

BOARD OF APPEALS  
EXHIBIT SHEET  
VARIANCES

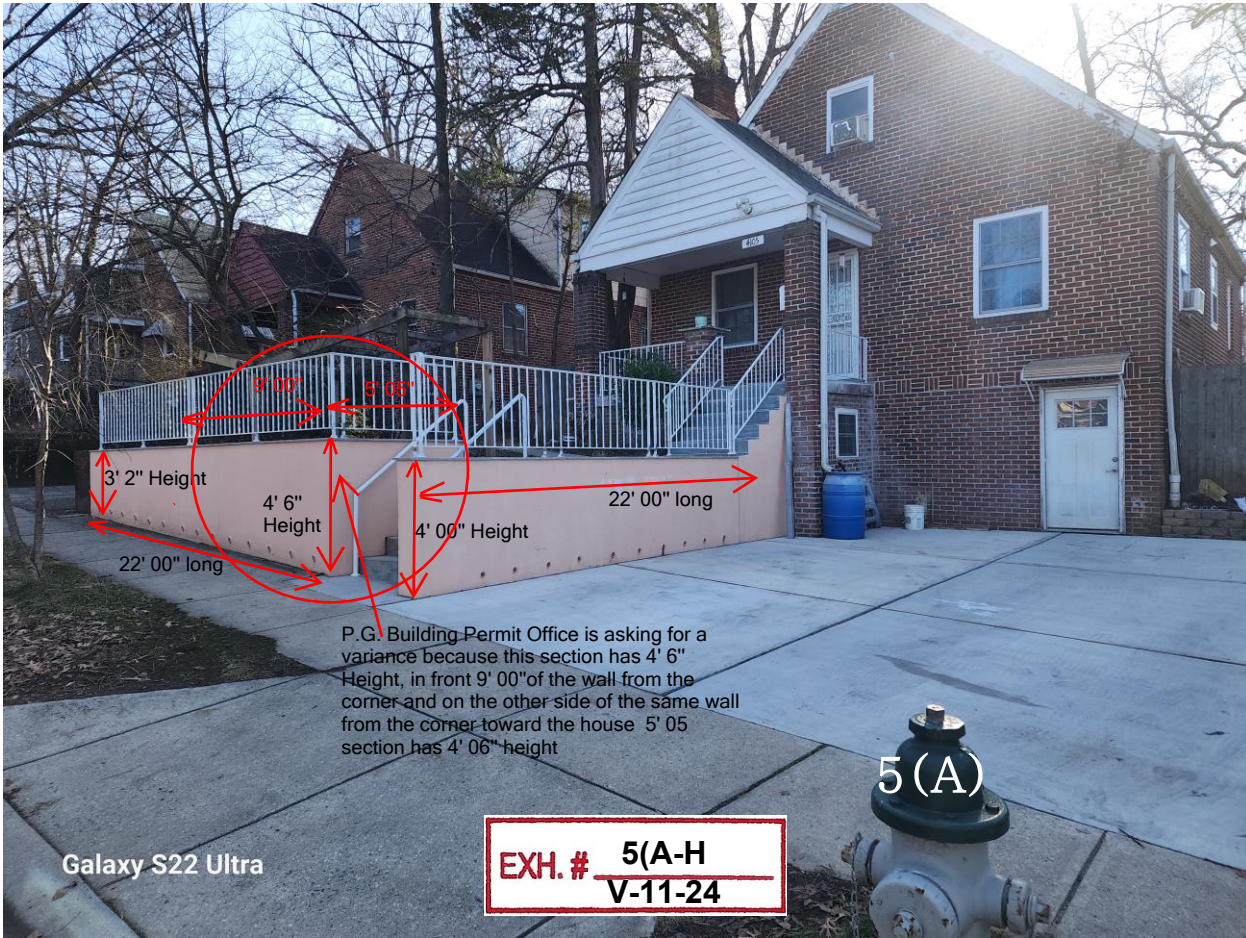
APPLICATION NO.     V-11-24    

PETITIONERS:     Pablo Contreras and Simon Osorio    

No.	Description
1.	Application
2.	Site Plan
3.	Elevation Plans, A & B
4.	Subdivision Plat
5.	Color Photos, A thru H
6.	Permit History
7.	SDAT Property Printout
8.	PGAtlas Printout
9.	Aerial Photos, A thru F
10.	Neighboring Properties, A thru C
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12.	Persons of Record List, 3/26/2024
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16.	Affidavit of Posting
17.	Letter from Hyattsville, 5/7/2024
18.	Notice of Virtual Hearing, 5/7/2024
19.	Persons of Record List, 5/7/2024
20.	Certified Mail Receipt

21. Certification of Posting, w/photos, 5/8/2024
22. Affidavit of Posting
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- 24.
- 25.
- 26.
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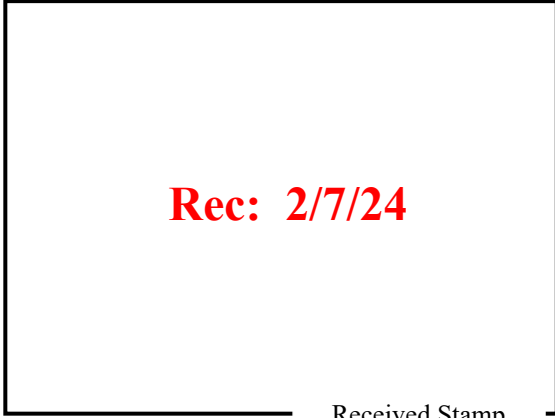




# BOARD of APPEALS

Zoning and Administrative

Wayne K. Curry Administration Building  
1301 McCormick Drive, 3<sup>rd</sup> Floor  
Largo Maryland 20774  
(301) 952-3220  
[boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us)



**Rec: 2/7/24**

Received Stamp

## APPLICATION FOR A VIRTUAL VARIANCE

**(USE BLACK INK ONLY)**

**PLEASE READ ALL INSTRUCTIONS BEFORE FILLING OUT APPLICATION**

Owner(s) of Property Pablo Contreras / Simon C. Osorio  
(AS SHOWN ON DEED)  
Address of Owner(s) 4105 Oliver St  
City Hyattsville State MD Zip Code 20782  
Telephone Number (home) 301-277-2432 (cell) 240-688-3511 (work) \_\_\_\_\_  
E-mail address: mloredo@live.com

### Location and Legal Description of the Property involved:

Street Address 4105 Oliver St, Hyattsville MD 20782  
City Hyattsville  
Lot(s) 233 & 234 Block G Parcel \_\_\_\_\_  
Subdivision Name Hyattsville Hills

### Professional Service:

► Engineer ► Contractor ► Architect ► Permit Service: (circle one) **If none, use N/A:**  
Business Name: N/A Phone Number: \_\_\_\_\_  
Representative Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Address: \_\_\_\_\_

### Attorney representing applicant: If none, use N/A

Name: N/A Law Office of \_\_\_\_\_  
Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

All Legal Representatives must submit a letter of representation.

**EXH. #** 1  
**V-11-23**





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**SIGNATURE PAGE**

**No Electronic Signatures are permitted. Wet Signatures only.**

Pablo Centeno / Simon Osorio  
Signature of Property Owner/by deed

\_\_\_\_\_  
Legal Representative (Attorney)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date: 4/2/2024

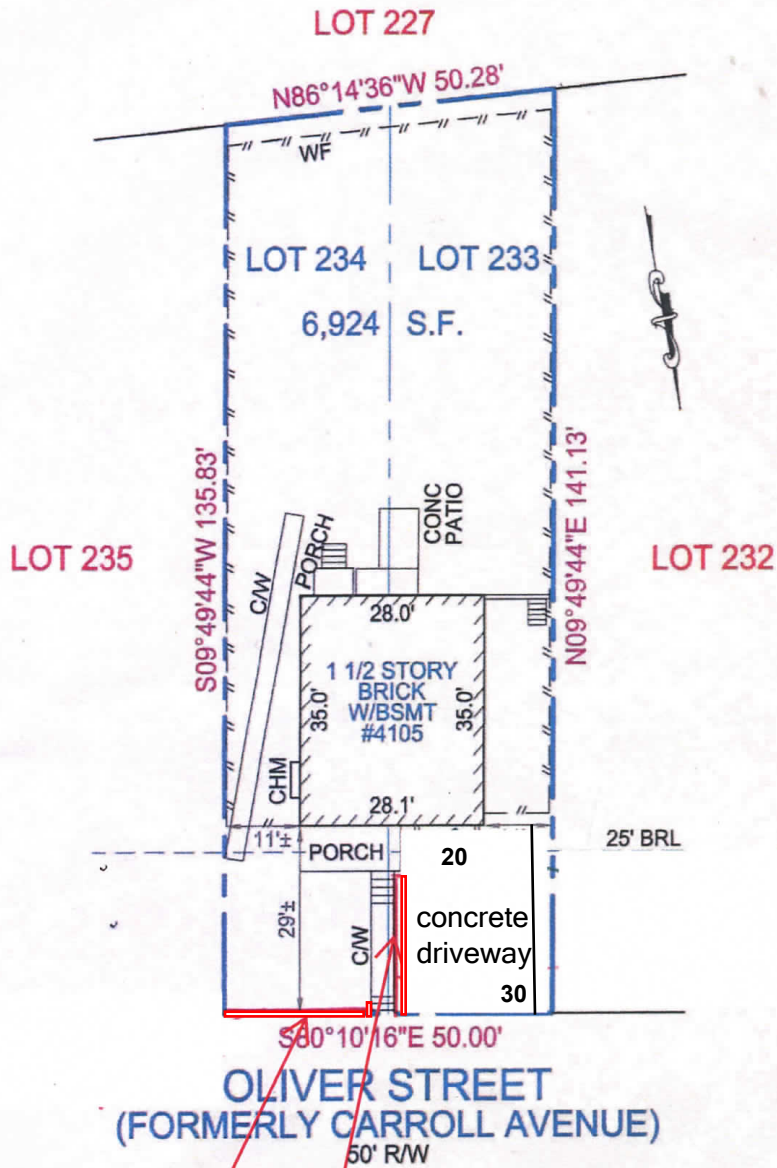
**IMPORTANT:**

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. When complete, please forward completed application and documents to [boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us)

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 27-3303, 27-3613 and 27-3616 of the County Zoning Ordinance and/or the Board's website at <http://pgccouncil.us/BOA>

LOCATION DRAWING

ADDRESS: 4105 OLIVER STREET



Retaining Walls a 4' 6" height  
see photos for more details

NOTES:  
1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.  
2. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON 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.  
3. LEVEL OF ACCURACY IS 1".

