

BOARD OF APPEALS  
EXHIBIT SHEET  
VARIANCES

APPLICATION NO. V-8-23

PETITIONERS: Edward B Meidenbauer, Etal

No. Description

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1. Application
2. Site Plan
3. Elevation Plan
4. Subdivision Plat
5. Color Photos, A thru F
6. Neighboring Properties, A thru C
7. SDAT Property Printout
8. PGAtlas Printout
9. Aerial Photos, A thru I
10. Notice of Virtual Hearing, 2/21/2023
11. Persons of Record List, 2/21/2023
12. Certified Mail Receipts
13. Notice of Rescheduled Virtual Hearing, 3/7/2023
14. Persons of Record List, 3/7/2023
15. Certified Mail Receipts
16. Lot Coverage Worksheet
17. Notice of Virtual Hearing, Revised, 3/8/2023
18. Persons of Record List, 3/8/2023
19. Certification of Posting Signs, w/photos, 3/9/2023
- 20.

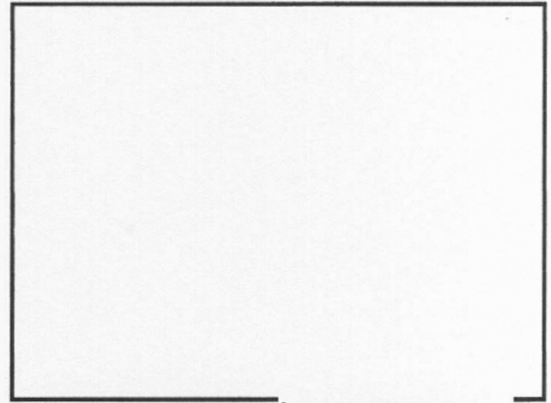


# BOARD of APPEALS

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

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



Received Stamp

## APPLICATION FOR A VIRTUAL 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** Edward B. Meidenbauer and Carol-lynn Swol  
(AS SHOWN ON DEED) 3814 Nicholson ST  
**Address of Owner(s)** \_\_\_\_\_  
**City** Hyattsville **State** MD **Zip Code** 20782  
**Telephone Number (home)** no landline **(cell)** 815-761-7145 **(work)** Cell2: 815-761-7142  
**E-mail address:** meidenbauer@gmail.com and clswol@gmail.com

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

**Street Address** 3814 Nicholson ST  
**City** Hyattsville  
**Lot(s)** Part of Lot 3 **Block** N/A **Parcel** N/A  
**Subdivision Name** N/A

**Professional Service:**

▶ Engineer ▶ Contractor ▶ **Architect**: (if different from above): (circle one) **If none, use N/A:**

**Name:** Nicola Hain **Phone Number:** 3 10927-4937  
**Address:** 3905 Nicholson ST, Hyattsville MD 20782 **Email Address:** nicolahain@gmail.com

**Attorney representing applicant: (If applicable)**

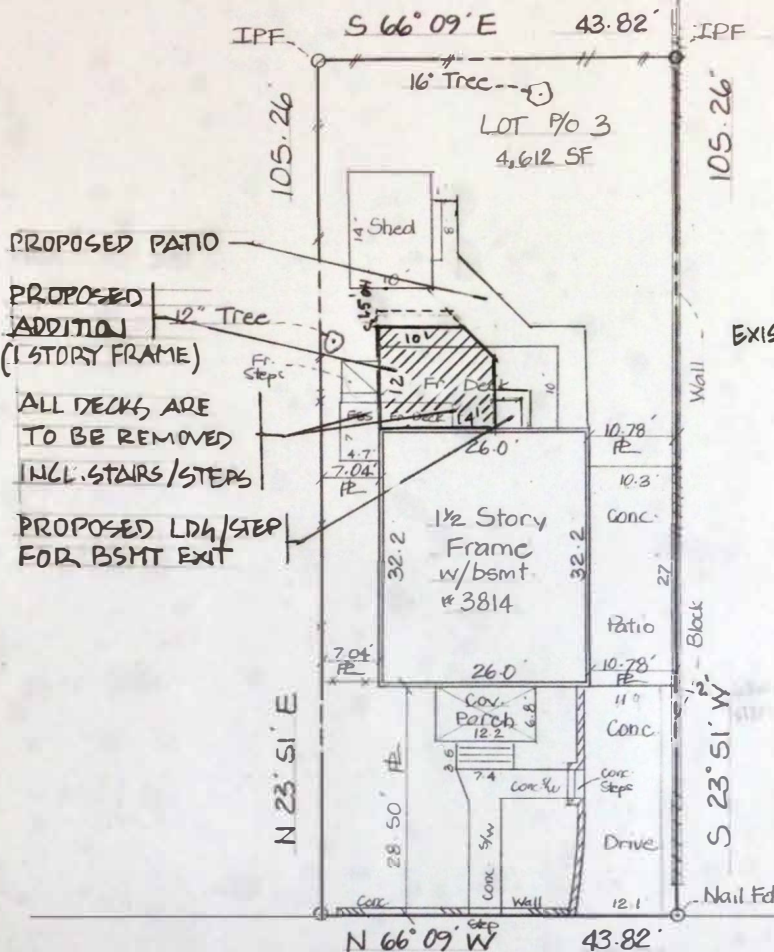
**Name:** N/A **Phone Number:** N/A  
**Address:** N/A **Email Address:** N/A

**EXH. #** 1  
**V-8-23**



Note:  
 1. This survey has been prepared without the benefit of a title report and is subject to any facts that may be disclosed by a full and accurate title search.

P/O LOT 3



LOT 4  
 ZONING CLASS: N1AR65  
 LOT SIZE: 4,612 SF  
 35% ALLOW  
 LOT COVER: 1,614 SF

EXIST	HOUSE	837.20 SF
	FRONT PORCH	82.96 SF
	SHED	140.00 SF
	TOTAL EXIST	1,060.16 SF
	DRIVEWAY	602.60 SF
	PROPOSED ADDITION	160 SF
	TOTAL	1,822.76 SF
	TOTAL % LOT COV	39.52%
	OVER	4.5%
		(208.66 SF)

NICHOLSON STREET  
 (40' R/W)

**SURVEYOR'S CERTIFICATE**

I hereby certify that this lot survey is based on a field survey performed by myself or directly under my supervision. Information hereon was obtained from County Land Records and to the best of my knowledge and belief is correct, that property corners have been found and/or set as indicated.

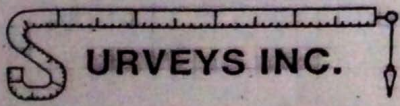
11-14-2022  
 Date

*Gregory C. Benefiel*  
 Gregory C. Benefiel  
 Registered Professional  
 Land Surveyor, MD # 10994



Drawn By: Tom O  
 Checked By: BK  
 Date: 11-14-2022  
 Scale: 1" = 20'  
 Job No.: 1269-22  
 Case No.: Nicola H

