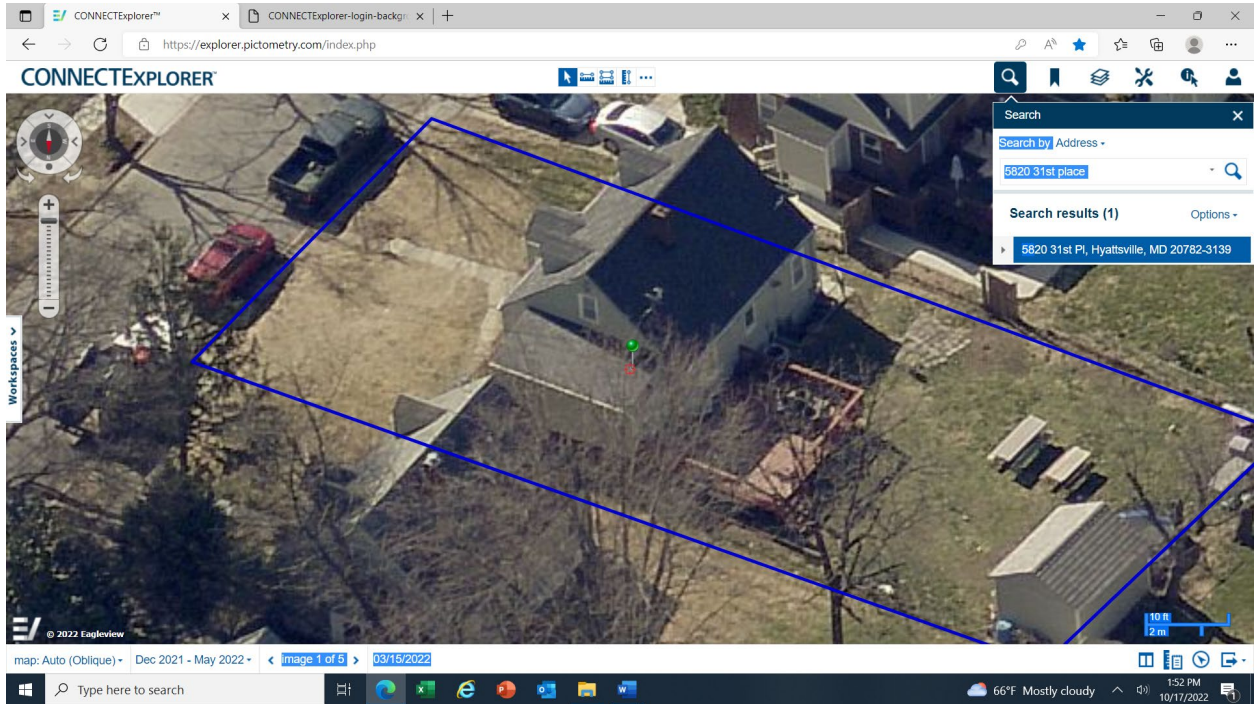


EXH. # -
V-67-22

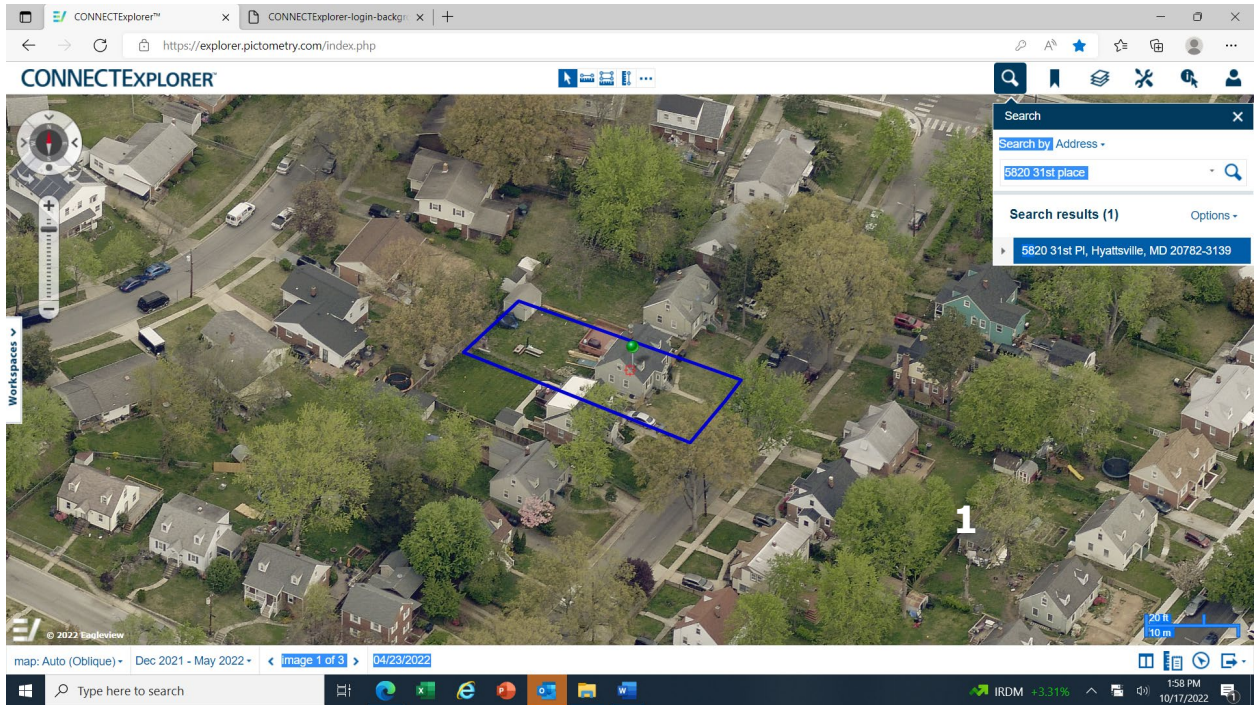
