

BOARD OF APPEALS  
EXHIBIT SHEET  
VARIANCES

APPLICATION NO. V-48-24

PETITIONERS: Molly and Gavin Kovite

No. Description

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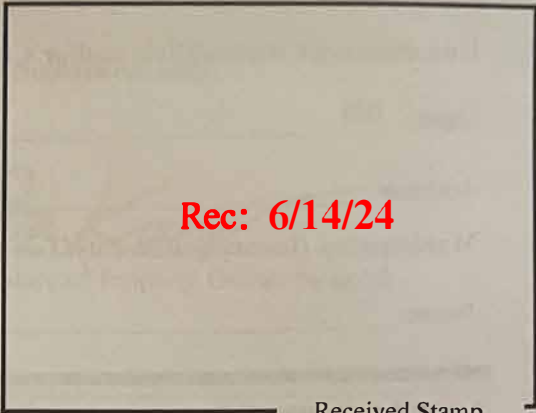
1. Application
2. Letter of Justification
3. Site Plan
4. Proposed Architectural Site Plan
5. Elevation Plans, A thru F
6. Subdivision Plat
7. Color Photos, A thru G
8. Permit History
9. SDAT Property Printout
10. PGAtlas Printout
11. Aerial Photos, A thru F
12. Neighboring Properties, A thru D
13. Notice of Virtual Hearing, 8/27/2024
14. Persons of Record List, 8/27/2024
- 15.
- 16.
- 17.
- 18.
- 19.
- 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



### APPLICATION FOR A VIRTUAL VARIANCE

(USE BLACK INK ONLY)

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

Owner(s) of Property Molly Kovite & Gavin Kovite ET AL  
(AS SHOWN ON DEED)  
Address of Owner(s) 3911 Kennedy Street  
City Hyattsville State Maryland Zip Code 20781  
Telephone Number (home) \_\_\_\_\_ (cell) (206)755-7041 (work) \_\_\_\_\_  
E-mail address: gavin.kovite@gmail.com

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

Street Address 3911 Kennedy Street  
City Hyattsville, Maryland  
Lot(s) 17 Block 12 Parcel 0000  
Subdivision Name Hyattsville Hills

#### Professional Service:

► Engineer ► Contractor ► Architect ► Permit Service (circle one) If none, use N/A:  
Business Name: The Pyne Tree Phone Number: (202) 817 - 9457  
Representative Name: Sola Pyne Email Address: sola@thepynetree.com  
Address: 2612 28th Street NE, Washington DC 20018

#### 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-48-24

**Homeowners/Citizens/Civic and/or Community. If none, use N/A:**

Name: n/a

Address: \_\_\_\_\_

**Municipality (Incorporated City/Town) If none, use N/A**

Name City of Hayttsville

**PROPOSED WORK:**

**What will be or has been constructed on the property which has required a variance?** The previous owners renovated this home in 2020 during the COVID outbreak. They applied for permits and performed inspections using a MHIC. The previous owners were then deployed overseas with the US government. When they returned and decided to sell their home in 2023, they were informed that the permits and inspections did not exist in the DPIE's system. The previous owners did their due diligence to re-apply in August of 2023 to be told that their home was too large for lot. The current owners are now requesting a variance to allow the as built conditions to be approved as they are currently occupying the property as-is.

For increase in fence height or wall height, please see below.

**Security Exemption Plan Approval (Section 27-6610)**

For increase in fences height or wall height over the allowable height indicated in Section 27-6603.

**If none, use N/A:**

Please indicate the requested increase in fence/wall height: Security exemption for a wall of 5 feet in height in the left side yard. Reason for increase:

**Has a Correction Order / Stop Work Order / Violation Notice been issued to the Property Owner regarding the subject property? If none, use N/A:**

Correction Order: No x Yes \_\_\_\_\_ Stop Work Order: No x Yes \_\_\_\_\_

Violation Notice: No x Yes \_\_\_\_\_ No. # \_\_\_\_\_ Date Issued: \_\_\_\_\_

Inspector's Name: \_\_\_\_\_

A copy of any issued Order (all pages, front and back) must be provided to the Board. Do not submit Citations.

**Do you need the services of a foreign language interpreter or sign language interpreter at your hearing? (\$30.00 fee required) If none, use N/A:**

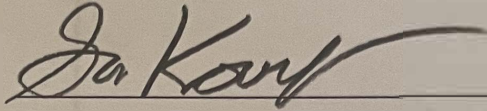
Foreign Language Yes \_\_\_\_\_ No x Sign Language Yes \_\_\_\_\_ No x

Foreign Language: \_\_\_\_\_



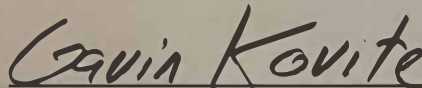
**SIGNATURE PAGE**

No Electronic Signatures are permitted. Wet Signatures only.