EXH. # 2  
 V-8-23

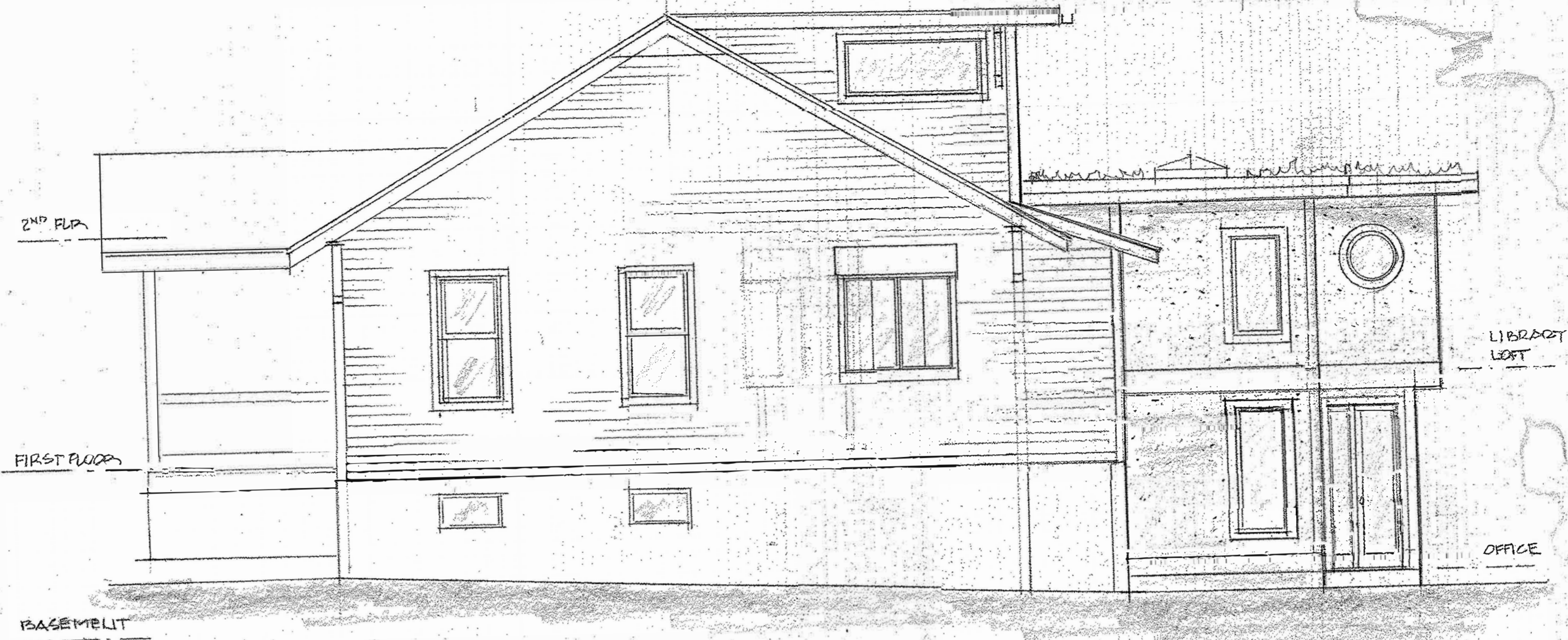


LAND DEVELOPMENT • SURVEYING • PLANNING  
 ENGINEERING • PERMITS  
 350 MAIN STREET  
 LAUREL, MARYLAND 20707  
 301-776-0561

HOUSE PLAT & BOUNDARY  
 3814 Nicholson Street  
 Lot Part of 3, Block \_\_\_\_, Sec./plat =  
 NORTHWEST HYATTSVILLE

16 TH  
 Prince Georges  
 County, Maryland

Plat Book RNR-2, Plat 22  
 Liber 33752, Folio 089  
 Drawing # 5-5869



SOUTH EAST ELEVATION



NORTHEAST ELEVATION

NICOLA HAIN ARCHITECT  
 3905 NICHOLSON STREET  
 HYATTSVILLE, MD 20782  
 301.927.4937  
 NICOLAHAIN@GMAIL.COM

SOUTHEAST ELEVATION  
 NORTH EAST ELEVATION  
 PRELIMINARY

MEIDELBAUER / SNOL  
 ELDERLY SUITE & ADDITION  
 3814 NICHOLSON STREET  
 HYATTSVILLE MARYLAND

FEB 2, 2023

1/4" = 1'-0"

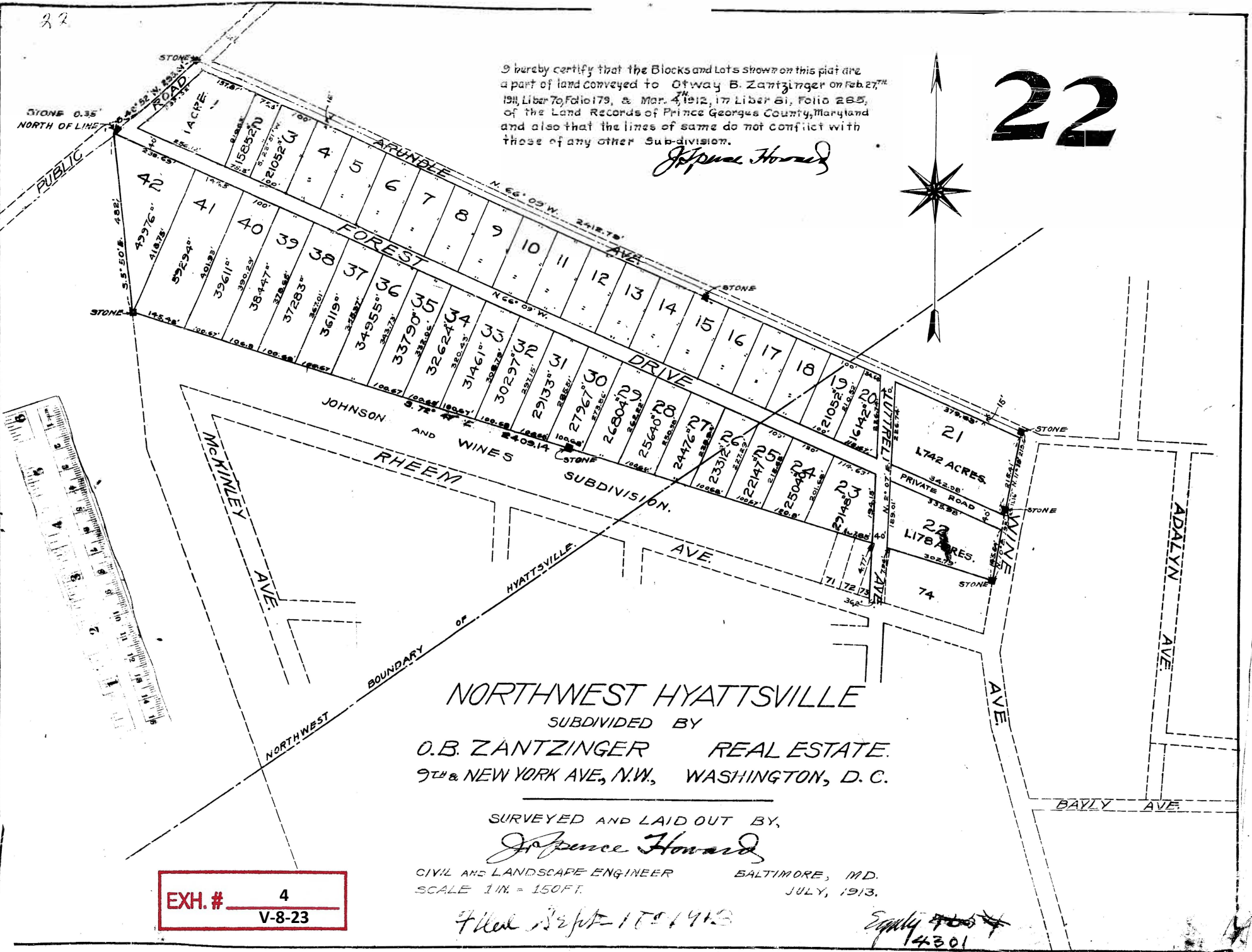
A5

5 OF 6

EXH. # 3  
 V-8-23

I hereby certify that the Blocks and Lots shown on this plat are a part of land conveyed to Otway B. Zantzinger on Feb 27<sup>th</sup> 1911, Liber 70, Folio 179, & Mar. 4<sup>th</sup> 1912, 177 Liber 81, Folio 285, of the Land Records of Prince Georges County, Maryland and also that the lines of same do not conflict with those of any other Sub-division.

*Joseph Howard*



**NORTHWEST HYATTSVILLE**  
 SUBDIVIDED BY  
**O.B. ZANTZINGER REAL ESTATE.**  
 9TH & NEW YORK AVE, N.W., WASHINGTON, D. C.

SURVEYED AND LAID OUT BY,

*Joseph Howard*

CIVIL AND LANDSCAPE ENGINEER BALTIMORE, MD.  
 SCALE 1" = 150 FT. JULY, 1913.