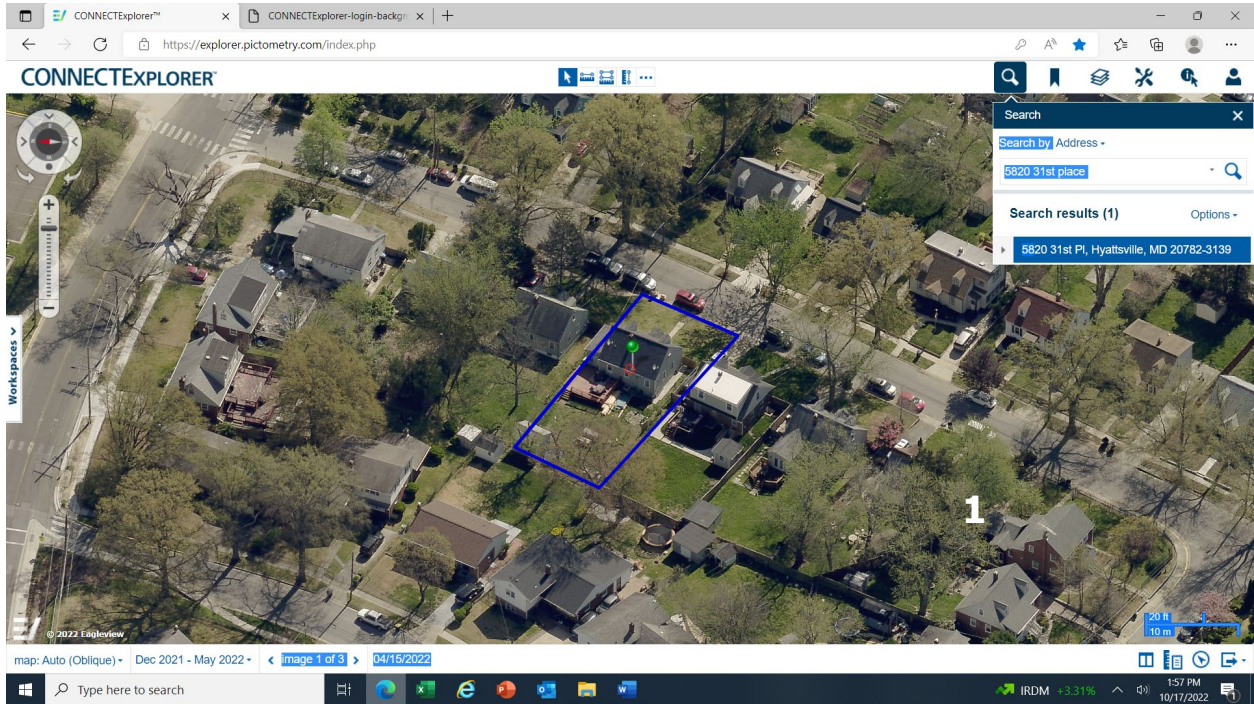
Case V-67-22
Rosario Salgado