Signature of Property Owner by deed

Legal Representative (Attorney)



Printed Name

4/30/24

Date:

**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>





# 17337-2023-RGU

3911 Kennedy Street, Hyattsville Maryland 20781

## VARIANCE REQUEST

BOARD OF APPEALS  
Zoning and Administrative  
Wayne K. Curry Administration Building  
1301 McCormick Drive, 3rd Floor  
Largo Maryland 20774  
(301) 952-3220  
[boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us)

To Whom It May Concern:

The property owners at 3911 Kennedy Street, Hyattsville, MD 20781 are requesting a variance as the proposed work will place them over lot occupancy and the front yard setback it outside of the current regulations. This memo is to address the general variance decision standards of Section 27-3613 (d).

(d)

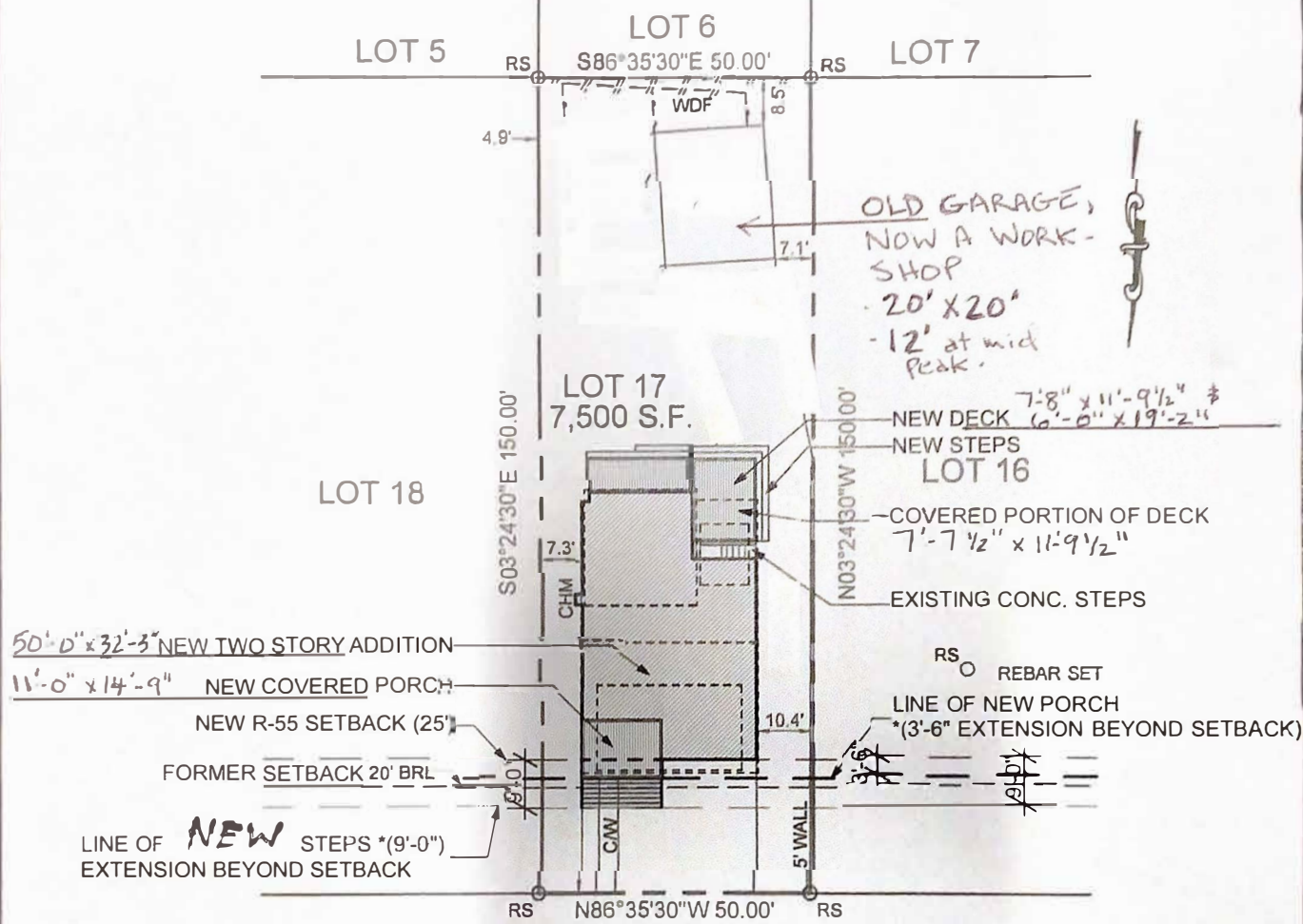
1. This specific parcel of land is 7500 square feet and consistent with surrounding properties. The main significance is that this is an as-built plan submission.
2. The strict application of the provision will result in unusual practical difficulties to the owner of the property as they are currently residing within the residence.
3. Such variance is necessary to overcome the current physical condition.
4. We believe such variance can be granted without substantial impairment to the intent, purpose and integrity of the General Plan, Area Master Plan or Sector Plan.
5. Such variance will not substantially impair the use and enjoyment of adjacent properties.
6. The practical difficulty was not self-inflicted by the current owners.