**EXH. # 4**  
**V-8-23**

*Filed Sept 15 1913*

*Equity 400 14301*



5(A)

EXH. # 5(A-I)  
V-8-23



5(B)





3(C)



3(D)



5(E)





5(G)



5(H)



5(I)

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

**Special Tax Recapture: None**

**Account Identifier:** District - 16 **Account Number -** 1822485

**Owner Information**

**Owner Name:** MEIDENBAUER EDWARD B ETAL      **Use:** RESIDENTIAL  
 SWOL CAROL LYNN      **Principal Residence:** YES  
**Mailing Address:** 3814 NICHOLSON ST      **Deed Reference:** /33752/ 00089  
 HYATTSVILLE MD 20782-3060

**Location & Structure Information**

**Premises Address:** 3814 NICHOLSON ST      **Legal Description:** SE PT LT 3 EQ  
 HYATTSVILLE 20782-0000      43.82 X 105.26 FT

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: E-0925**  
 0042 00A3 0000 16026600.17 6600 2022 **Plat Ref:**

**Town:** HYATTSVILLE

**Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use**  
 1918 1,092 SF YES 4,612 SF 001

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

**Value Information**

	Base Value	Value As of 01/01/2022	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
<b>Land:</b>	125,000	125,100		
<b>Improvements</b>	233,600	241,200		
<b>Total:</b>	358,600	366,300	361,167	363,733
<b>Preferential Land:</b>	0	0		

**Transfer Information**

**Seller:** MCCRAY ERIN B & JASON B      **Date:** 06/29/2012      **Price:** \$275,000  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /33752/ 00089      **Deed2:**  
**Seller:** ENFIELD,GRANT L & SHERRY L      **Date:** 07/13/2005      **Price:** \$350,000  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /22455/ 00526      **Deed2:**  
**Seller:** FALLER,TIMOTHY D & MARIAN M      **Date:** 07/27/2001      **Price:** \$144,500  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /14853/ 00420      **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 12/31/2012

**Homeowners' Tax Credit Application Information**

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

**EXH. #**         6          
 V-8-23



## Property

**Tax Account:** 1806421

**Owner Name:** BEDFORD ALFRED C III

**Premise Address:** 3810 Nicholson St, Hyattsville, MD 20782

### Parcel Details

**Tax Account #:** 1806421

**Assessment District:** 16

**Lot: Block: Parcel:**

**Description:** SE 31.46X105.26 FT LT 2 & SW 12.36 X105.26FT LT 3

**Plat:** E16-0925

**Subdivision:** NORTHWEST HYATTSVILLE

**Acreage:** 0.1060

### Ownership Information

**Owner Name:** BEDFORD ALFRED C III

**Owner Address:** 3810 Nicholson St, Hyattsville, MD 20782

**Liber:** 16508 **Folio:** 620

**Transfer Date:** 12/2/2002

**Current Assessment:** \$299,667.00

**Land Valuation:** \$125,033.00

### Improvement

**Valuation:** \$174,633.00

**Sale Price:** \$110,000.00

**Structure Area (Sq Ft):** 728

### Administrative Details

**Tax Map Grid:** 042A3

**WSSC Grid:** 207NE03

**Tree Conservation Plan 1:**

**Tree Conservation Plan 2:**

**Councilmanic District:**

**Tax Account:** 1825835

**Owner Name:** CHEVEZ WILLIAM & MARITZA MAJANO

**Premise Address:** 3812 Nicholson St, Hyattsville, MD 20782

### Parcel Details

**Tax Account #:** 1825835

**Assessment District:** 16

**Lot: Block: Parcel:**

**Description:** S 105 FT OF LT 3 EQ 43.84X105.26 FT

**Plat:** E16-0925

**Subdivision:** NORTHWEST HYATTSVILLE

**Acreage:** 0.1040

### Ownership Information

**Owner Name:** CHEVEZ WILLIAM & MARITZA MAJANO

**Owner Address:** 1444 Spring Rd Nw, Washington, DC 20010

**Liber:** 00000 **Folio:** 000

**Transfer Date:** 5/14/2007

**Current Assessment:** \$355,167.00

**Land Valuation:** \$125,033.00

### Improvement

**Valuation:** \$230,133.00

**Sale Price:** \$409,000.00

**Structure Area (Sq Ft):** 1092

### Administrative Details

**Tax Map Grid:** 042A3

**WSSC Grid:** 207NE03

**Tree Conservation Plan 1:**

**Tree Conservation Plan 2:**

**Councilmanic District:**

**Tax Account:** 1822485

**Owner Name:** MEIDENBAUER EDWARD B ETAL

**Premise Address:** 3814 Nicholson St, Hyattsville, MD 20782

### Parcel Details

**Tax Account #:** 1822485

**Assessment District:** 16

**Lot: Block: Parcel:**

**Description:** SE PT LT 3 EQ 43.82 X 105.26 FT

**Plat:** E16-0925

**Subdivision:** NORTHWEST HYATTSVILLE

**Acreage:** 0.1060

### Ownership Information

**Owner Name:** MEIDENBAUER EDWARD B ETAL

**Owner Address:** 3814 Nicholson St, Hyattsville, MD 20782

**Liber:** 33752 **Folio:** 089

**Transfer Date:** 6/29/2012

**Current Assessment:** \$361,167.00

**Land Valuation:** \$125,033.00

### Improvement

**Valuation:** \$236,133.00

**Sale Price:** \$275,000.00

**Structure Area (Sq Ft):** 1092

### Administrative Details

**Tax Map Grid:** 042A3

**WSSC Grid:** 207NE03

**Tree Conservation Plan 1:**

**Tree Conservation Plan 2:**

**Councilmanic District:**

<b>EXH. #</b>	<u>7</u>
	V-8-23

<b>Tax Account:</b> 1824929		
<b>Owner Name:</b> JOHNSON BETTY J		
<b>Premise Address:</b> 3805 Oglethorpe St, Hyattsville, MD 20782		
<b>Parcel Details</b>	<b>Ownership Information</b>	<b>Administrative Details</b>
<b>Tax Account #:</b> 1824929	<b>Owner Name:</b> JOHNSON BETTY J	<b>Tax Map Grid:</b> 042A3
<b>Assessment District:</b> 16	<b>Owner Address:</b> 3805 Oglethorpe St, Hyattsville, MD 20782	<b>WSSC Grid:</b> 207NE03
<b>Lot: Block: Parcel:</b>	<b>Liber:</b> 16929 <b>Folio:</b> 331	<b>Tree Conservation Plan 1:</b>
<b>Description:</b> NE 31.48 FT LT 2 & NW 12.35 FT LT 3	<b>Transfer Date:</b> 3/3/2003	<b>Tree Conservation Plan 2:</b>
<b>Plat:</b> E16-0925	<b>Current Assessment:</b> \$430,200.00	<b>Councilmanic District:</b>
<b>Subdivision:</b> NORTHWEST HYATTSVILLE	<b>Land Valuation:</b> \$125,100.00	
<b>Acreage:</b> 0.1060	<b>Improvement Valuation:</b> \$305,100.00	
	<b>Sale Price:</b> \$149,900.00	
	<b>Structure Area (Sq Ft):</b> 2040	

<b>Tax Account:</b> 1812833		
<b>Owner Name:</b> GONZALEZ JOSE NELVI GUARDADO ETAL		
<b>Premise Address:</b> 3807 Oglethorpe St, Hyattsville, MD 20782		
<b>Parcel Details</b>	<b>Ownership Information</b>	<b>Administrative Details</b>
<b>Tax Account #:</b> 1812833	<b>Owner Name:</b> GONZALEZ JOSE NELVI GUARDADO ETAL	<b>Tax Map Grid:</b> 042A3
<b>Assessment District:</b> 16	<b>Owner Address:</b> 3807 Oglethorpe St, Hyattsville, MD 20782	<b>WSSC Grid:</b> 207NE03
<b>Lot: Block: Parcel:</b>	<b>Liber:</b> 47361 <b>Folio:</b> 070	<b>Tree Conservation Plan 1:</b>
<b>Description:</b> N CEN 43.82X105 FT OF LT 3	<b>Transfer Date:</b> 3/29/2022	<b>Tree Conservation Plan 2:</b>
<b>Plat:</b> E16-0925	<b>Current Assessment:</b> \$316,067.00	<b>Councilmanic District:</b>
<b>Subdivision:</b> NORTHWEST HYATTSVILLE	<b>Land Valuation:</b> \$125,033.00	
<b>Acreage:</b> 0.1060	<b>Improvement Valuation:</b> \$191,033.00	
	<b>Sale Price:</b> \$330,000.00	
	<b>Structure Area (Sq Ft):</b> 774	

<b>Tax Account:</b> 1829258		
<b>Owner Name:</b> HOWERTON TERRY LEE AND		
<b>Premise Address:</b> 3809 Oglethorpe St, Hyattsville, MD 20782		
<b>Parcel Details</b>	<b>Ownership Information</b>	<b>Administrative Details</b>
<b>Tax Account #:</b> 1829258	<b>Owner Name:</b> HOWERTON TERRY LEE AND	<b>Tax Map Grid:</b> 042A3
<b>Assessment District:</b> 16	<b>Owner Address:</b> 3809 Oglethorpe St, Hyattsville, MD 20782	<b>WSSC Grid:</b> 207NE03
<b>Lot: Block: Parcel:</b>	<b>Liber:</b> 45973 <b>Folio:</b> 427	<b>Tree Conservation Plan 1:</b>
<b>Description:</b> E 43.82 FT OF LT 3	<b>Transfer Date:</b> 8/4/2021	<b>Tree Conservation Plan 2:</b>
<b>Plat:</b> E16-0925	<b>Current Assessment:</b> \$425,800.00	<b>Councilmanic District:</b>
<b>Subdivision:</b> NORTHWEST HYATTSVILLE	<b>Land Valuation:</b> \$125,100.00	
<b>Acreage:</b> 0.1060	<b>Improvement Valuation:</b> \$300,700.00	
	<b>Sale Price:</b> \$0.00	
	<b>Structure Area (Sq Ft):</b> 1824	