DRAWN BY: RR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED, NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERRED TO HEREON. NO TITLE REPORT WAS FURNISHED.



EXH. # 2  
V-11-24

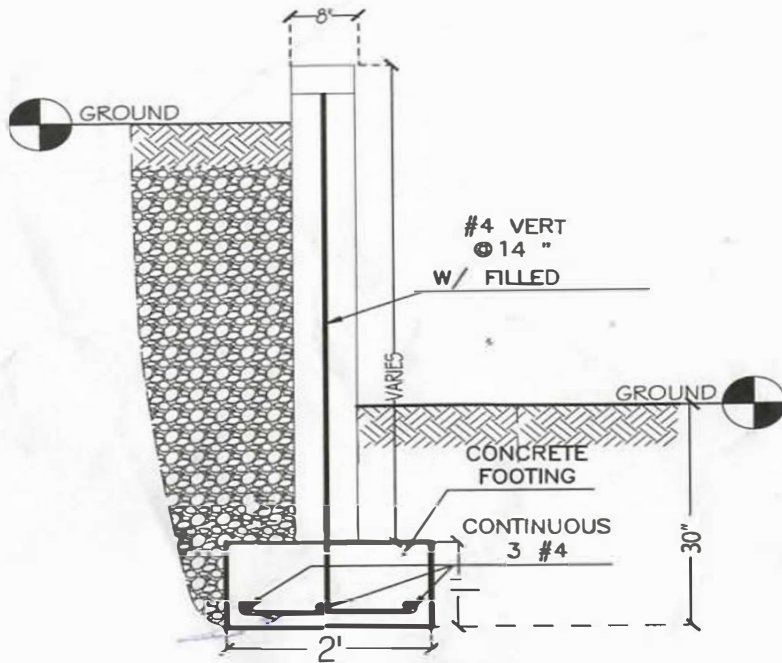
LAND PRO & ASSOCIATES, LLC.

8843 GREENBELT ROAD, SUITE 334  
GREENBELT, MD 20770  
PHONE 301-368-1944  
FAX 301-794-8751  
LANDPRO@MAIL.COM

LOCATION DRAWING  
SECTION NO.3  
HYATTASVILLE HILLS  
LOTS 233 & 234  
BOOK 20407 PAGE 166  
PLAT BOOK 3@20

PRINCE GEORGE'S COUNTY, MARYLAND  
SCALE: 1" = 30' DATE: 3/18/2020

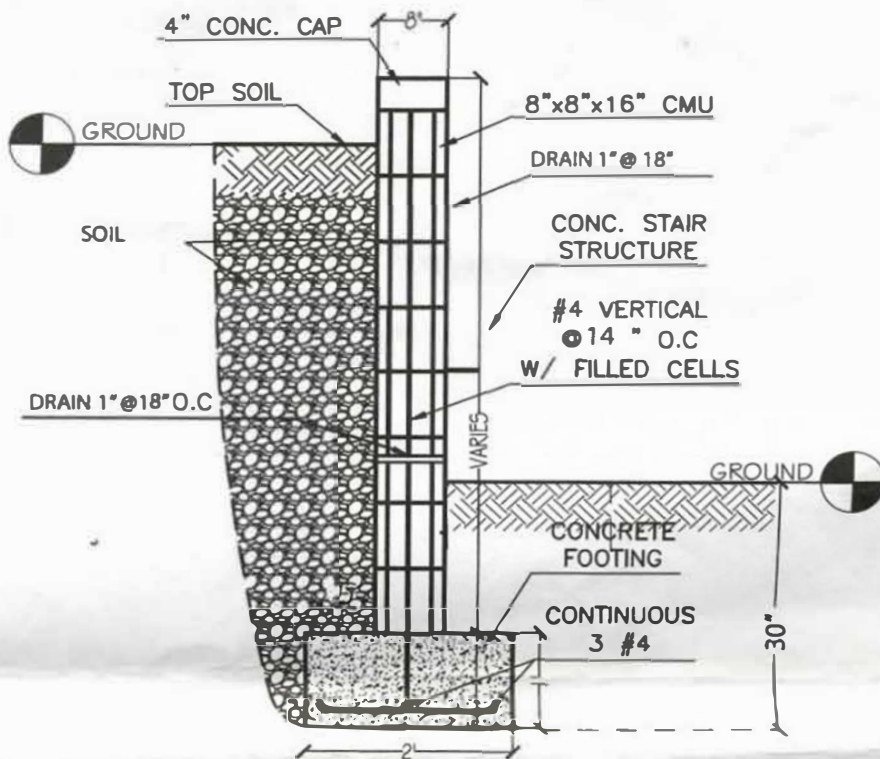




FOOTING DETAIL

3(A)

SCALE: 1/2" = 1'



3(B)

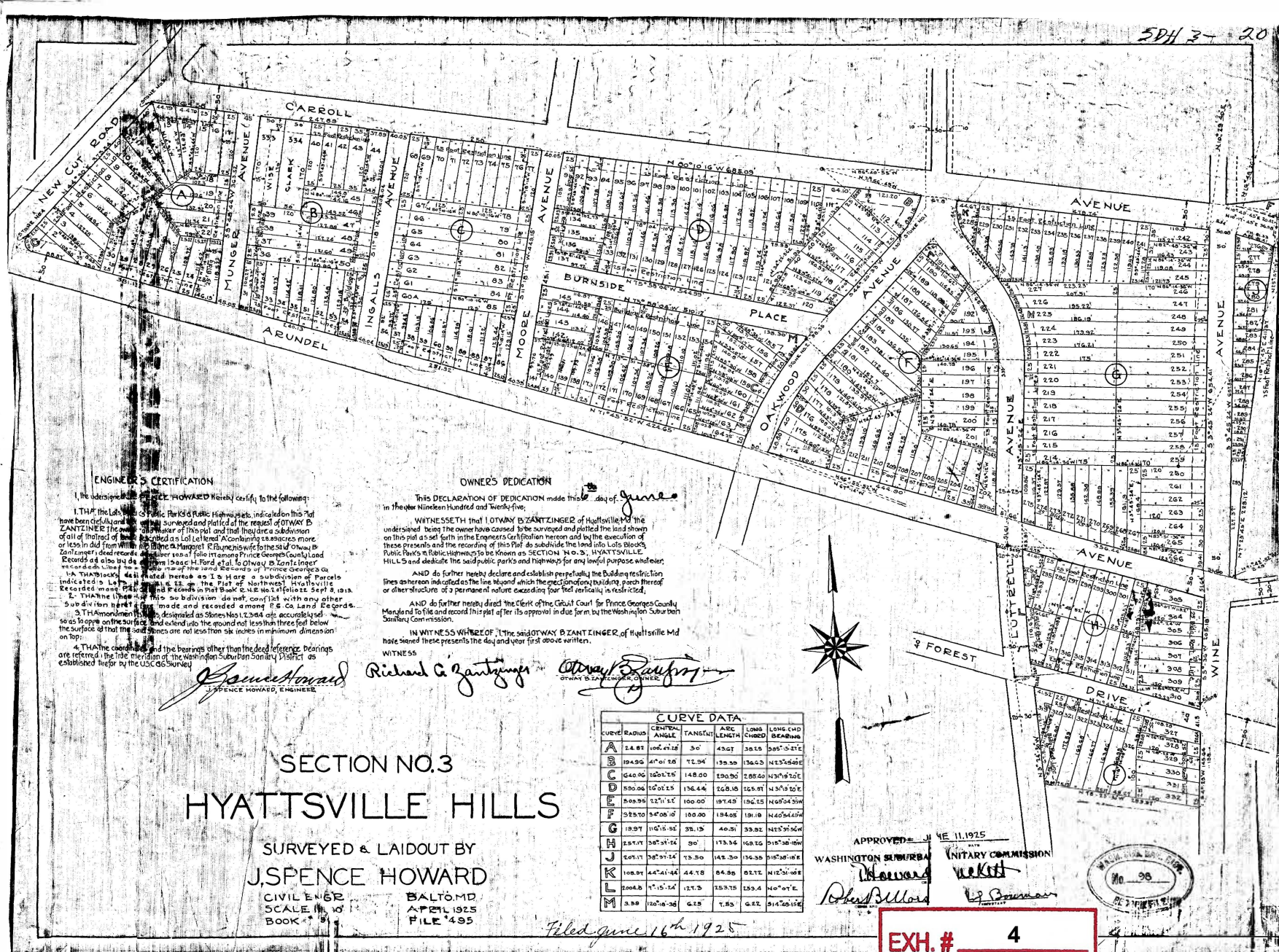
RETAINING WALL SECTION DETAIL

SCALE: 1/2" = 1'

EXH. # 3(A-B)  
V-11-24



SDH 3-20



ENGINEER'S CERTIFICATION

I, the undersigned, J. Spence Howard, hereby certify to the following:

1. That the Lots, Public Parks and Highways indicated on this Plat have been surveyed and plotted at the request of OTWAY B. ZANTZINGER the owner of this plat and that they are a subdivision of all or part of a lot owned as Lot labeled A on the map as more or less in and from William R. Burnette's Record of Deeds for the said City of Hyattsville in Prince Georges County, Maryland as recorded in the Public Records of said County on the 13th day of January 1925.
2. That these Lots and the subdivision shown on this Plat are a subdivision of the land shown in the Plat of Northwest Hyattsville, Maryland as recorded in the Public Records of said County on the 13th day of January 1925.
3. That the monuments and bearings other than the dead reference bearings are referred to the boundary of the Washington Suburban Sanitary District as established there by the U.S.C. & G. Survey.