Case V-67-22
Rosario Salgado



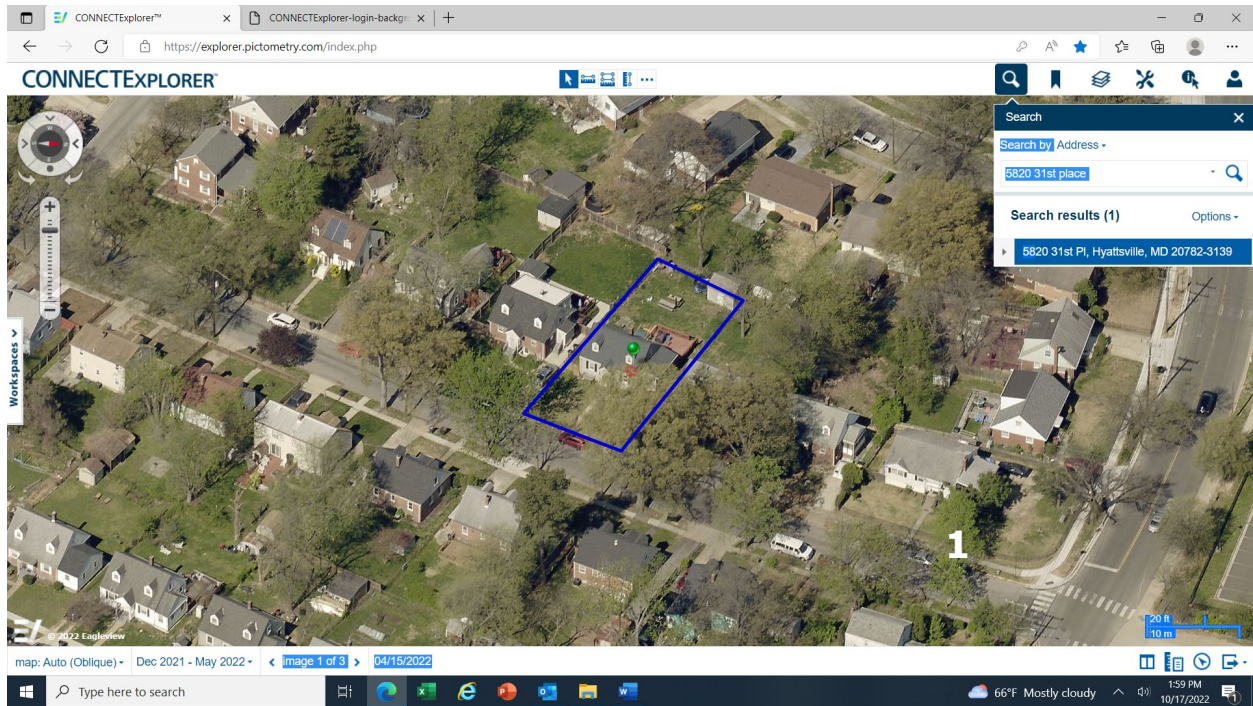
V-67-22
Neighboring Properties



EXH. # 1 -
V-67-22

V-67-22

Neighboring Properties





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 VIRTUAL HEARING

Date: October 25, 2022

Petitioner: Rosario Salgado

Appeal No.: V-67-22

Hearing Date: WEDNESDAY, NOVEMBER 9, 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, front yard and side yard width) and obtain a building permit for the unauthorized construction of a deck on 65 RFS-65 (Residential, Single-family) Zoned property known as Lot 4, Block 4, Queens Chapel Manor Subdivision, being 5820 31st Place, 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) prescribes that each lot shall have a minimum net lot area of 6,500 square feet and a minimum width of 65 feet measured along the front building line. 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. Variances of 578 square feet net lot area, 15 feet front building line width, 4 feet front yard depth, and 3.2 feet side yard width 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.

BOARD OF ZONING APPEALS

By: 
Barbara J. Stone
Administrator

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
Henry Iglesias, Contractor
City of Hyattsville
DPIE/Inspection Division

EXH. # **11**
V-67-22

V-67-22
ROSARIO SALGADO
5820 31ST PLACE
HYATTSVILLE MD 20782

V-67-22
FRANCIS POWELL VAUGHN ETAL
5818 31ST PLACE
HYATTSVILLE MD 20782

V-67-22
CLOVERRENO DREW
VIRGINIA MASSI
5822 31ST PLACE
HYATTSVILLE MD 20782

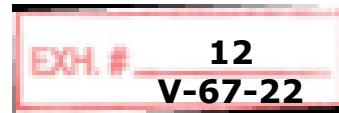
V-67-22
EMMA CAROLINE MUIR ETAL
5825 31ST PLACE
HYATTSVILLE MD 20782

V-67-22
CALVIN MARSHALL SR
5817 MARYHURST DRIVE