<b>Tax Account:</b> 1806421		
<b>Owner Name:</b> BEDFORD ALFRED C III		
<b>Premise Address:</b> 3810 Nicholson St, Hyattsville, MD 20782		

<b>Parcel Details</b> <b>Tax Account #:</b> 1806421 <b>Assessment District:</b> 16 <b>Lot: Block: Parcel:</b> <b>Description:</b> SE 31.46X105.26 FT LT 2 & SW 12.36 X105.26FT LT 3 <b>Plat:</b> E16-0925 <b>Subdivision:</b> NORTHWEST HYATTSVILLE <b>Acreage:</b> 0.1060	<b>Ownership Information</b> <b>Owner Name:</b> BEDFORD ALFRED C III <b>Owner Address:</b> 3810 Nicholson St, Hyattsville, MD 20782 <b>Liber:</b> 16508 <b>Folio:</b> 620 <b>Transfer Date:</b> 12/2/2002 <b>Current Assessment:</b> \$299,667.00 <b>Land Valuation:</b> \$125,033.00 <b>Improvement Valuation:</b> \$174,633.00 <b>Sale Price:</b> \$110,000.00 <b>Structure Area (Sq Ft):</b> 728	<b>Administrative Details</b> <b>Tax Map Grid:</b> 042A3 <b>WSSC Grid:</b> 207NE03 <b>Tree Conservation Plan 1:</b> <b>Tree Conservation Plan 2:</b> <b>Councilmanic District:</b>
<b>Tax Account:</b> 1825835 <b>Owner Name:</b> CHEVEZ WILLIAM & MARITZA MAJANO <b>Premise Address:</b> 3812 Nicholson St, Hyattsville, MD 20782		
<b>Parcel Details</b> <b>Tax Account #:</b> 1825835 <b>Assessment District:</b> 16 <b>Lot: Block: Parcel:</b> <b>Description:</b> S 105 FT OF LT 3 EQ 43.84X105.26 FT <b>Plat:</b> E16-0925 <b>Subdivision:</b> NORTHWEST HYATTSVILLE <b>Acreage:</b> 0.1040	<b>Ownership Information</b> <b>Owner Name:</b> CHEVEZ WILLIAM & MARITZA MAJANO <b>Owner Address:</b> 1444 Spring Rd Nw, Washington, DC 20010 <b>Liber:</b> 00000 <b>Folio:</b> 000 <b>Transfer Date:</b> 5/14/2007 <b>Current Assessment:</b> \$355,167.00 <b>Land Valuation:</b> \$125,033.00 <b>Improvement Valuation:</b> \$230,133.00 <b>Sale Price:</b> \$409,000.00 <b>Structure Area (Sq Ft):</b> 1092	<b>Administrative Details</b> <b>Tax Map Grid:</b> 042A3 <b>WSSC Grid:</b> 207NE03 <b>Tree Conservation Plan 1:</b> <b>Tree Conservation Plan 2:</b> <b>Councilmanic District:</b>
<b>Tax Account:</b> 1822485 <b>Owner Name:</b> MEIDENBAUER EDWARD B ETAL <b>Premise Address:</b> 3814 Nicholson St, Hyattsville, MD 20782		
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<b>Lot: Block: Parcel:</b>	Hyattsville, MD 20782	<b>Tree Conservation Plan 1:</b>
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<b>Plat:</b> E16-0925	<b>Transfer Date:</b> 3/3/2003	<b>Councilmanic District:</b>
<b>Subdivision:</b> NORTHWEST HYATTSVILLE	<b>Current Assessment:</b> \$430,200.00	
<b>Acreeage:</b> 0.1060	<b>Land Valuation:</b> \$125,100.00	
	<b>Improvement Valuation:</b> \$305,100.00	
	<b>Sale Price:</b> \$149,900.00	
	<b>Structure Area (Sq Ft):</b> 2040	

**Tax Account:** 1812833  
**Owner Name:** GONZALEZ JOSE NELVI GUARDADO ETAL  
**Premise Address:** 3807 Oglethorpe St, Hyattsville, MD 20782

Parcel Details	Ownership Information	Administrative Details
<b>Tax Account #:</b> 1812833	<b>Owner Name:</b> GONZALEZ JOSE NELVI GUARDADO ETAL	<b>Tax Map Grid:</b> 042A3
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<b>Lot: Block: Parcel:</b>	<b>Liber:</b> 47361 <b>Folio:</b> 070	<b>Tree Conservation Plan 1:</b>
<b>Description:</b> N CEN 43.82X105 FT OF LT 3	<b>Transfer Date:</b> 3/29/2022	<b>Tree Conservation Plan 2:</b>
<b>Plat:</b> E16-0925	<b>Current Assessment:</b> \$316,067.00	<b>Councilmanic District:</b>
<b>Subdivision:</b> NORTHWEST HYATTSVILLE	<b>Land Valuation:</b> \$125,033.00	
<b>Acreeage:</b> 0.1060	<b>Improvement Valuation:</b> \$191,033.00	
	<b>Sale Price:</b> \$330,000.00	
	<b>Structure Area (Sq Ft):</b> 774	

**Tax Account:** 1829258  
**Owner Name:** HOWERTON TERRY LEE AND  
**Premise Address:** 3809 Oglethorpe St, Hyattsville, MD 20782

Parcel Details	Ownership Information	Administrative Details
<b>Tax Account #:</b> 1829258	<b>Owner Name:</b> HOWERTON TERRY LEE AND	<b>Tax Map Grid:</b> 042A3
<b>Assessment District:</b> 16	<b>Owner Address:</b> 3809 Oglethorpe St, Hyattsville, MD 20782	<b>WSSC Grid:</b> 207NE03
<b>Lot: Block: Parcel:</b>	<b>Liber:</b> 45973 <b>Folio:</b> 427	<b>Tree Conservation Plan 1:</b>
<b>Description:</b> E 43.82 FT OF LT 3	<b>Transfer Date:</b> 8/4/2021	<b>Tree Conservation Plan 2:</b>
<b>Plat:</b> E16-0925	<b>Current Assessment:</b> \$425,800.00	<b>Councilmanic District:</b>
<b>Subdivision:</b> NORTHWEST HYATTSVILLE	<b>Land Valuation:</b> \$125,100.00	
<b>Acreeage:</b> 0.1060	<b>Improvement Valuation:</b> \$300,700.00	
	<b>Sale Price:</b> \$0.00	
	<b>Structure Area (Sq Ft):</b> 1824	