J. Spence Howard  
J. SPENCE HOWARD, ENGINEER

OWNER'S DEDICATION

This DECLARATION OF DEDICATION is this 16<sup>th</sup> day of June in the year Nineteen Hundred and Twenty-five.

WITNESSETH that OTWAY B. ZANTZINGER of Hyattsville, Md. the undersigned being the owner hereof caused to be surveyed and plotted the land shown on this plat as set forth in the Engineers Certification hereon and by the execution of these presents and the recording of this Plat to subdivide the land into Lots, Public Parks and Highways to be known as SECTION NO. 3, HYATTSVILLE HILLS and dedicate the said public parks and highways for any lawful purpose whatsoever.

AND do further hereby declare and establish perpetually the Building restriction lines as herein indicated as the line beyond which the erection of any building, porch thereof or other structure of a permanent nature exceeding four feet vertically is restricted.

AND do further hereby direct the Clerk of the Circuit Court for Prince Georges County, Maryland to file and record this plat after its approval in due form by the Washington Suburban Sanitary Commission.

IN WITNESS WHEREOF I, the said OTWAY B. ZANTZINGER, of Hyattsville, Md. have signed these presents the day and year first above written.

OTWAY B. ZANTZINGER, OWNER  
Richard G. Zantzig  
WITNESS

SECTION NO. 3  
HYATTSVILLE HILLS

SURVEYED & LAIDOUT BY  
J. SPENCE HOWARD

CIVIL ENGINEER BALTO, MD.  
SCALE 1" = 10' APRIL 1925  
BOOK 495 FILE 495

**CURVE DATA**

CURVE	RADIUS	CENTRAL ANGLE	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
A	24.87	102° 47' 18"	30'	43.07	38.15	S 86° 52' 21" E
B	194.90	47° 01' 18"	77.34	139.30	136.03	N 23° 36' 06" E
C	240.00	100° 23' 18"	148.00	290.00	200.00	N 37° 19' 51" E
D	290.00	165° 02' 18"	176.44	268.16	165.91	N 43° 54' 59" E
E	204.96	42° 11' 12"	100.00	197.43	190.15	N 68° 04' 59" E
F	325.70	34° 05' 18"	100.00	194.08	191.18	N 40° 34' 00" E
G	19.97	116° 16' 42"	35.13	40.31	33.82	N 53° 36' 04" E
H	235.07	38° 39' 24"	90'	173.34	168.36	S 16° 36' 00" W
J	265.17	38° 39' 24"	13.30	148.30	136.50	S 16° 36' 00" W
K	108.97	44° 21' 44"	44.78	84.39	85.72	N 12° 51' 08" E
L	2004.8	1° 15' 54"	127.75	253.78	159.4	46° 07' E
M	8.90	120° 38' 36"	6.83	7.85	6.82	S 14° 20' 19" E

Filed June 16<sup>th</sup> 1925

APPROVED: JUN 11 1925  
WASHINGTON SUBURBAN SANITARY COMMISSION  
J. Spence Howard  
Robert Bellard

EXH. # 4  
V-11-24











5(C)

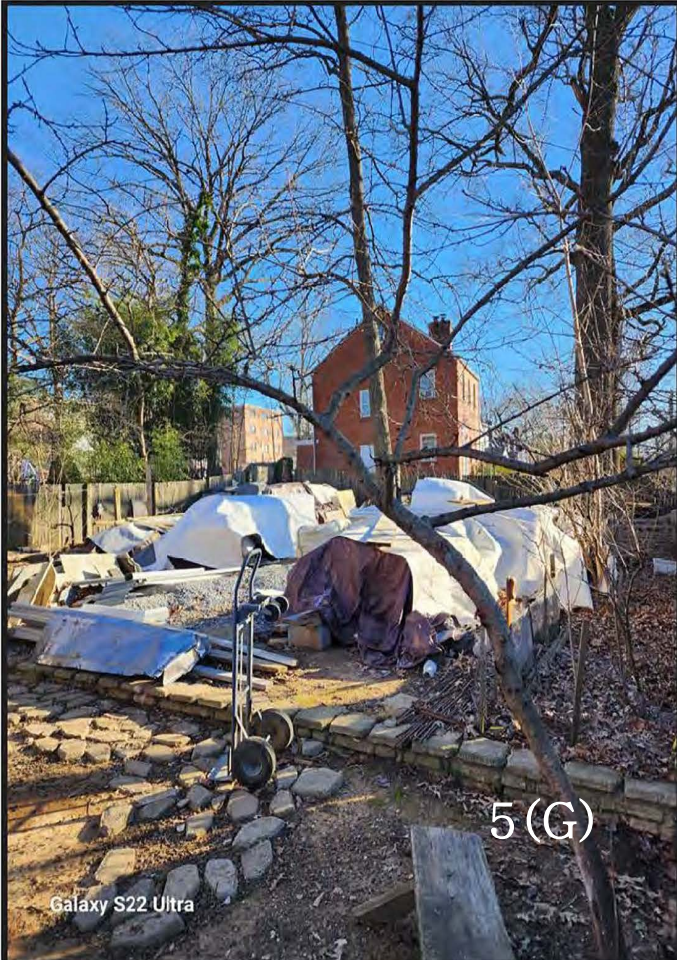
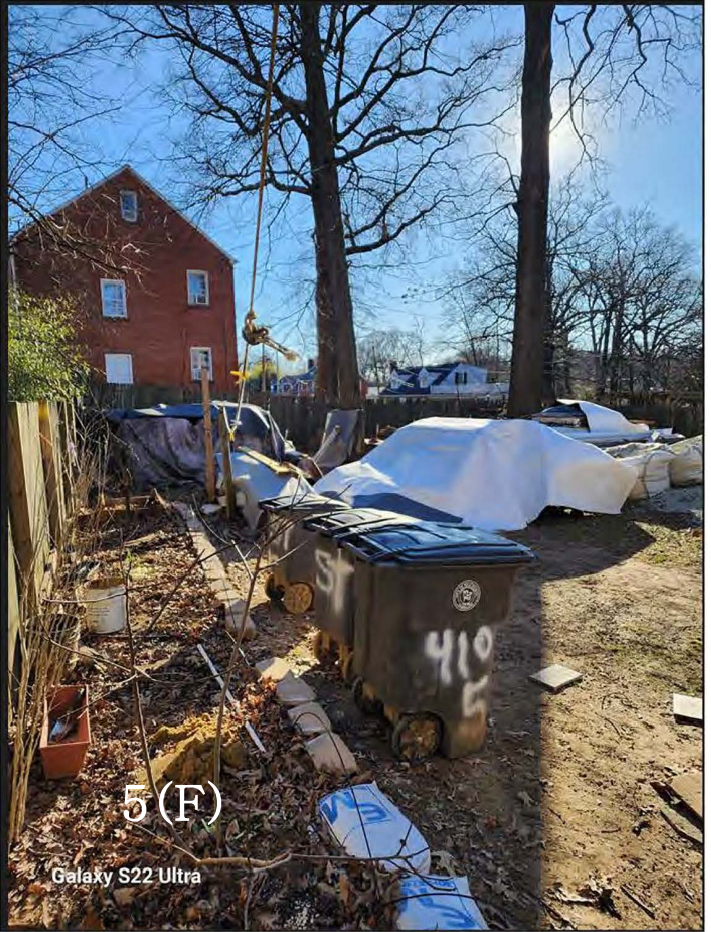
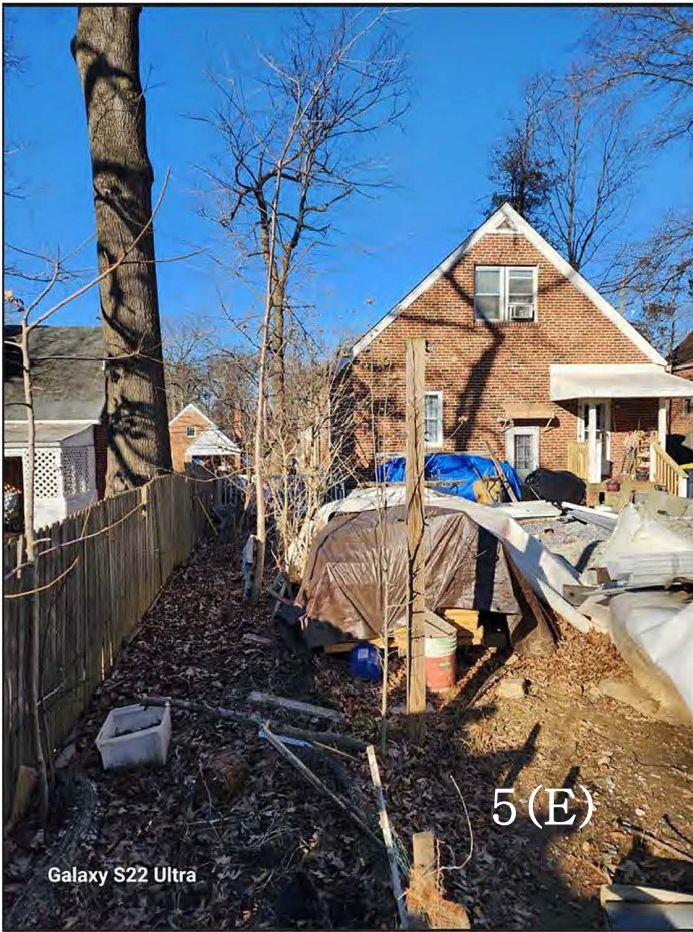
Galaxy S22 Ultra



5(D)