If you have any further questions, please feel free to contact our permit processor, Sola Pyne, at 202-817-9457.

EXH. #	2
	V-48-24

PLAT OF SURVEY

ADDRESS: 3911 KENNEDY STREET



KENNEDY STREET  
(FORMERLY SWOPE AVENUE) 50' RW

NOTE: STEPS AND PORCHES (NOT OVER ONE STORY HIGH) MAY EXTEND BEYOND THE FRONT BUILDING LINE UP TO NINE FEET.

- NOTES:
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
  2. SUBJECT TO ALL EASMENTS ON RECORD.

DRAWN BY: EF

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS OR ERECTIONS NOT SHOWN.



6/13/19  
DATE

LAND PRO ASSOCIATES, LLC.

9900-E GREENBELT ROAD SUITE 334  
LANHAM, MD 20706  
PHONE 301-368-1944  
FAX 301-794-8751  
LANDPRO@MAIL.COM

EXH. # 3  
V-48-24

PLAT OF SURVEY  
HYATTSVILLE HILLS  
LOT 17 BLOCK 12  
BOOK 34301 PAGE 102  
PLAT BOOK 2 PAGE 64  
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 6/13/19

PROFESSIONAL SEAL

FILE # 1011 KENNEDY STREET

CASE # 82036-13FM

















A.

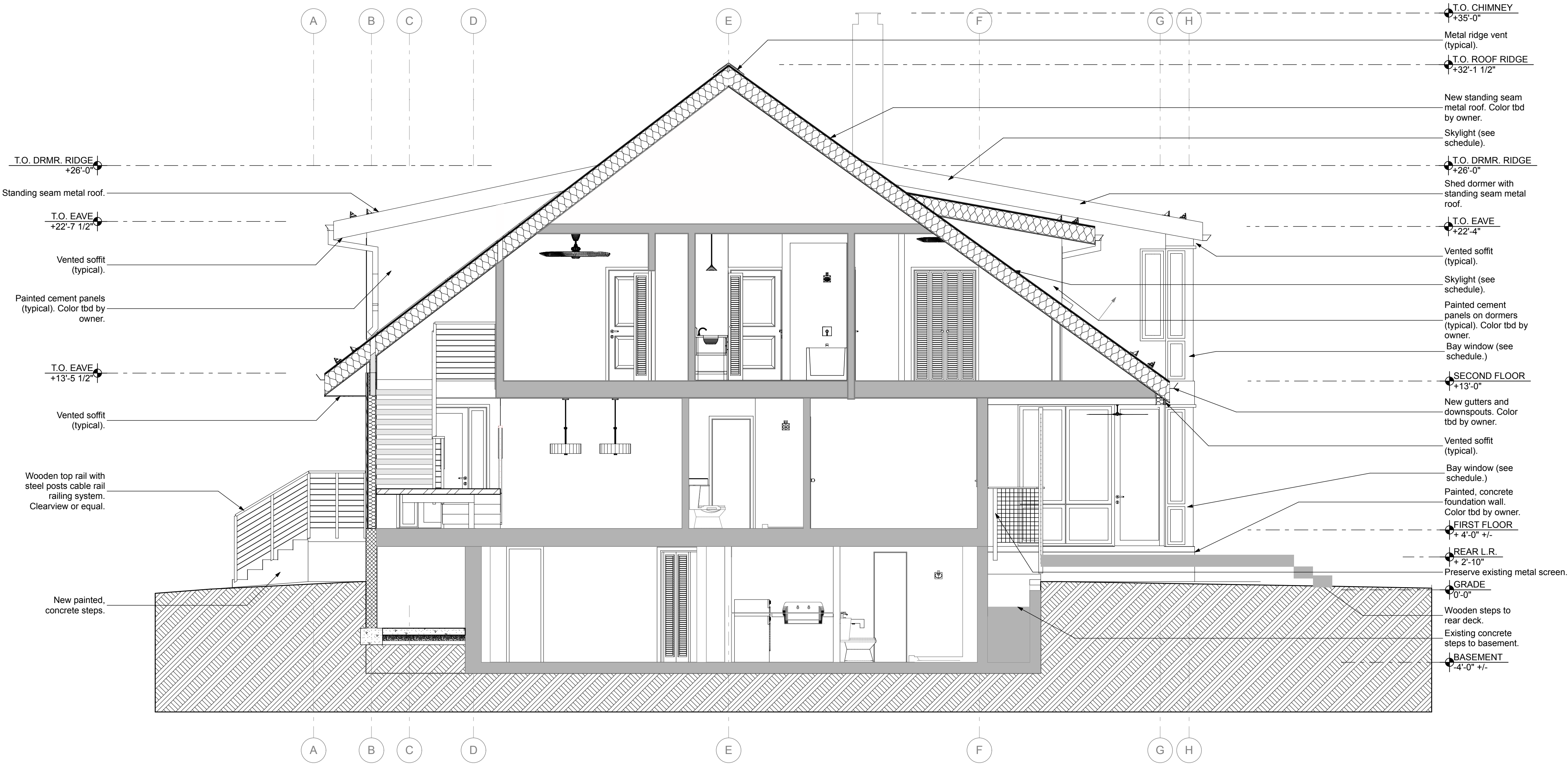
1.