## 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:** 42-A3

## 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

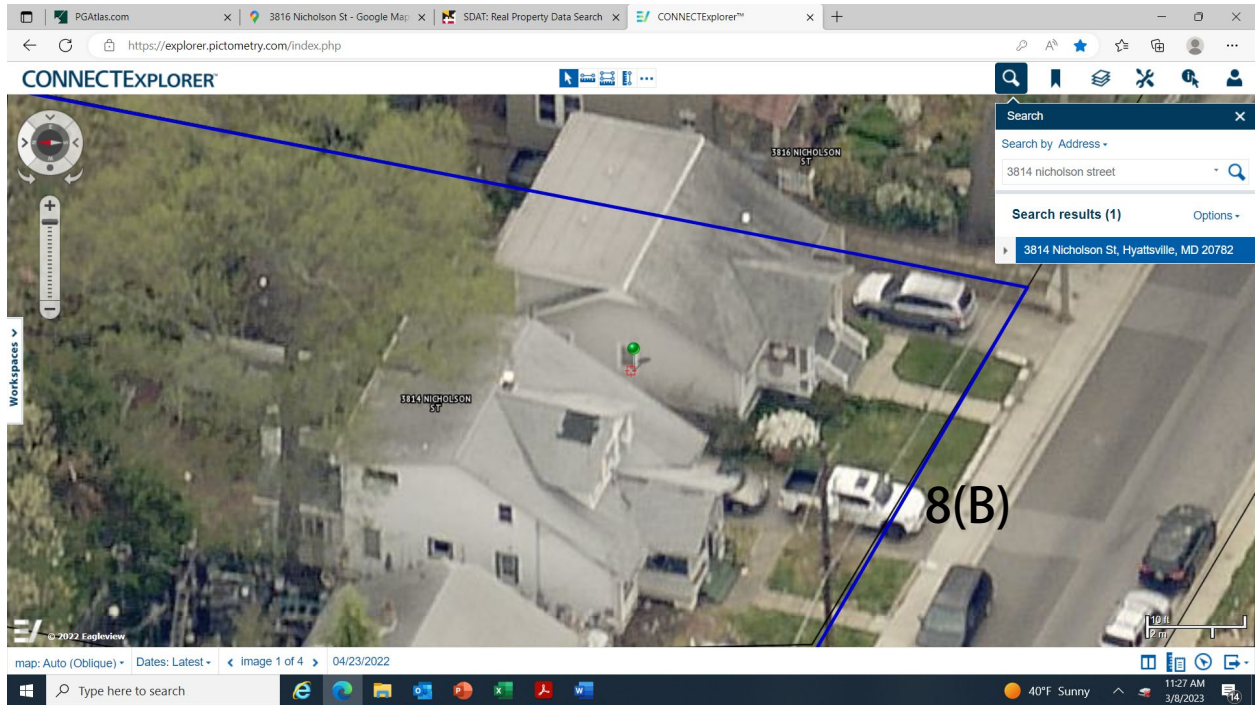
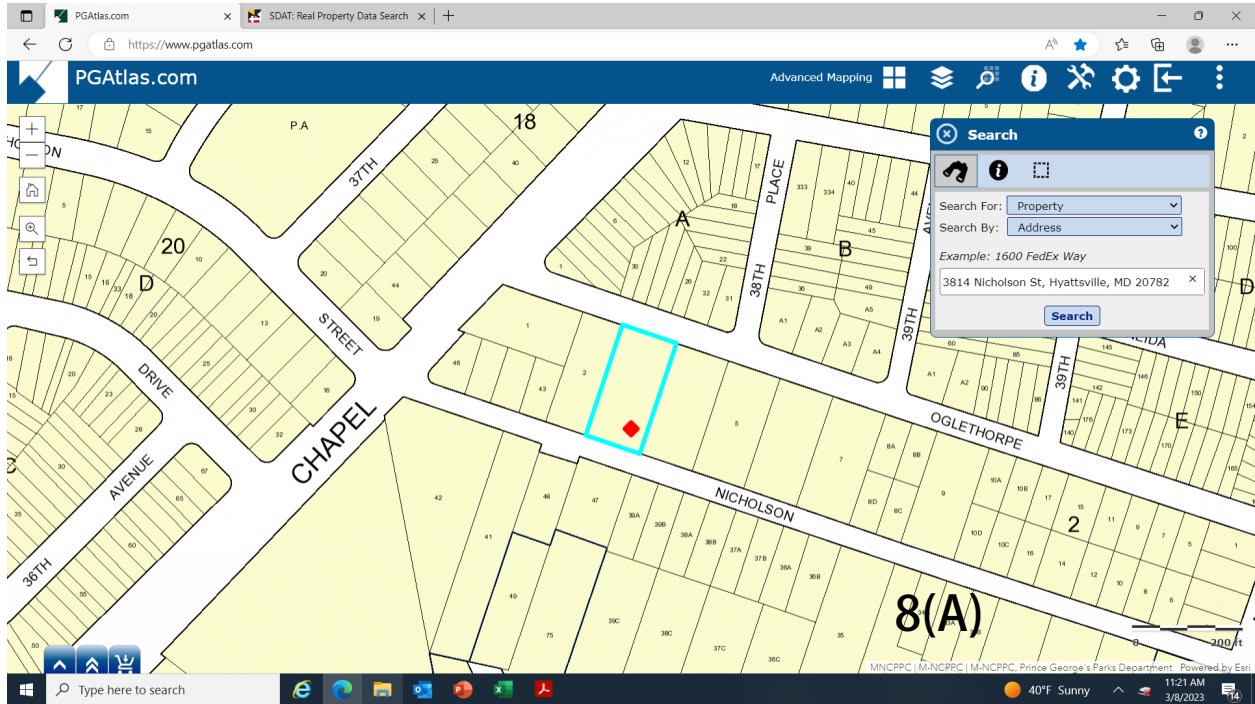
**Class:** RSF-65 (Residential, Single-Family - 65)

## Zoning (Prior)

**Zone Type:** Residential

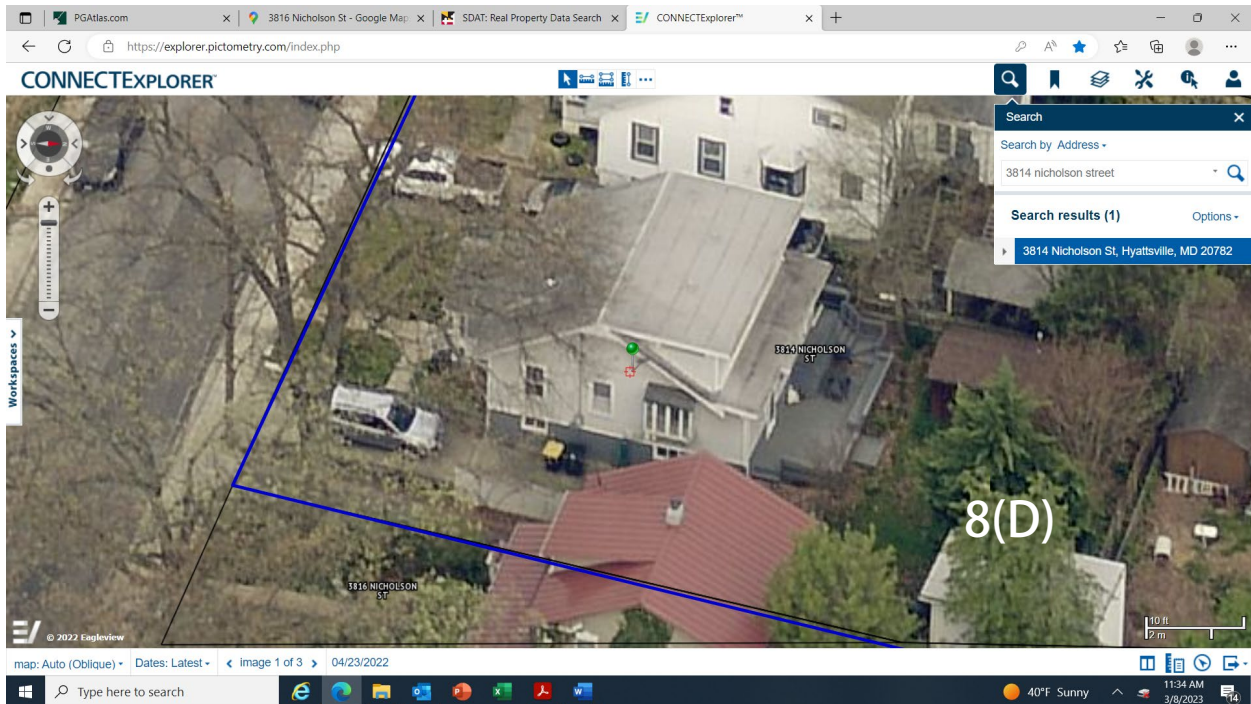
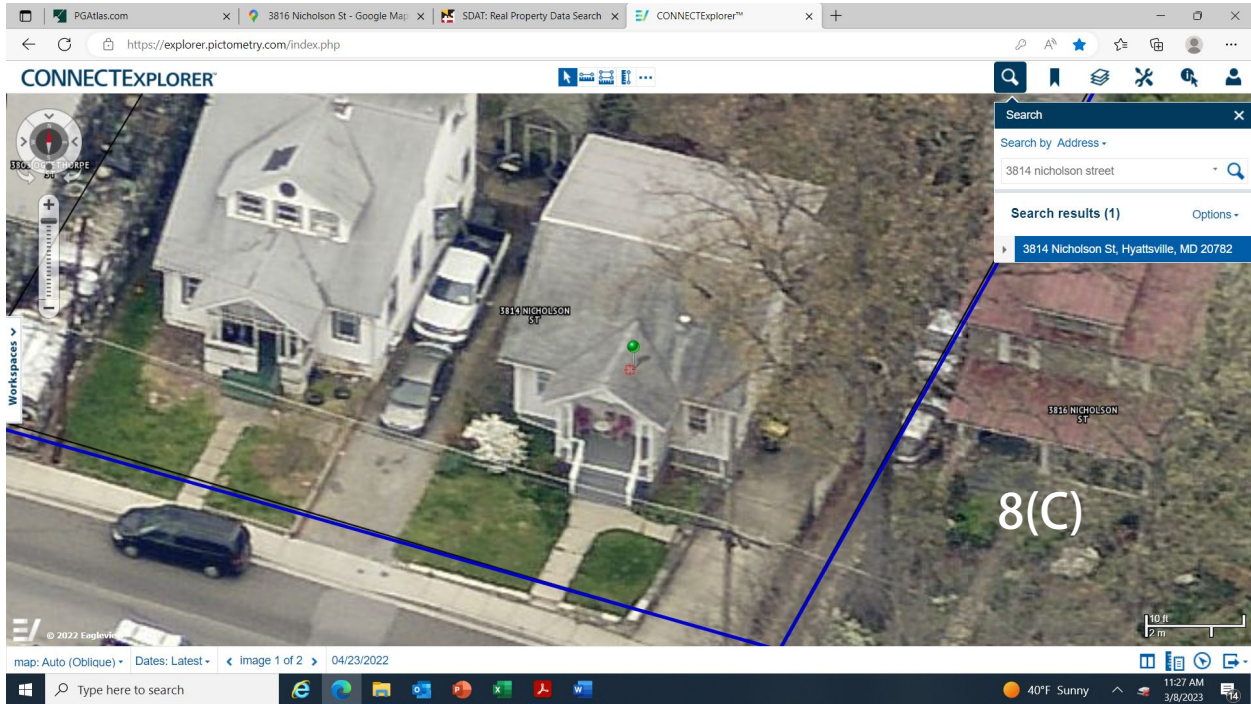
**Class:** R-55 (One-Family Detached Residential)