Galaxy S22 Ultra







## Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
8/13/2002 12:00:00 AM	27413-2002-0	ADT	ER (ELECTRICAL RESIDENTIAL)	BURGLAR ALARM	CLOSED	8/13/2002 12:00:00 AM
10/15/2003 12:00:00 AM	36288-2003-0	BPP0915	R (RESIDENTIAL)	FENCE	CLOSED	10/15/2003 12:00:00 AM
5/24/2012 12:00:00 AM	15354-2012-0	CONTRERAS EXTERIOR	RG (RESIDENTIAL/GRADING)	exterior work replacing 2car garage doors w/brick 6'-11" x3'-3 1/2"on the right	CLOSED	5/29/2012 12:00:00 AM
3/31/2020 12:00:00 AM	13114-2020-0	CONTRERAS DRIVEWAY/RETAINING WALLS REPAIRS	DPIE RG	Repair existing concrete driveway (10' x 30'), repair existing front retaining wall height 3' length 22', repair existing side retaining wall height 3.5' length 28'	ABANDONED	6/10/2020 12:00:00 AM
10/19/2020 12:00:00 AM	13114-2020-1	CONTRERAS DRIVEWAY/RETAINING WALLS REPAIRS	DPIE RG	Repair existing concrete driveway (10' x 30'), repair existing front retaining wall height 3' length 22', repair existing side retaining wall height 3.5' length 28'	ABANDONED	12/5/2020 12:00:00 AM
7/28/2021 12:00:00 AM	13114-2020-2	CONTRERAS DRIVEWAY/RETAINING WALLS REPAIRS	DPIE RG	02 REV:SEE ATT NARRATIVE 00:Repair existing concrete driveway (10' x 30'), repair existing front retaining wall height 3' length 22', repair existing side retaining wall height 3.5' length 28'	PENDING	
8/9/2022 12:00:00 AM	31021-2022-0	HYATTSVILLE HILLS - OLIVER ST.	RESIDENTIAL DRIVEWAY PERMIT	WIDEN DRIVEWAY TO 20 FEET X 30	PERMITTED	11/15/2022 12:00:00 AM

Close Window

EXH. # 6  
V-11-24



Real Property Data Search ( )  
 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 - 1822535**

**Owner Information**

**Owner Name:** CONTRERAS PABLO & SIMON C OSORIO **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 4105 OLIVER ST **Deed Reference:** /20407/ 00166  
 HYATTSVILLE MD 20782-3040

**Location & Structure Information**

**Premises Address:** 4105 OLIVER ST **Legal Description:** LOTS 233.234  
 HYATTSVILLE 20782-0000

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: A-0944**  
 0042 00B3 0000 16024700.17 4700 03 G 2022 **Plat Ref:**

**Town:** HYATTSVILLE

**Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use**  
 1935 1,313 SF YES 6,924 SF 001

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

**Value Information**

	Base Value	Value		
		As of	Phase-in Assessments	
		As of	As of	As of
Land:	125,200	01/01/2022	07/01/2023	07/01/2024
Improvements	261,400	140,500		
<b>Total:</b>	<b>386,600</b>	<b>291,500</b>	<b>416,867</b>	<b>432,000</b>
Preferential Land:	0	0		

**Transfer Information**

**Seller:** BROUGHTON,MARIANNE **Date:** 10/04/2004 **Price:** \$325,000  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /20407/ 00166 **Deed2:**  
**Seller:** BROUGHTON,MARIANNE **Date:** 10/01/2004 **Price:** \$325,000  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /13992/ 00472 **Deed2:**  
**Seller:** SAMBORSKI,JOHN W & IDA T **Date:** 08/15/2000 **Price:** \$120,000  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /13992/ 00472 **Deed2:**

**Exemption Information**

**Partial Exempt Assessments:Class** 07/01/2023 07/01/2024  
**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 02/27/2012

**Homeowners' Tax Credit Application Information**

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

**EXH. #** 77  
**V-11-24**

## Property

Tax Account: 1822535

Owner Name: CONTRERAS PABLO & SIMON C OSORIO

Premise Address: 4105 Oliver St, Hyattsville, MD 20782

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1822535	Owner Name: CONTRERAS PABLO & SIMON C OSORIO	Tax Map Grid: 042B3
Assessment District: 16	Owner Address: 4105 Oliver St, Hyattsville, MD 20782	WSSC Grid: 207NE03
Lot: Block: G Parcel:	Liber: 20407 Folio: 166	Councilmanic District:
Description: LOTS 233.234	Transfer Date: 10/4/2004	
Plat: A16-0944	Current Assessment: \$416,867.00	
Subdivision: HYATTSVILLE HILLS	Land Valuation: \$135,400.00	
Acreage: 0.1590	Improvement Valuation: \$281,467.00	
	Sale Price: \$325,000.00	
	Structure Area (Sq Ft): 1313	

## Municipal Boundary

Name: HYATTSVILLE

Official: Robert S. Croslin

Title: Mayor

Address: 4310 Gallatin Street

City: Hyattsville

ZIP Code: 20781

Telephone: 301-985-5000

## 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 (2022)

District: 2

Member: Wanika Fisher

Political Party: Democrat

Telephone: 301-952-4436

Email: CouncilDistrict2@co.pg.md.us

District: At Large

Member: Mel Franklin

Political Party: Democrat

Telephone: 301-952-2638

Email: At-LargeMemberFranklin@co.pg.md.us

District: At Large

Member: Calvin S. Hawkins, II

EXH. # 8  
V-11-24

Political Party: Democrat  
Telephone: 301-952-2195  
Email: At-LargeMemberHawkins@co.pg.md.us

## Revitalization Tax Credit

Within Revitalization Tax Credit: Yes  
Type: Residential

## 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 (Current)

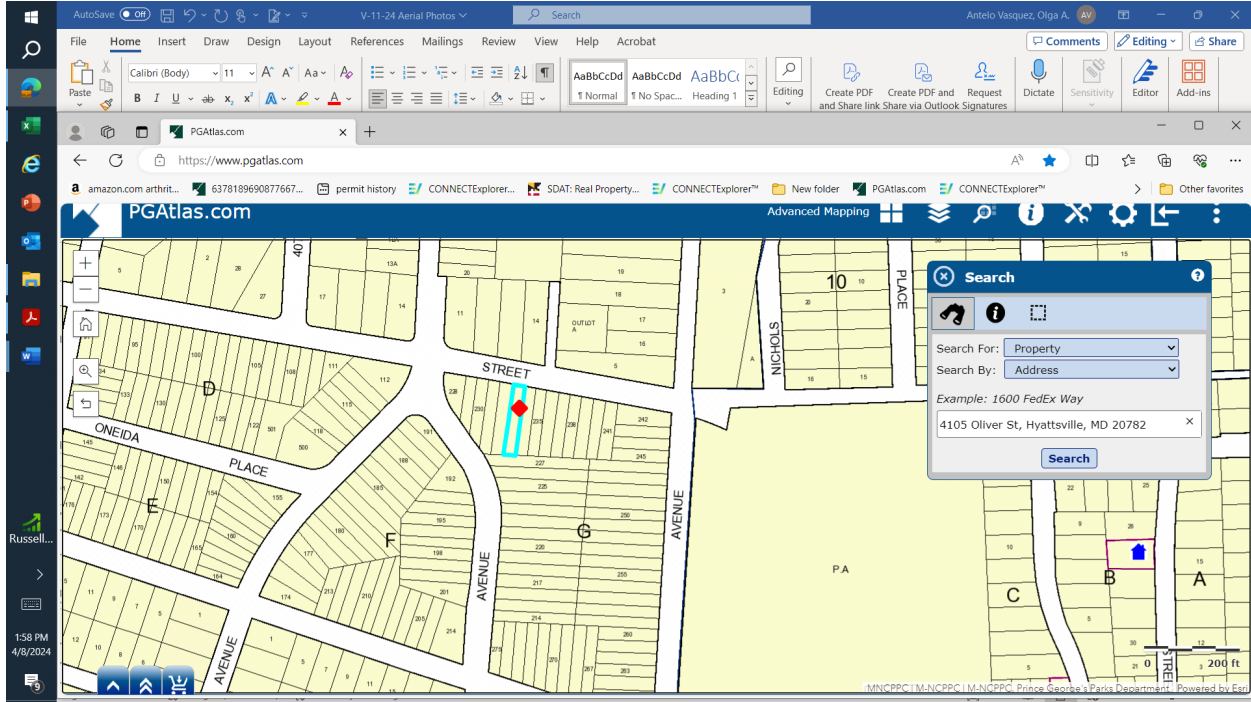
Class: RSF-65 (Residential, Single-Family - 65)  
Zone Type: Residential

## Zoning (Prior)

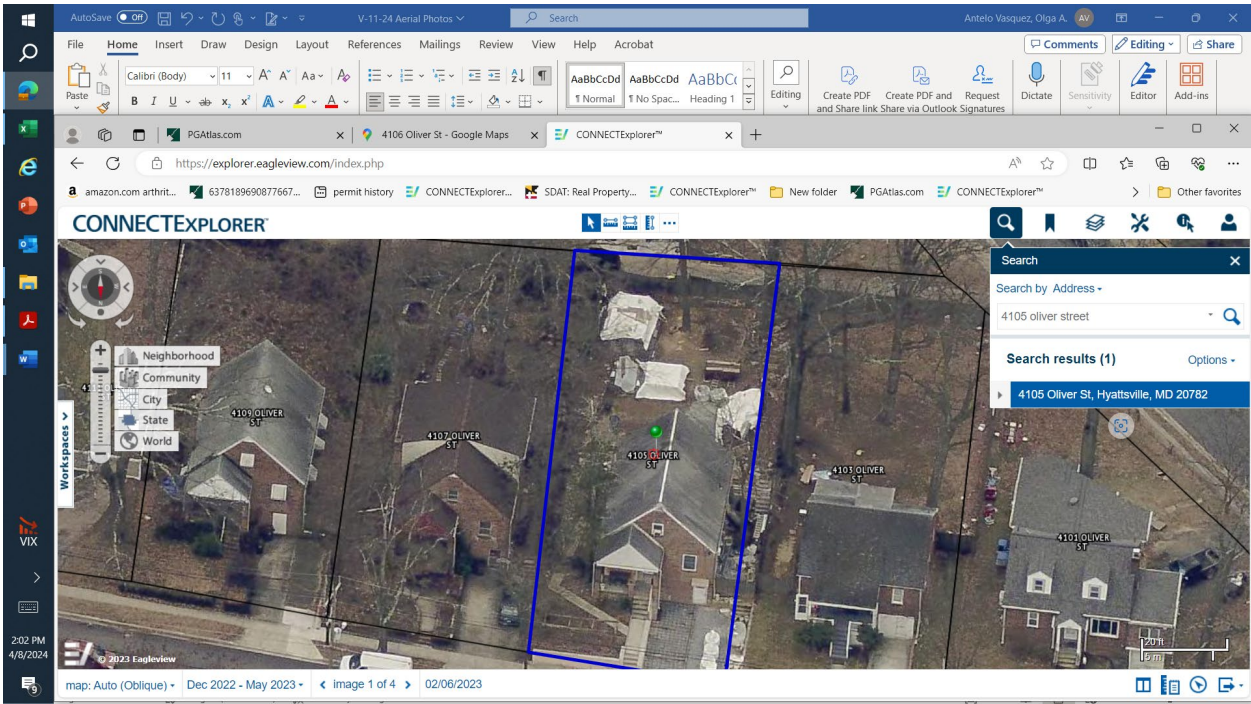
Class: R-55 (One-Family Detached Residential)  
Zone Type: Residential