CLIENT  
**Max and Samantha Webber**  
 3911 Kennedy Street  
 Hyattsville MD 20781

ARCHITECT  
**cg+s architects**  
 2909 M Street NW  
 Washington DC 20007  
 T: 202.965.7070  
 F: 202.965.7144

STRUCTURAL ENGINEER  
**Linton Engineering**  
 46090 Lake Center Plaza  
 T: 571.323.0320  
 F: 571.323.0698

A  
B  
C  
D  
E  
F

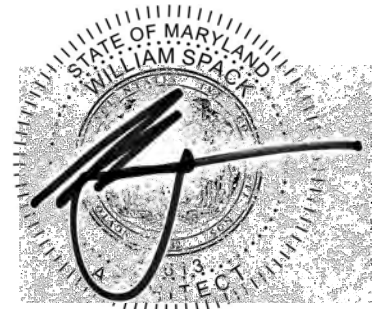


**1** S-09 Building Section  
 A301 SCALE: 1/4" = 1'-0"

**5(D)**

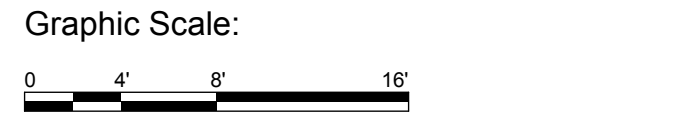
- T.O. CHIMNEY +35'-0"
- Metal ridge vent (typical).
- T.O. ROOF RIDGE +32'-1 1/2"
- New standing seam metal roof. Color tbd by owner.
- Skylight (see schedule).
- T.O. DRMR. RIDGE +26'-0"
- Shed dormer with standing seam metal roof.
- T.O. EAVE +22'-4"
- Vented soffit (typical).
- Skylight (see schedule).
- Painted cement panels on dormers (typical). Color tbd by owner.
- Bay window (see schedule.)
- SECOND FLOOR +13'-0"
- New gutters and downspouts. Color tbd by owner.
- Vented soffit (typical).
- Bay window (see schedule.)
- Painted, concrete foundation wall. Color tbd by owner.
- FIRST FLOOR +4'-0" +/-
- REAR L.R. +2'-10"
- Preserve existing metal screen.
- GRADE 0'-0"
- Wooden steps to rear deck.
- Existing concrete steps to basement.
- BASEMENT -4'-0" +/-

- T.O. DRMR. RIDGE +26'-0"
- Standing seam metal roof.
- T.O. EAVE +22'-7 1/2"
- Vented soffit (typical).
- Painted cement panels (typical). Color tbd by owner.
- T.O. EAVE +13'-5 1/2"
- Vented soffit (typical).
- Wooden top rail with steel posts cable rail railing system. Clearview or equal.
- New painted, concrete steps.