V-8-23  
Aerial Photos



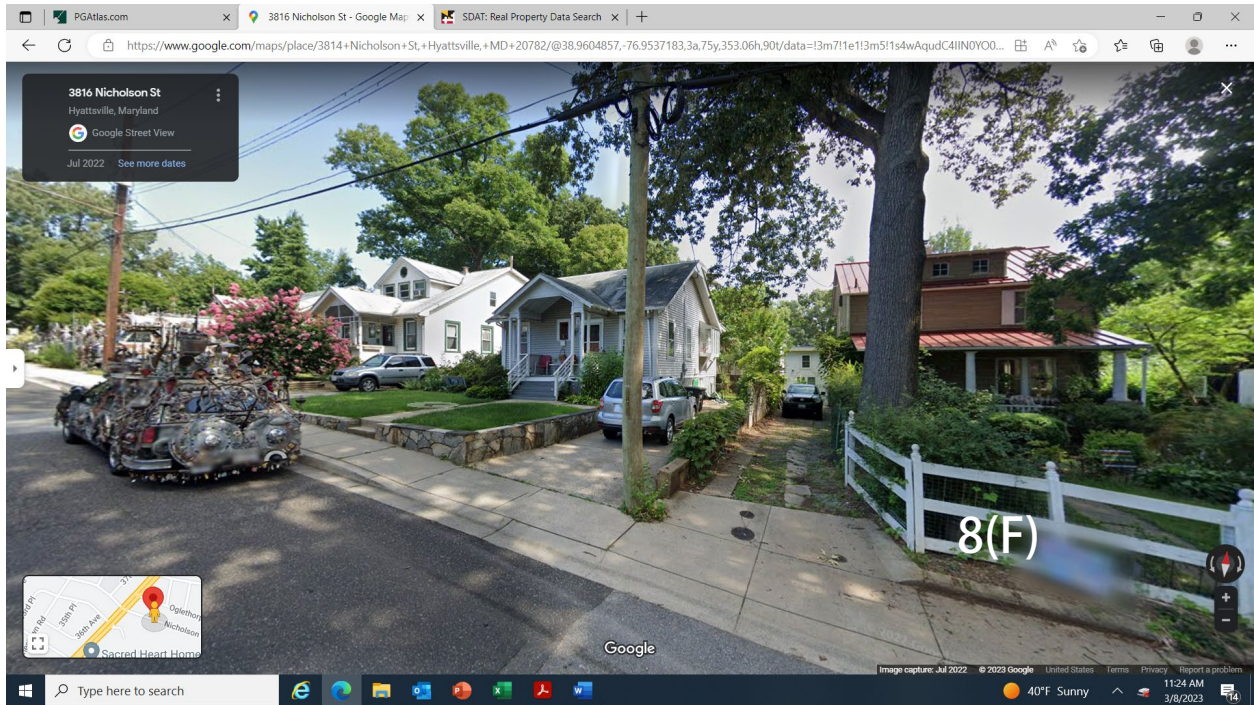
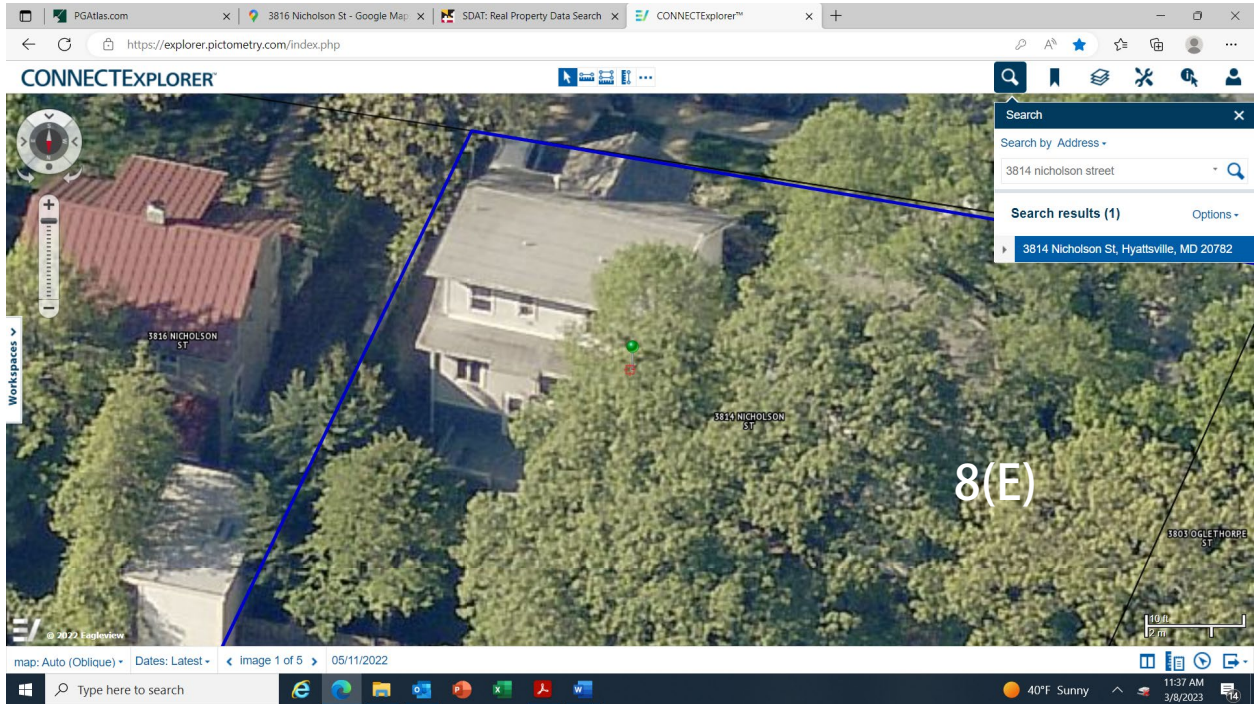
EXH. # 8(A-F)  
V-8-23