V-11-24  
Aerial Photos



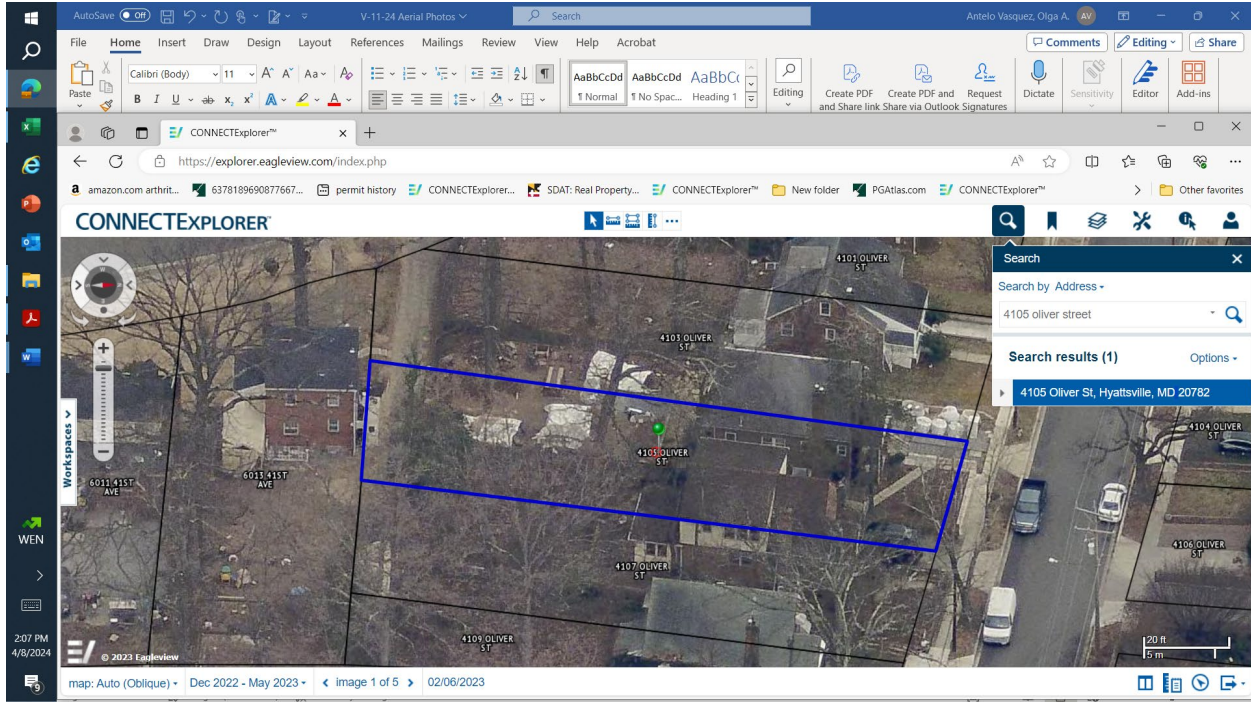
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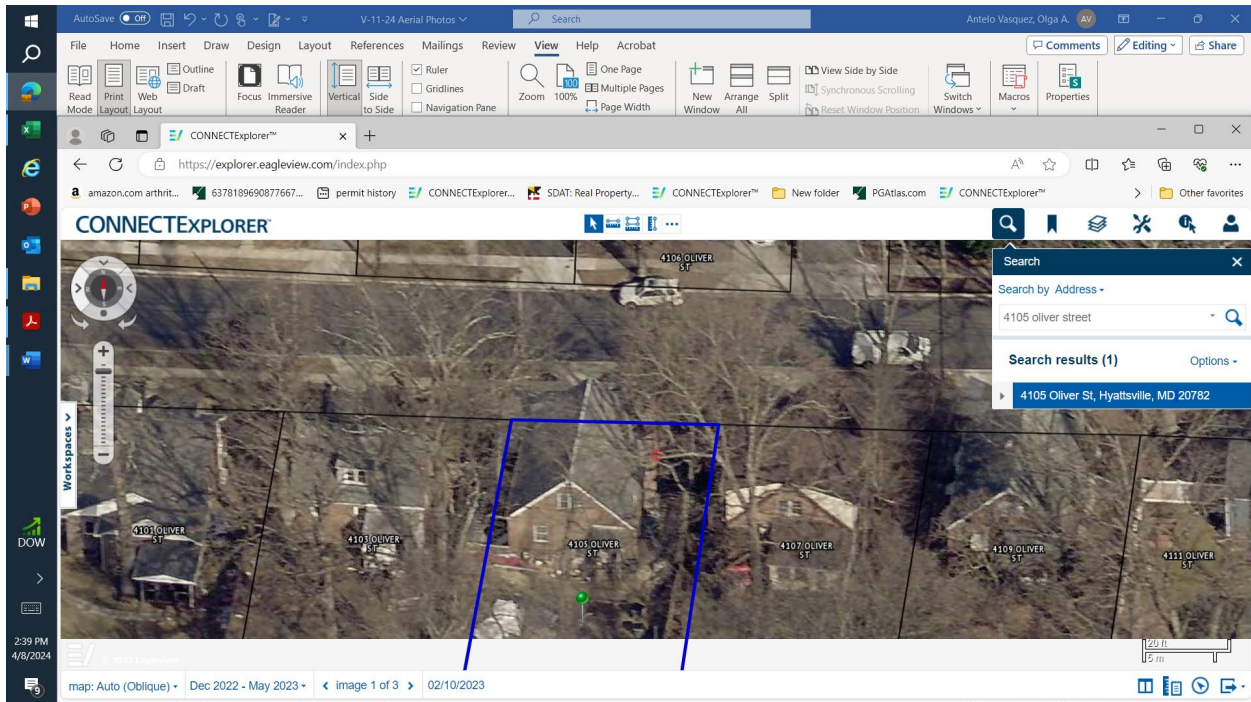
9(B)

EXH. # 9(A-F)  
V-11-24

V-11-24  
Aerial Photos



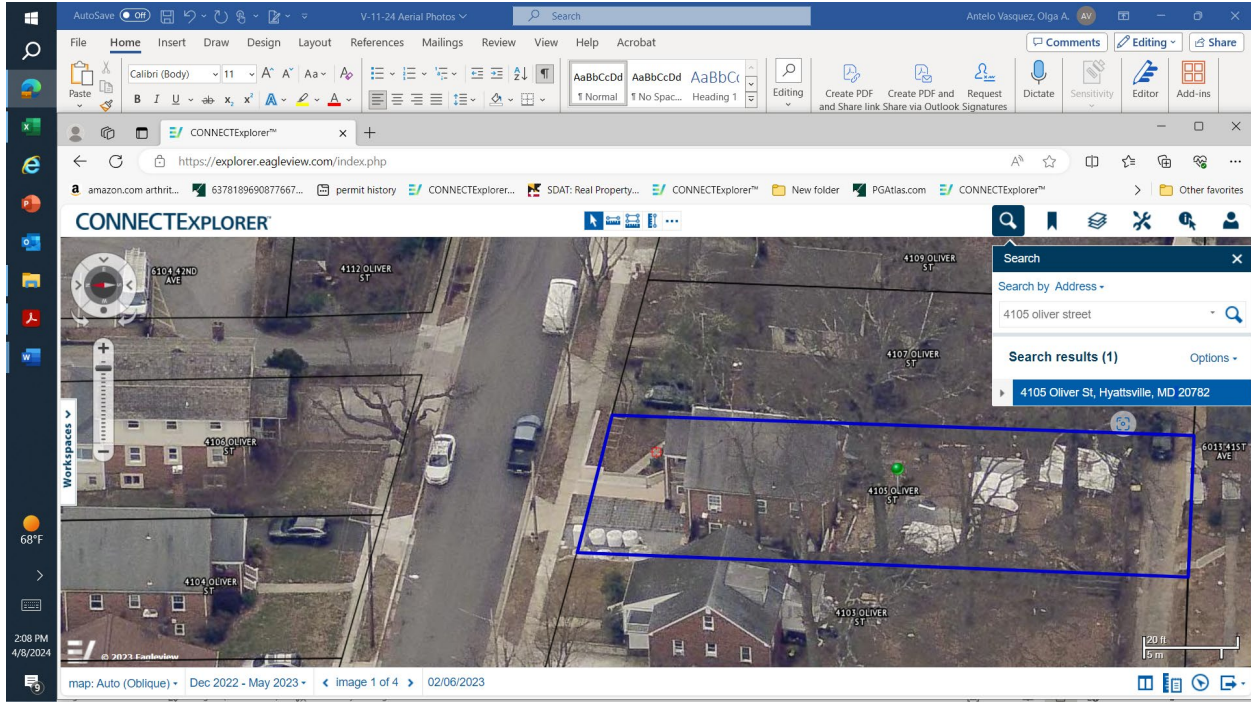
9(C)