Mark	Date	Description
01	09.11.19	Schematic Design
02	10.07.19	Permit Set
03	10.31.19	Revised Permit Set

Drawing Title:  
 Building Section



Project No: 1916  
 Date: 10.31.2019

Drawing No:  
**A301**





1 Existing 3D Northeast Perspective  
A901 NOT TO SCALE



2 Existing 3D Southwest Perspective  
A901 NOT TO SCALE



3 Existing 3D Northwest Perspective  
A901 NOT TO SCALE



4 Existing 3D Southeast Perspective  
A901 NOT TO SCALE

5(E)

**CLIENT**  
**Max and Samantha Webber**  
 3911 Kennedy Street  
 Hyattsville MD 20781  
 T: #Client Phone Number  
 F: #Client Fax

**OWNER'S REPRESENTATIVE**  
**Owner's Representative**  
 #Contact Address1  
 #Contact City #Contact State #Contact Postcode  
 T: #Contact Phone Number  
 F: #Contact Fax

**ARCHITECT**  
**cg+s architects**  
 2909 M Street NW  
 Washington DC 20007  
 T: 202.965.7070  
 F: 202.965.7144  
 CIVIL ENGINEER



**Name:**  
 Address:  
 T:  
 F:

**LANDSCAPE ARCHITECT**  
**Name:**  
 Address:  
 T:  
 F:

**STRUCTURAL ENGINEER**  
**Name:**  
 Address:  
 T:  
 F:

**MEP ENGINEER**  
**Name:**  
 Address:  
 T:  
 F:

**LEED CONSULTANT**  
**Name:**  
 Address:  
 T:  
 F:

**ACOUSTIC CONSULTANT**  
**Name:**  
 Address:  
 T:  
 F:

Mark	Date	Description
	XX.XX.XX	Submission Name

Drawing Title:  
 Existing Exterior 3D Perspectives

Graphic Scale:

Project No: XXXX  
 Date: XX.XX.XXXX

Drawing No:

A901













EXH. # 7(A-G  
V-48-24

7(A)





7(B)





7(C)





7(D)





7(E)



7(F)





7(G)

## Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
2/14/2000 12:00:00 AM	3489-2000-0	JONAS LEE THOMAS 2/14/00	RGU (RESIDENTIAL ADDITION/GRADING/USE)	ENCLOSE PADIO	EXPIRED	4/17/2000 12:00:00 AM
4/19/2013 12:00:00 AM	12870-2013-0	WEBBER FENCE	R (RESIDENTIAL)	BUILD REAR FENCE	EXPIRED	4/19/2013 12:00:00 AM
2/27/2020 11:23:34 AM	24943-2014-0		Building Permit Application	To build a shed/workshop on an existing slab where an old two car garage used to be.	PENDING	
1/29/2020 12:00:00 AM	53989-2019-0	WEBBER 2ND STORY ADD	DPIE RU	Adding a 1388 sqft second story.	ABANDONED	
3/1/2020 12:00:00 AM	9057-2020-0	WEBBER ADDITION/PORCH/DECK	DPIE RGUW	renovation toexisting first story of house and addition of second story new prch and stairs at entry; new deck in rear of house	ABANDONED	
5/26/2020 12:00:00 AM	20401-2020-0	3090336 Leo Electric	DPIE ER	50 LIGHT FIXTURES, 40 OUTLETS, 25 SWITCHES, HEAVY UP OF 200A, 3 SMOKE DETECTOR.	ABANDONED	5/26/2020 12:00:00 AM
6/3/2020 12:00:00 AM	20401-2020-1	3090336 Leo Electric	DPIE ER	REV ADD CUT IN & CUT OFF WW PWR CO *0*50 LIGHT FIXTURES, 40 OUTLETS, 25 SWITCHES, HEAVY UP OF 200A, 3 SMOKE DETECTOR.	CANCELED	6/3/2020 12:00:00 AM
7/16/2020 10:56:58 AM	28655-2020-0	3099946	DPIE OMECC	1 ac unit 2.5 tons, heat pump 60,000 btu and duct work	PERMITTED	7/16/2020 10:58:51 AM

Close Window

EXH. # 8  
V-48-24



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 - 1828797

**Owner Information**

**Owner Name:** KOVITE MOLLY ETAL      **Use:** RESIDENTIAL  
 KOVITE GAVIN      **Principal Residence:** YES  
**Mailing Address:** 3911 KENNEDY ST      **Deed Reference:** /49315/ 00352  
 HYATTSVILLE MD 20781-