V-8-23  
Aerial Photos

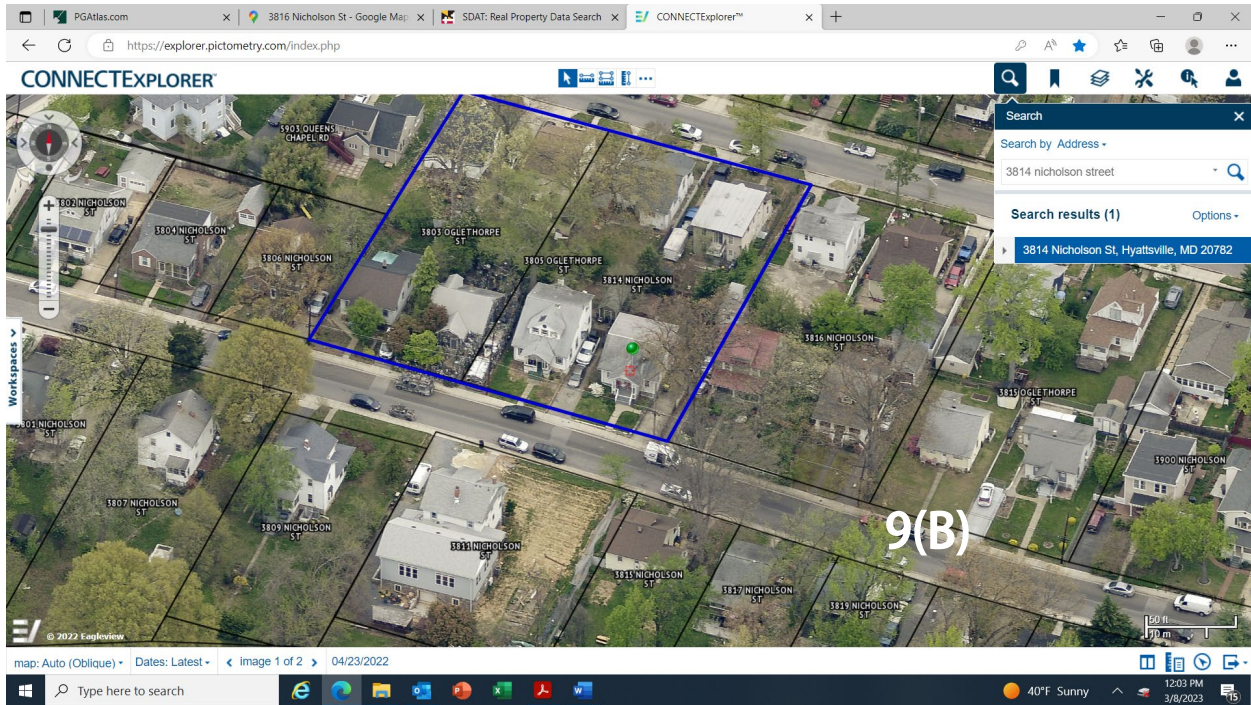
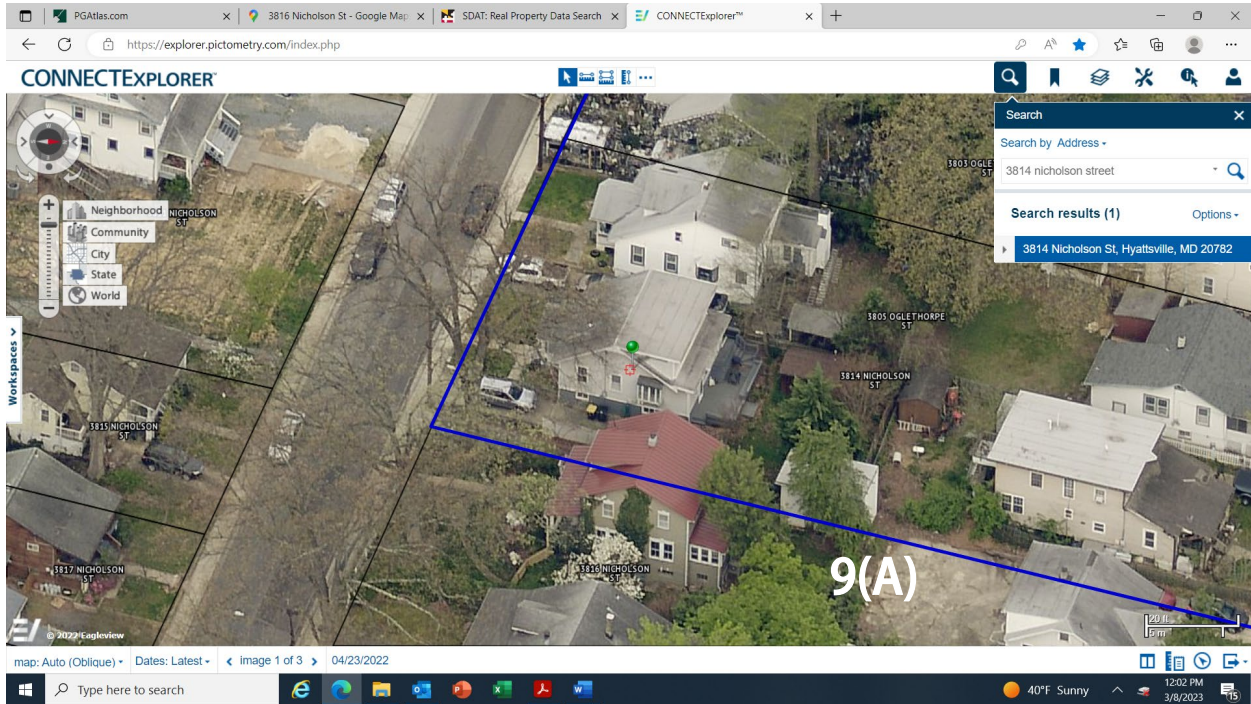




V-8-23  
Aerial Photos



V-8-23  
Neighboring Properties



EXH. # 9(A-C)  
V-8-23

# V-8-23

## Neighboring Properties

CONNECTEXPLORER

Search

Search by Address -

3814 nicholson street

Search results (1) Options -

3814 Nicholson St, Hyattsville, MD 20782

3812 OGLETHORPE ST

3810 OGLETHORPE ST

3808 OGLETHORPE ST

3806 OGLETHORPE ST

6003 QUEENS CHAPEL RD

6001 QUEENS CHAPEL RD

5901 QUEENS CHAPEL RD

3816 NICHOLSON ST

3814 NICHOLSON ST

3808 OGLETHORPE ST

3806 OGLETHORPE ST

3800 NICHOLSON ST

3807 NICHOLSON ST

3817 NICHOLSON ST

3815 NICHOLSON ST

3811 NICHOLSON ST

3809 NICHOLSON ST

3803 NICHOLSON ST

3801 NICHOLSON ST

3801 59TH AVE

3900 MADISON ST

3900 MADISON ST

9(C)

map: Auto (Oblique) - Dates: Latest - image 1 of 4 - 04/23/2022

Type here to search

40°F Sunny 12:04 PM 3/8/2023



# 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: 2/21/23

Petitioners: Edward Meidenbauer and Carol L Swol

Appeal No.: V-8-23

Hearing Date: WEDNESDAY, MARCH 8, 2023, 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, lot frontage, front yard, and side yard) and obtain a building permit for the construction of the proposed one-story addition and steps for basement to exit on Residential, Single-Family-65 (RSF-65) Zoned, property known as Part of lot 3, Map 042, Grid A3, Northwest Hyattsville Subdivision, being 3814 Nicholson 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) prescribes that each lot shall have a minimum net lot area of 6,500 square feet. Section 27-4202(e)(1) prescribes that each lot shall have a minimum width of 65 feet measured along the front building line, 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. Variances of 1,888 square feet net lot area, 21.18 feet front building line width, 8.18 feet front street line width, 3.5% net lot coverage, 3 feet front yard depth and 3.3 left side yard width 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>

If inclement weather exists on hearing date, please contact the office to ascertain if hearing is still scheduled.