HYATTSVILLE MD 20782

V-67-22
CITY OF HYATTVILLE
4310 GALLETIN STREET
HYATTSVILLE MD 20781

V-67-22
KEITH DAYE
OFFICE OF CODE COMPLIANCE
4310 GALLETIN STREET
HYATTSVILLE MD 20781

HENRRY IGLESIAS
5820 31ST PLACE
HYATTSVILLE MD 20782



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 ROSARIO SALGADO
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EXH. # **13**
V-67-22

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V-67-22
 CLOVERRENO DREW
 VIRGINIA MASSI
 5822 31ST PLACE
 HYATTSVILLE MD 20782

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V-67-22
 CITY OF HYATTVILLE
 4310 GALLETTIN STREET
 HYATTSVILLE MD 20781

This document is to be emailed to the Board of Appeals on the day of the Hearing.

BOARD OF APPEALS
AFFIDAVIT OF POSTING

Petitioner(s): Rosario Salgado

Appeal No.: V-67-22

The sign or signs required to be posted on the subject property to advertise the public hearing on the above case:

1. Remained standing as posted continuously from the 25th day of October, 2022, through 9 day of November, 2022. The sign(s) was (were) inspected at least one time during the required posting period to ensure that the sign(s) was (were) maintained.

OR

2. Was (were) not posted or did not remain posted continuously for the required 15-day period. (Explain further what happened to the sign or signs if #2 applies.)

I solemnly affirm under the penalties of perjury that the contents of the foregoing affidavit are true to the best of my knowledge, information and belief.

Rosario Salgado
Signature of Petitioner/Attorney

Rosario Salgado
Name (Print or Type)

Address

5820 31st PL Hyattsville
MD 20782

EXH. # **15**
V-67-22