**Location & Structure Information**

**Premises Address:** 3911 KENNEDY ST      **Legal Description:**  
 HYATTSVILLE 20781-0000

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:** E-0943  
 0042 00A4 0000 16024700.17 4700 12 17 2022      **Plat Ref:**

**Town:** HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1955	1,512 SF	YES	7,500 SF	001

Stories	Basement	Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	1/2	YES	STANDARD UNIT	FRAME/3	2 full	1 Detached

**Value Information**

	Base Value	Value		
		As of 01/01/2022	Phase-in Assessments As of 07/01/2023	As of 07/01/2024
<b>Land:</b>	125,300	140,700		
<b>Improvements</b>	362,100	364,800		
<b>Total:</b>	487,400	505,500	499,467	505,500
<b>Preferential Land:</b>	0	0		

**Transfer Information**

**Seller:** STEPHENS SAMANTHA      **Date:** 11/20/2023      **Price:** \$870,000  
**Type:** ARMS LENGTH IMPROVED      **Deed1:** /49315/ 00352      **Deed2:**

---

**Seller:** FEDERAL NATIONAL MTG ASSN      **Date:** 05/17/2013      **Price:** \$240,000  
**Type:** NON-ARMS LENGTH OTHER      **Deed1:** /34729/ 00553      **Deed2:**

---

**Seller:** THOMAS JONAS & JENNETTE      **Date:** 01/17/2013      **Price:** \$389,345  
**Type:** NON-ARMS LENGTH OTHER      **Deed1:** /34301/ 00102      **Deed2:**

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

**Homestead Application Information**

**Homestead Application Status:** Approved 04/17/2024

**Homeowners' Tax Credit Application Information**

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

**EXH. #**           9            
**V-48-24**

### Property

**Tax Account:** 1828797

**Owner Name:** KOVITE MOLLY ETAL

**Premise Address:** 3911 Kennedy St, Hyattsville, MD 20781

Parcel Details	Ownership Information	Administrative Details
<b>Tax Account #:</b> 1828797 <b>Assessment District:</b> 16 <b>Lot: 17 Block: 12 Parcel:</b> <b>Description:</b> <b>Plat:</b> E16-0943 <b>Subdivision:</b> HYATTSVILLE HILLS <b>Acreage:</b> 0.1720	<b>Owner Name:</b> KOVITE MOLLY ETAL <b>Owner Address:</b> 3911 Kennedy St, Hyattsville, MD 20781 <b>Liber:</b> 49315 <b>Folio:</b> 352 <b>Transfer Date:</b> 11/20/2023 <b>Current Assessment:</b> \$499,467.00 <b>Land Valuation:</b> \$135,567.00 <b>Improvement Valuation:</b> \$363,900.00 <b>Sale Price:</b> \$870,000.00 <b>Structure Area (Sq Ft):</b> 1512	<b>Tax Map Grid:</b> 042A4 <b>WSSC Grid:</b> 206NE03 <b>Councilmanic District:</b>

**Tax Account:** 1828797

**Owner Name:** KOVITE MOLLY ETAL

**Premise Address:** 3911 Kennedy St, Hyattsville, MD 20781

Parcel Details	Ownership Information	Administrative Details
<b>Tax Account #:</b> 1828797 <b>Assessment District:</b> 16 <b>Lot: 17 Block: 12 Parcel:</b> <b>Description:</b> <b>Plat:</b> E16-0943 <b>Subdivision:</b> HYATTSVILLE HILLS <b>Acreage:</b> 0.1720	<b>Owner Name:</b> KOVITE MOLLY ETAL <b>Owner Address:</b> 3911 Kennedy St, Hyattsville, MD 20781 <b>Liber:</b> 49315 <b>Folio:</b> 352 <b>Transfer Date:</b> 11/20/2023 <b>Current Assessment:</b> \$499,467.00 <b>Land Valuation:</b> \$135,567.00 <b>Improvement Valuation:</b> \$363,900.00 <b>Sale Price:</b> \$870,000.00 <b>Structure Area (Sq Ft):</b> 1512	<b>Tax Map Grid:</b> 042A4 <b>WSSC Grid:</b> 206NE03 <b>Councilmanic District:</b>