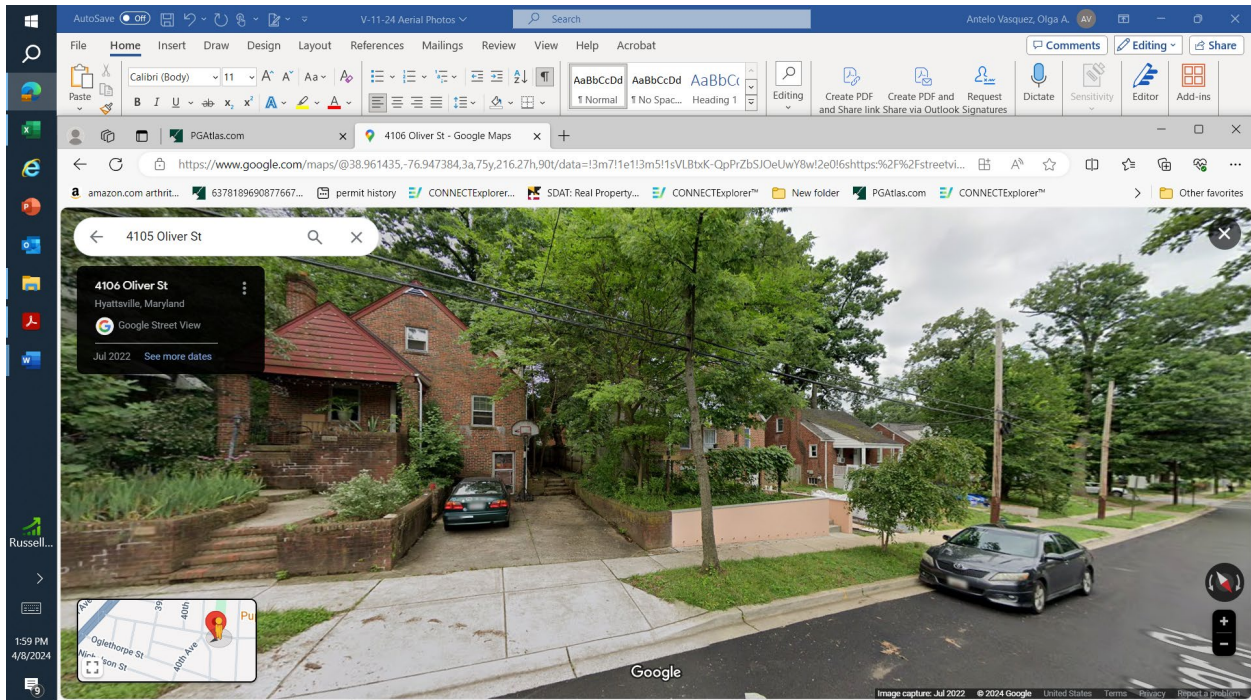
9(D)



V-11-24  
Aerial Photos



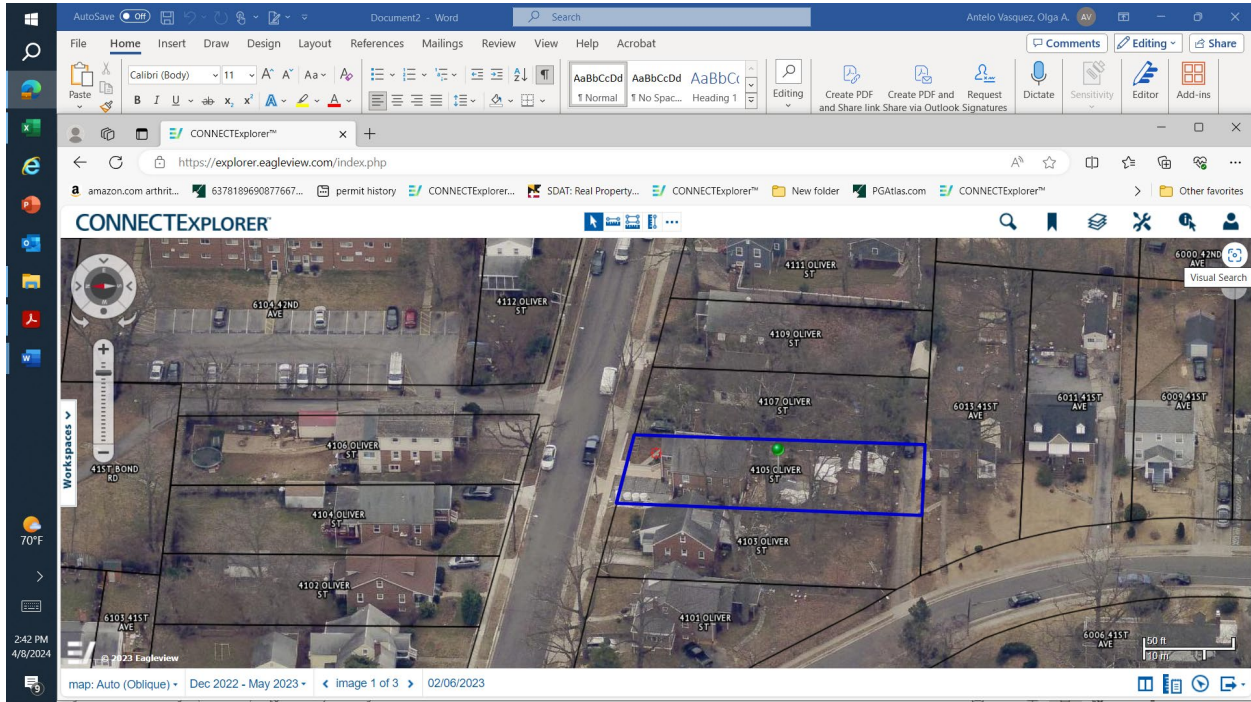
9(E)



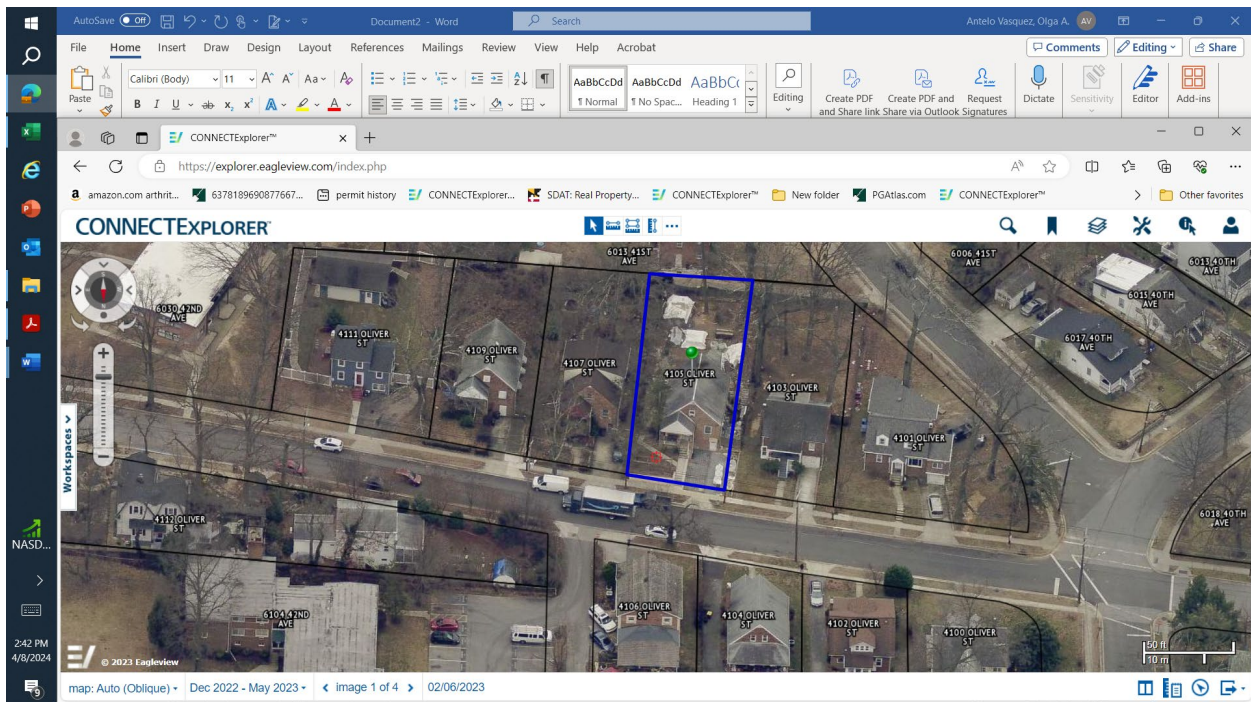
9(F)