BOARD OF ZONING APPEALS

By: \_\_\_\_\_

  
Barbara J. Stone  
Administrator

cc: Petitioners  
Adjoining Property Owners  
Park and Planning Commission  
City of Hyattsville  
Nicola Hain, Architect

EXH. #	10
	V-8-23

V-8-23  
EDWARD B MEIDENBAUER ETAL  
3814 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
RAYMOND R & PATRICIA L WEIL  
3816 NICHOLSON STREET HYATTSVILLE  
MD 20782

V-8-23  
KEITH R HARPER  
3818 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
JOSHUA RAYMOND BRYANT  
3803 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
BETTY J JOHNSON  
3805 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
NOEL B & JACQUELINE JARVIS  
3806 OGLETHORPE STREET  
HYATTSVILLE  
MD 20782

V-8-23  
JOSE N GUARDADO GONZALEZ ETAL  
3807 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
ANDREW & AROKIAMARY MICHAEL  
ETAL  
3808 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
HOWERTON TERRY LEE AND  
3809 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
NAN & LI ZHANG CHEN  
3811 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
SORTO DAYSI E SORTO  
3813 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
NUVIA N SILCOTT ETAL  
3808 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
ALFRED C III BEDFORD  
3810 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
CARMEN ROSE PARCELLI  
3811 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
WILLIAM & MARITZA MAJANO CHEVEZ  
3812 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
CITY OF HYATTSVILLE  
4310 GALLARIN STREET  
HYATTSVILLE MD 20781

EXH. # 11  
V-8-23

2/21/23

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# 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 RESCHEDULED

Date: March 7, 2023

Petitioners: Edward Meidenbauer and Carol L Swol  
Appeal No.: V-8-23  
Hearing Date: WEDNESDAY, MARCH 22, 2023, 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, lot frontage, front yard, and side yard) and obtain a building permit for the construction of the proposed one-story addition and steps for basement access on Residential, Single-Family-65 (RSF-65) Zoned, property known as Part of Lot 3, Northwest Hyattsville Subdivision, being 3814 Nicholson 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) prescribes that each lot shall have a minimum net lot area of 6,500 square feet. Section 27-4202(e)(1) prescribes that each lot shall have a minimum width of 65 feet *measured along the front building line, 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. Variances of 1,888 square feet net lot area, 21.18 feet front building line width, 8.18 feet front street line width, 3.5% net lot coverage, 3 feet front yard depth and 3.3 left side yard width 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  
Park and Planning Commission  
City of Hyattsville  
Nicola Hain, Architect

EXH. # 13  
V-8-23

V-8-23  
EDWARD B MEIDENBAUER ETAL  
3814 NICHOLSON STREET  
HYATTSVILLE, MD 20782

V-8-23  
RAYMOND R & PATRICIA L WEIL  
3816 NICHOLSON STREET  
HYATTSVILLE, MD 20782

V-8-23  
KEITH R HARPER  
3818 NICHOLSON STREET  
HYATTSVILLE, MD 20782

V-8-23  
JOSHUA RAYMOND BRYANT  
3803 OGLETHORPE STREET  
HYATTSVILLE, MD 20782

V-8-23  
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3805 OGLETHORPE STREET  
HYATTSVILLE, MD 20782

V-8-23  
NOEL B & JACQUELINE JARVIS  
3806 OGLETHORPE STREET  
HYATTSVILLE, MD 20782

V-8-23  
JOSE NELVI GUARDADO GONZALEZ  
ETAL  
3807 OGLETHORPE STREET,  
HYATTSVILLE, MD 20782

V-8-23  
ANDREW & AROKIAMARY MICHAEL  
ETAL  
3808 OGLETHORPE STREET  
HYATTSVILLE, MD 20782

V-8-23  
HOWERTON TERRY LEE AND  
3809 OGLETHORPE ST, HYATTSVILLE,  
MD 20782

V-8-23  
NAN & LI ZHANG CHEN  
3811 OGLETHORPE STREET  
HYATTSVILLE, MD 20782

V-8-23  
SORTO DAYSI E SORTO  
3813 OGLETHORPE STREET  
HYATTSVILLE, MD 20782

V-8-23  
NUVIA N SILCOTT ETAL  
3808 NICHOLSON STREET,  
HYATTSVILLE, MD 20782

V-8-23  
ALFRED C III BEDFORD  
3810 NICHOLSON STREET  
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V-8-23  
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3811 NICHOLSON STREET  
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V-8-23  
WILLIAM & MARITZA MAJANO CHEVEZ  
3812 NICHOLSON STREET  
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V-8-23  
CITY OF HYATTSVILLE  
4310 GALLARIN STREET  
HYATTSVILLE MD 20781

EXH. # 14  
V-8-23

31-123

7002 2030 0003 5057 3805

V-8-23  
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# LOT COVERAGE WORKSHEET V-8-23

NET LOT SIZE 4,612 SQUARE FEET

35% LOT COVERAGE ALLOWED 1,614 SQUARE FEET

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

HOUSE	26 x 32.2	837.2
-------	-----------	-------

GARAGE/CARPORT

DRIVEWAY

	10.78 x 27	313 291.78
--	------------	---------------

PORCH/SUNROOM

	6.8 x 12.2	82.96
--	------------	-------

SHED(S)

	10 x 14	140
--	---------	-----

ADDITION(S)

	160	160
--	-----	-----

OTHER: \_\_\_\_\_

TOTAL LOT COVERAGE

1822.76

TOTAL % NET LOT COVERAGE

<b>EXH. #</b> 16 V-8-23
-------------------------------

39.52

TOTAL % OVER NET LOT COVERAGE

4.5.%(208.66)



# 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: March 8, 2023

Petitioners: Edward Meidenbauer and Carol L Swol  
Appeal No.: V-8-23  
Hearing Date: WEDNESDAY, MARCH 22, 2023, AT 6:00 P.M. **EVENING**  
Place: Virtual Hearing

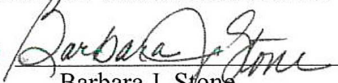
*Appeal has been made to this Board for permission to validate existing conditions (net lot area, lot width, lot frontage, front yard, and side yard) and obtain a building permit for the construction of the proposed one-story addition and steps for basement access on Residential, Single-Family-65 (RSF-65) Zoned, property known as Part of Lot 3, Northwest Hyattsville Subdivision, being 3814 Nicholson 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) prescribes that each lot shall have a minimum net lot area of 6,500 square feet. Section 27-4202(e)(1) prescribes that each lot shall have a minimum width of 65 feet *measured along the front building line, 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. Variances of 1,888 square feet net lot area, 21.18 feet front building line width, 8.18 feet front street line width, 4.5% net lot coverage, 3.3 feet front yard depth and 0.96 left side yard width 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  
Park and Planning Commission  
City of Hyattsville  
Nicola Hain, Architect

EXH. # 17  
V-8-23

V-8-23  
EDWARD B MEIDENBAUER ETAL  
3814 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
RAYMOND R & PATRICIA L WEIL  
3816 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
KEITH R HARPER  
3818 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
JOSHUA RAYMOND BRYANT  
3803 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
BETTY J JOHNSON  
3805 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
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V-8-23  
JOSE N GUARDADO GONZALEZ ETAL  
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HYATTSVILLE MD 20782

V-8-23  
ANDREW & AROKIAMARY MICHAEL  
ETAL  
3808 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
HOWERTON TERRY LEE AND  
3809 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
NAN & LI ZHANG CHEN  
3811 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
SORTO DAYSI E SORTO  
3813 OGLETHORPE STREET  
HYATTSVILLE MD 20782

V-8-23  
NUVIA N SILCOTT ETAL  
3808 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
ALFRED C III BEDFORD  
3810 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
CARMEN ROSE PARCELLI  
3811 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
WILLIAM & MARITZA MAJANO CHEVEZ  
3812 NICHOLSON STREET  
HYATTSVILLE MD 20782

V-8-23  
CITY OF HYATTSVILLE  
4310 GALLARIN STREET  
HYATTSVILLE MD 20781

**BOARD OF APPEALS – POSTING**

Petitioners: Edward Meidenbauer and Carolynn Swol

Appeal No.: V-8-23

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

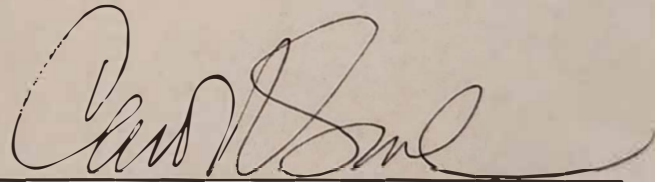
POSTING PERIOD: 3/7/23 thru 3/22/23

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),  
BY NO LATER THAN: 3/13/23

**CERTIFICATION OF POSTING**

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH SECTION 27-125.03(a) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE ON (Date) 3/07/2023, BY (Name) Ed Meidenbauer & Carolynn Swol, (Address) 3814 Nicholson St Hyattsville, MD 20782. PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.

EXH. # 19  
V-8-23



Signature of Person Who Posted Sign(s)

Carolynn Swol

Printed Name

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

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

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



BOARD OF APPEALS  
**HEARING**  
FOR INFORMATION  
301-952-3220  
V-8-23  
3-22-23 6:00 p.m.  
MONTGOMERY COUNTY ADMINISTRATIVE BUILDING  
LANNING AVE  
BETHESDA, MD 20814  
www.montgomeryplanning.org



BOARD OF APPEALS  
**HEARING**  
FOR INFORMATION  
**301-952-3220**  
APPEALS  
V-8-23  
DATE: 3-22-23 TIME: 6:00 p.m.  
WAYNE K. CURRY ADMINISTRATION BUILDING  
LARGO, MD  
[www.gocounty.org](http://www.gocounty.org)