### Historic District National Register (HAWP Not Required)

**Name:** Hyattsville Historic District

**ID:** 68-010-00

### 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

<b>EXH. #</b>	<b>10</b>
	<b>V-48-24</b>



## 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-A4

## 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:** 206NE03

## Zip Code

**Zip Code:** 20781

**City:** Hyattsville

**Alternate Names:** N/A

## Zoning (Current)

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

**Zone Type:** Residential

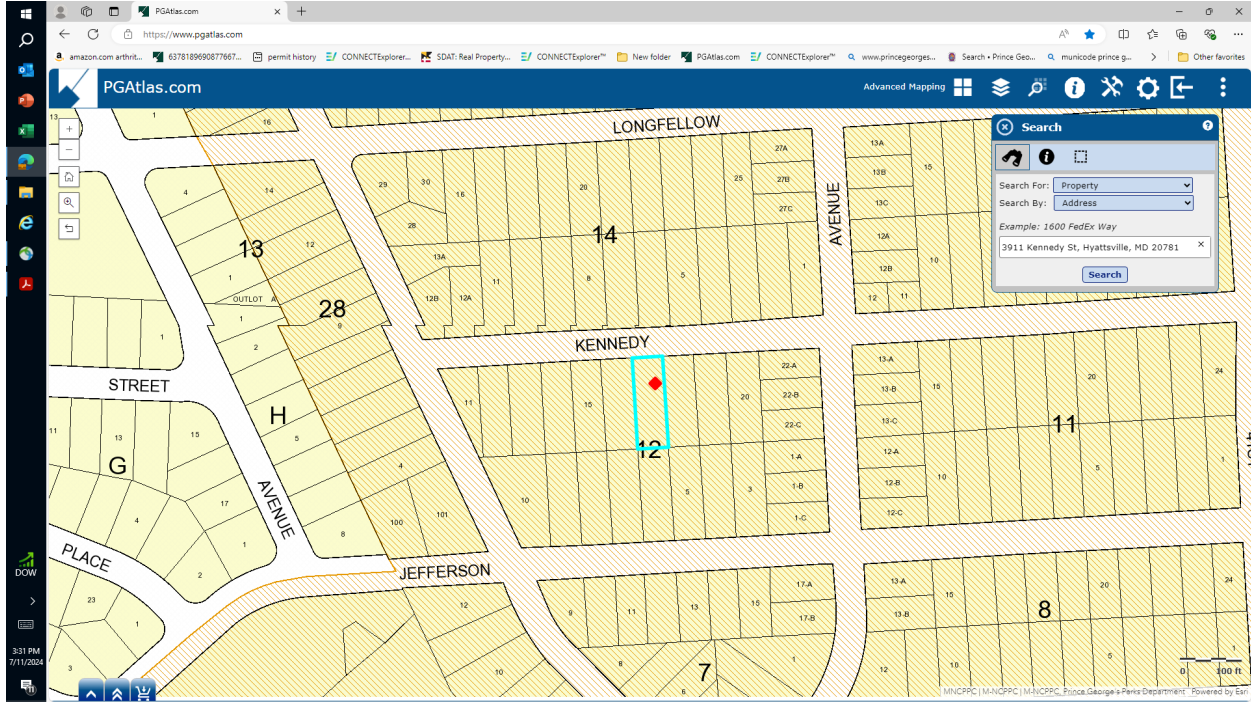
## Zoning (Prior)