V-11-24  
Neighboring Properties



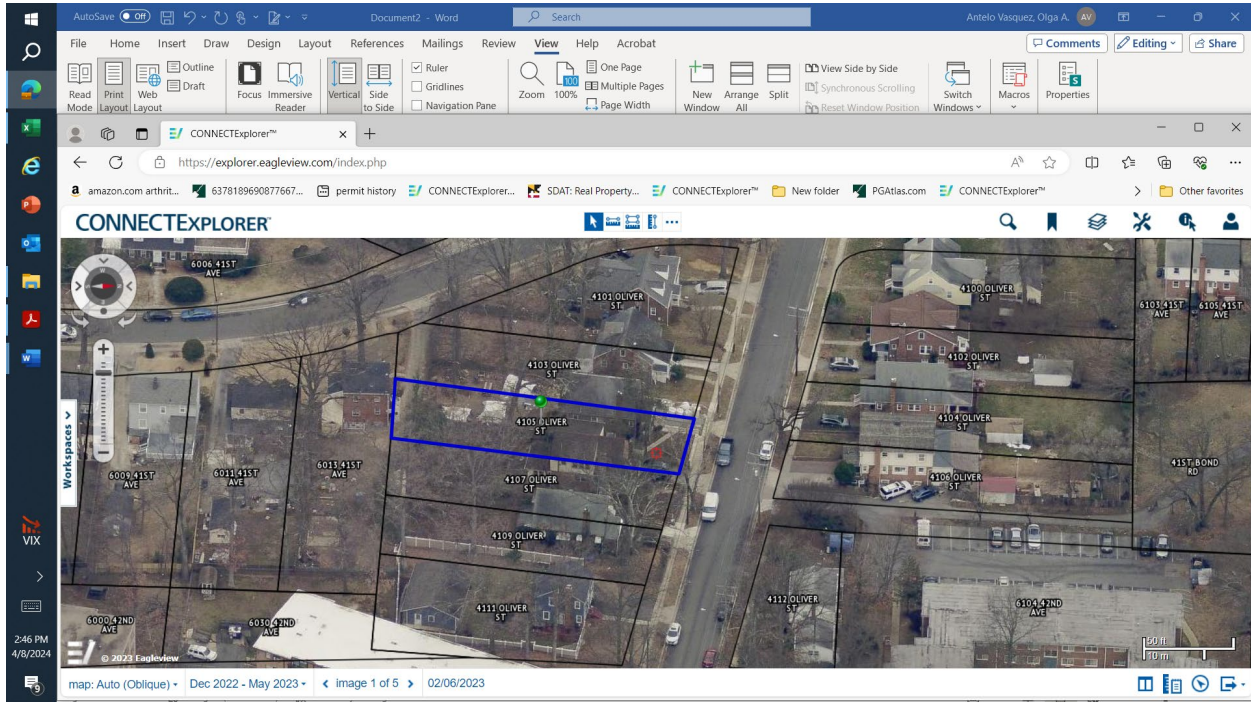
10(A)



10(B)

EXH. # 10(A-C)  
V-11-24

V-11-24  
Neighboring Properties



10(C)





# 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: March 26, 2024

Petitioners: Pablo Contreras and Simon C. Osorio  
Appeal No.: V-11-24  
Hearing Date: WEDNESDAY, APRIL 10, 2024, AT 6:00 P.M. **EVENING**  
Place: Virtual Hearing  
Case Reviewer: Olga Antelo Vasquez  
Reviewer E-mail: OAvasquez@co.pg.md.us

Appeal has been made to this Board for permission to validate existing conditions (lot width at the building line, frontage width at front street line, and security exemption for a wall over 4 feet) and obtain a building permit for the new retaining wall (4' 6" height) in the front yard on RSF-65 (Residential, Single-Family-65) Zoned, property known as Lots 233 and 234, Block G, Hyattsville Subdivision, being 4105 Oliver Street, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

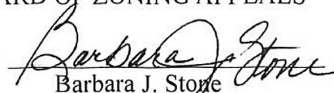
The specific violation resides in the fact that Zoning Ordinance Section 27-4202(e)(1) prescribes that a lot shall have a minimum width of 65 feet at the building line, a lot frontage a minimum width of 52 feet at front street line. Section 27-6600(a) prescribes that walls more than 4 feet high shall not be located in any required yard, shall meet the setback requirements for main buildings and shall require a security exemption approval. Variances of 15 feet lot width at the building line, 2 feet lot width at front street line, and a security exemption for a wall over 4 feet in height in the front yard (abutting Oliver Street) are 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: Petitioners  
Adjoining Property Owners  
M-NCPPC Permit Office  
City of Hyattsville

EXH. # 11  
V-11-24

V-11-24  
PABLO CONTRERAS  
SIMON C OSORIO  
4105 OLIVER STREET  
HYATTSVILLE, MD 20782

V-11-24  
SIXTO BASILISA VAZQUEZ ETAL  
6013 41<sup>ST</sup> AVENUE  
HYATTSVILLE MD 20782

V-11-24  
MICHAEL K CAMPBELL  
4103 OLIVER STREET  
HYATTSVILLE MD 20782

V-11-24  
ARIANA A CURTIS  
4104 OLIVER STREET  
HYATTSVILLE MD 20782

V-11-24  
JOSE A & DINORA R GARMENDEZ  
4106 OLIVER STREET  
HYATTSVILLE MD 20782

V-11-23  
CITY OF HYATTSVILLE  
4310 GALLATIN STREET  
HYATTSVILLE MD 20871

3/26/2024

7021 0950 0001 8675 7987

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 SIMON C OSORIO  
 4105 OLIVER STREET  
 HYATTSVILLE, MD 20782

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EXH. # 13  
 V-11-24



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 HYATTSVILLE MD 20782

Check box, add fee as appropriate)  
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**OFFICIAL USE**

V-11-24  
 MICHAEL K CAMPBELL  
 4103 OLIVER STREET  
 HYATTSVILLE MD 20782

Check box, add fee as appropriate)  
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 Delivery \$ \_\_\_\_\_  
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**OFFICIAL USE**

V-11-24  
 ARIANA A CURTIS  
 4104 OLIVER STREET  
 HYATTSVILLE MD 20782

Check box, add fee as appropriate)  
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 Delivery \$ \_\_\_\_\_  
 Delivery \$ \_\_\_\_\_

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

To be emailed or hand carried to the Board of Appeals with photo of posted sign.

**BOARD OF APPEALS –POSTING OF SIGNS**

Petitioner(s): Pablo Contreras & Simon Osorio

Appeal No.: V-11-24

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. Person who inspects sign(s) must complete certification of sign inspection. 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.**

**SIGN ARE NOT TO BE FASTENED TO ANY TREE or FENCE**

POSTING PERIOD: 3/26/24 thru 4/10/24

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),  
BY NO LATER THAN: 4/2/24

**CERTIFICATION OF POSTING**

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH SECTION 27-3407 (B)(6)(B)(V) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE ON (Date) 4/10/2024, BY (Name) Pablo Contreras, (Address) 4105 OLIVER ST HYATTSVILLE MD 20782.

PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.

Pablo Contreras  
Signature of Person Who Posted Sign(s)  
Pablo Contreras  
Printed Name

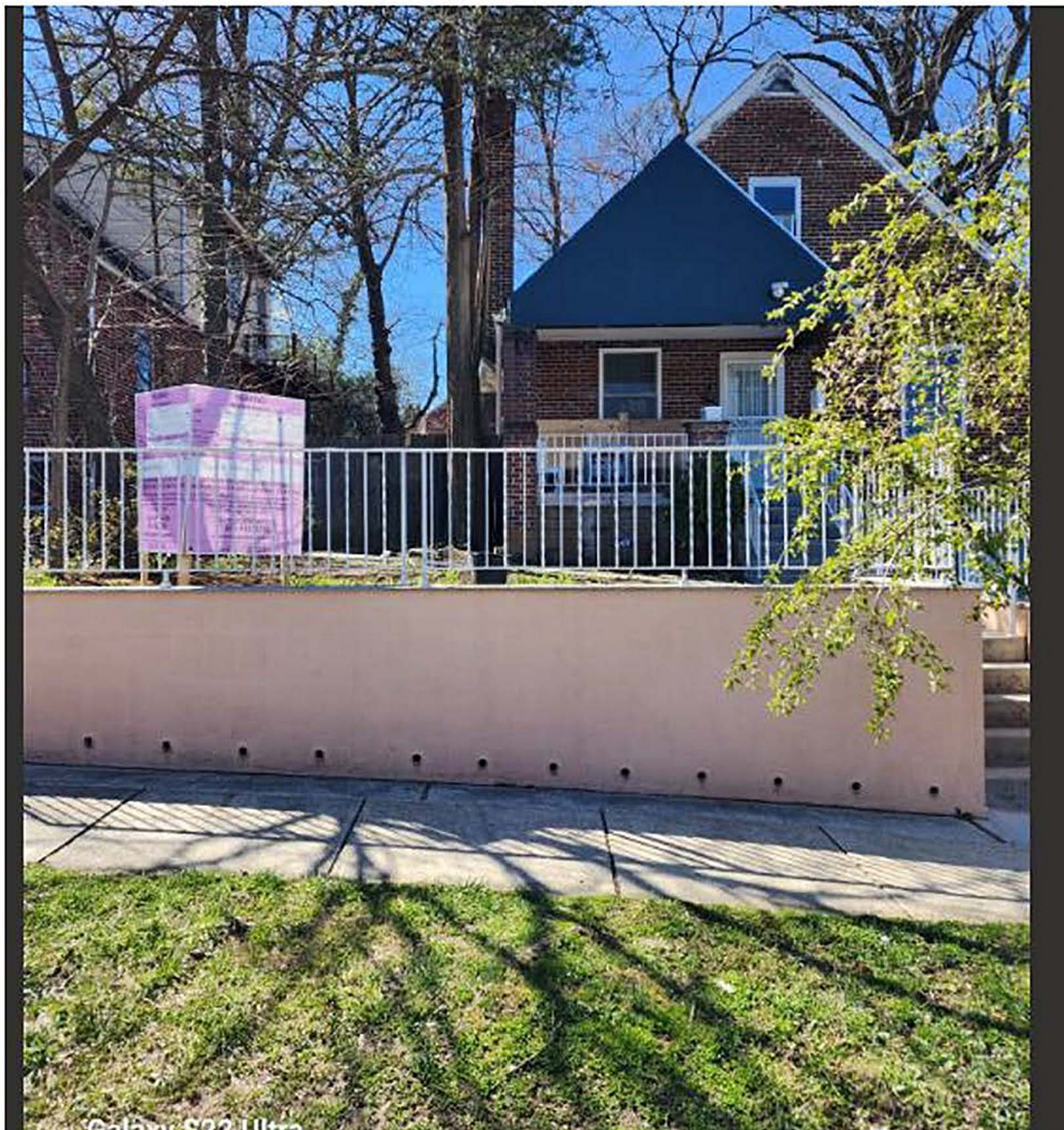
\*\*\*PLEASE ATTACH PHOTOGRAPH(S) OF SIGN(S)\*\*\*

Affidavit and photos can be emailed to: [boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us) The Affidavit and photos may be mailed to the address below:

Wayne K. Curry Administration Building,  
Board of Appeals, 3<sup>rd</sup> Floor  
1301 McCormick Drive  
Largo, Maryland 20774  
(301) 952-3220

EXH. # 14  
V-11-24





Galaxy S22 Ultra



Countywide Planning Division

**MEMORANDUM**

April 3, 2024

**TO:** Barbara Stone, Administrator  
Board of Appeals

**VIA:** Thomas Gross, Planning Supervisor, **TWG**  
Historic Preservation Section

**FROM:** Natalie Zalc, Planning Technician III, **NZ**  
Historic Preservation Section

**SUBJECT:** **April 10, 2024 Board of Appeals Agenda**

I have reviewed this agenda for impacts on identified Historic Sites and Historic Resources, and would like to provide the following comments:

<b>Case</b>	<b>Comment</b>
V-50-23 Merhawi Kibrom and Samrawit Bokrestion 2005 Virginia Avenue, Hyattsville	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-86-23 Maudica Quashie 7917 24th Place, Hyattsville	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-7-24 Anderson Andrews and Natasha Celestine 9213 Bluefield Road, Upper Marlboro	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-10-24 Veronica and Nicholas Vargish 5702 Seminole Street, College Park	Within 1,000 feet of Wolfe House Historic Site (67-022-15), Pickett House Historic Site (67-022-16), Stoner-Chlopicki House Historic Site (67-022-12), Willard-Ryan House #1 Historic Resource (67-022-03), Cross House Historic Site (67-022-13), O'Dea House Historic Site (67-022-11) and Berwyn Heights School Historic Site (67-022-07). Within 500 feet of McNitt-Gohr House Historic Site (67-022-14), Schniedman House Historic Site (67-022-19), and Cissell House Historic Site (67-022-18). No effect on Historic Sites, Historic Resources, or Historic Districts.
V-11-24 Pablo Contreras and Simon Osorio 4105 Oliver Street, Hyattsville	Within 1,000 feet of Paxton House Historic Site (68-076). No effect on Historic Sites, Historic Resources, or Historic Districts.
V-12-24 Hayat Properties, LLC 901 Old Walnut Street, Capitol Heights	No effect on Historic Sites, Historic Resources, or Historic Districts.

<b>EXH. #</b> <u>15</u> <b>V-11-24</b>
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<b>Case</b>	<b>Comment</b>
V-13-24 Oscar Calderon 4409 Powder Mill Road, Beltsville	Within 500 feet of Orme-Shaw House Historic Site (61-002). No effect on Historic Sites, Historic Resources, or Historic Districts.
V-61-23 Efrain Guerra, et.al 13215 Claxton Drive, Laurel	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-79-23 Solomon Kassa 1102 Raydale Road, Hyattsville	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-95-23 Enock Adewyi 3600 Colvin Court, Bowie	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-2-24 David Kucharski 3705 Media Lane, Bowie	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-3-24 James and Adriana Bowers 8302 Spruce Hill Drive, Laurel	No effect on Historic Sites, Historic Resources, or Historic Districts.

This document must be received by the Board of Appeals prior to the hearing.

BOARD OF APPEALS

**AFFIDAVIT OF SIGN POSTING**

Petitioner(s): **Pablo Contreras & Simon Osorio**

Appeal No.: **V-11-24**

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:

Date of Sign Posting 3/26/2024 through, Date of Hearing 4/10/2024

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.

Pablo Contreras  
Signature of Petitioner/Attorney

Pablo Contreras  
Name (Print or Type)

4105 Oliver st.  
Address

Hyattsville MD 20782

EXH. # 16  
V-11-24



Robert Croslin  
Mayor



Tracey E. Douglas  
City Administrator

May 7, 2024

Barbara Stone  
Administrator  
Board of Zoning Appeals  
County Administration Building, Room 2173  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

**Re: V-11-24: 4105 Oliver Street, Hyattsville**

Dear Ms. Stone,

This letter is to inform you that on May 6, 2024, the Hyattsville City Council considered variance application V-84-23, a zoning variance request for the subject property located at 4105 Oliver Street, Hyattsville.

The petitioner has applied for a zoning variance to validate existing conditions (lot width at the building line, frontage width at front street line, and security exemption for a wall over 4 feet) and to obtain a building permit for the new retaining wall (4' 6" height) in the front yard. The petitioner is seeking a variance to permit a 15 feet lot width at the building line, a 2 feet lot width at front street line, and a security exemption for a wall over 4 feet in height in the required front yard.

Given the nature of this variance and the City's Variance Policy, the City Council voted in support of the petitioner's requested variance.

We thank you and the Board of Zoning Appeals for your consideration of our comments and look forward to your decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Croslin", with a long horizontal flourish extending to the right.

Robert Croslin  
Mayor

CC: City Council  
Pablo Contreras, Petitioner  
Simon C. Osorio, Petitioner

EXH. # 17  
V-11-24



# 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 Revised

Date: May 7, 2024

Petitioners: Pablo Contreras and Simon C. Osorio  
Appeal No.: V-11-24  
Hearing Date: WEDNESDAY, MAY 22, 2024, AT 6:00 P.M. **EVENING**  
Place: Virtual Hearing  
Case Reviewer: Olga Antelo Vasquez  
Reviewer E-mail: OAvasquez@co.pg.md.us

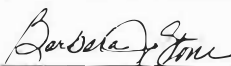
Appeal has been made to this Board for permission to validate existing conditions (lot width at the building line, frontage width at front street line, waiver of the parking area, and security exemption for a wall over 4 feet) and obtain a building permit for the new retaining wall (4' 6" height) with safety railings in the front yard on RSF-65 (Residential, Single-Family-65) Zoned, property known as Lots 233 and 234, Block G, Hyattsville Subdivision, being 4105 Oliver Street, 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 a lot shall have a minimum width of 65 feet at the building line, a lot frontage a minimum width of 52 feet at front street line. Section 27-11002 (1)(a) prescribes that no parking space, parking area, or parking surface other than a driveway no wider than its associate garage, carport, or other parking structure may be built in the front yard of a dwelling, except a "dwelling, in the area between the front street line and the sides of the dwelling. Section 27-6600(a) prescribes that walls more than 4 feet high shall not be located in any required yard, shall meet the setback requirements for main buildings and shall require a security exemption approval. Variances of 15 feet lot width at the building line, 2 feet lot width at the front street line, a waiver of the parking area location requirement, and a security exemption for a wall over 4 feet in height in the front yard (abutting Oliver Street) are 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 V. Stone  
Administrator

cc: Petitioners  
Adjoining Property Owners  
M-NCPCC Permit Office  
City of Hyattsville

**EXH. # 18**  
**V-11-24**



V-11-24  
PABLO CONTRERAS  
SIMON C OSORIO  
4105 OLIVER STREET  
HYATTSVILLE, MD 20782

V-11-24  
SIXTO BASILISA VAZQUEZ ETAL  
6013 41<sup>ST</sup> AVENUE  
HYATTSVILLE MD 20782

V-11-24  
MICHAEL K CAMPBELL  
4103 OLIVER STREET  
HYATTSVILLE MD 20782

V-11-24  
ARIANA A CURTIS  
4104 OLIVER STREET  
HYATTSVILLE MD 20782

V-11-24  
JOSE A & DINORA R GARMENDEZ  
4106 OLIVER STREET  
HYATTSVILLE MD 20782

V-11-23  
CITY OF HYATTSVILLE  
4310 GALLATIN STREET  
HYATTSVILLE MD 20871

EXH. # 19  
V-11-24

9589 0710 5270 2136 6820 41

V-11-24

PABLO CONTRERAS  
SIMON C OSORIO  
4105 OLIVER STREET  
HYATTSVILLE, MD 20782

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V-11-24

MICHAEL K CAMPBELL  
4103 OLIVER STREET  
HYATTSVILLE MD 20782

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4104 OLIVER STREET  
HYATTSVILLE MD 20782

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V-11-23  
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4310 GALLATIN STREET  
HYATTSVILLE MD 20871

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**BOARD OF APPEALS –POSTING OF SIGNS**

Petitioner(s): **Pablo Contreras & Simon Osorio**

Appeal No.: **V-11-24**

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. Person who inspects sign(s) must complete certification of sign inspection. 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.**

**SIGN ARE NOT TO BE FASTENED TO ANY TREE or FENCE**

POSTING PERIOD: **5/7/24 thru 5/22/24**

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),  
BY NO LATER THAN: **5/14/24**

**CERTIFICATION OF POSTING**

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH SECTION 27-3407 (B)(6)(B)(V) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE ON (Date) **5/22/2024**, BY (Name) **Pablo Contreras**, (Address) **4105 Oliver St Hyattsville MD 20787.**

PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.

**Pablo Contreras**  
Signature of Person Who Posted Sign(s)  
**Pablo Contreras**  
Printed Name

\*\*\*PLEASE ATTACH PHOTOGRAPH(S) OF SIGN(S)\*\*\*  
Affidavit and photos can be emailed to: [boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us) The Affidavit and photos may be mailed to the address below:

Wayne K. Curry Administration Building,  
Board of Appeals, 3<sup>rd</sup> Floor  
1301 McCormick Drive  
Largo, Maryland 20774  
(301) 952-3220

EXH. # **21**  
**V-11-24**





BOARD OF APPEALS

AFFIDAVIT OF SIGN POSTING

Petitioner(s): Pablo Contreras & Simon Osorio

Appeal No.: V-11-24

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:

Date of Sign Posting March 26, 2024 through, Date of Hearing MAY 22, 2024

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.

Pablo Contreras  
Signature of Petitioner/Attorney

Pablo Contreras  
Name (Print or Type)

4105 Oliver St  
Address

Hypsville MD 20782

EXH. # 22  
V-11-24