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

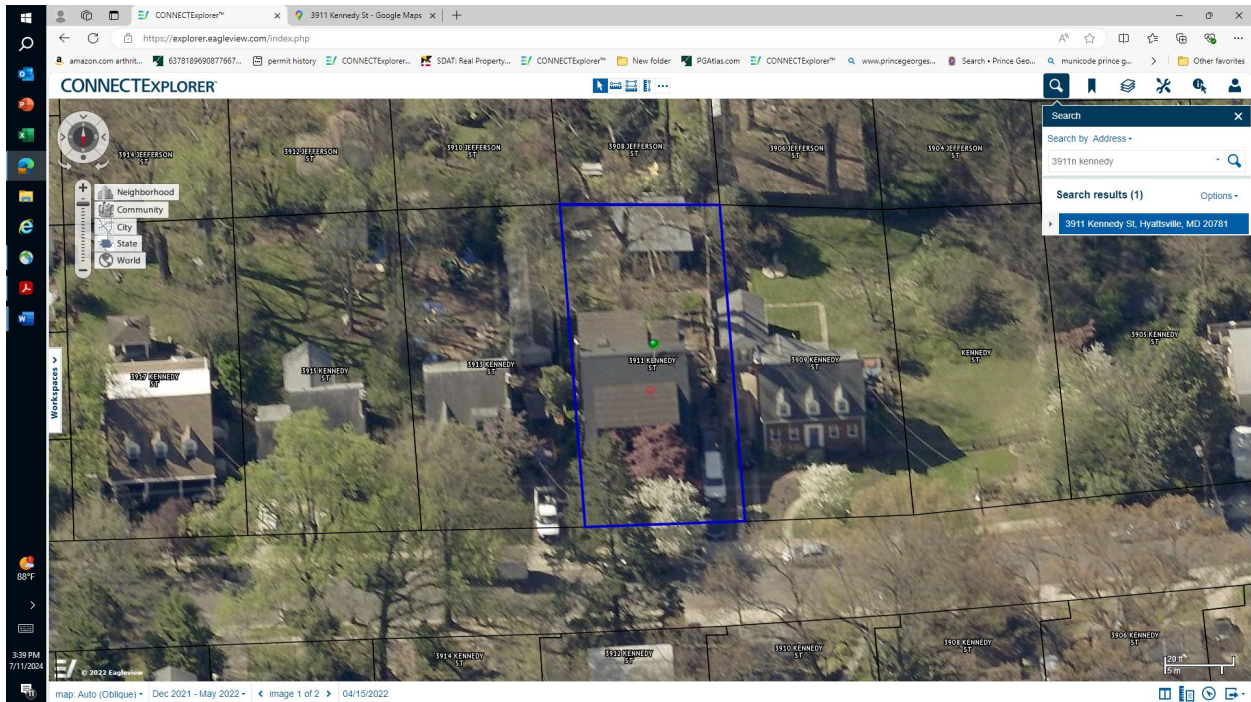
**Zone Type:** Residential



V-48-24  
Aerial Photos



11(A)

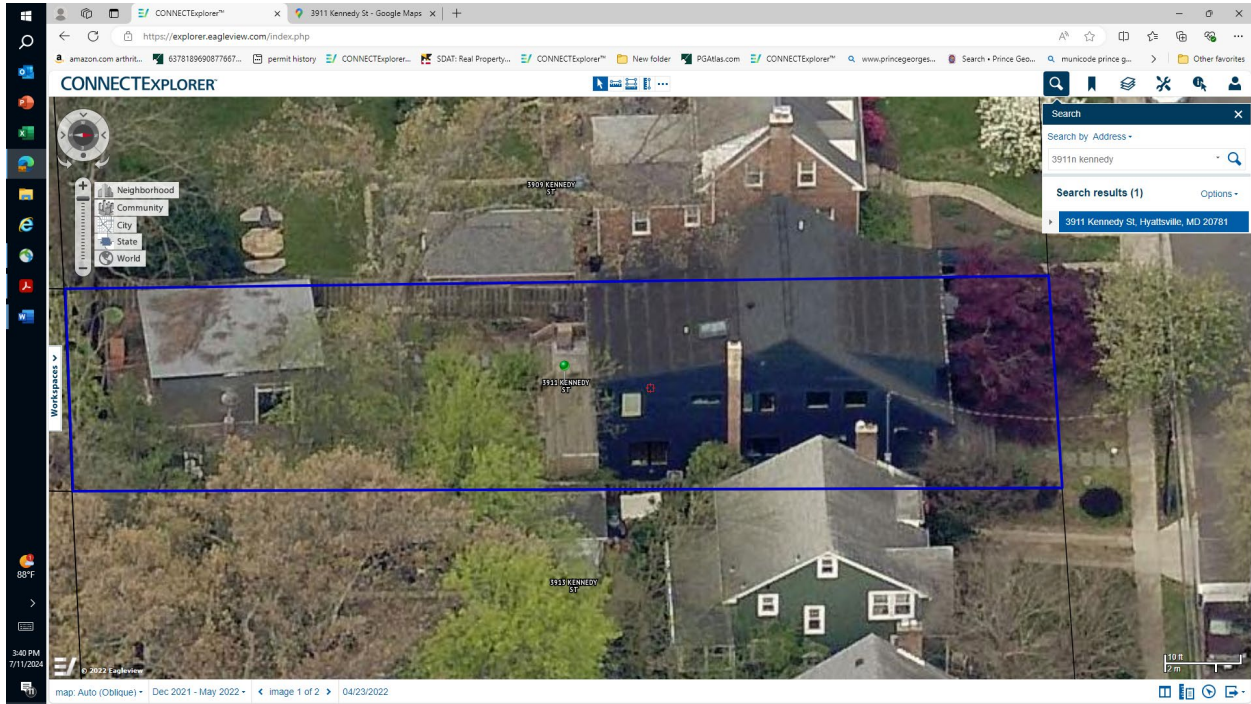


11(B)

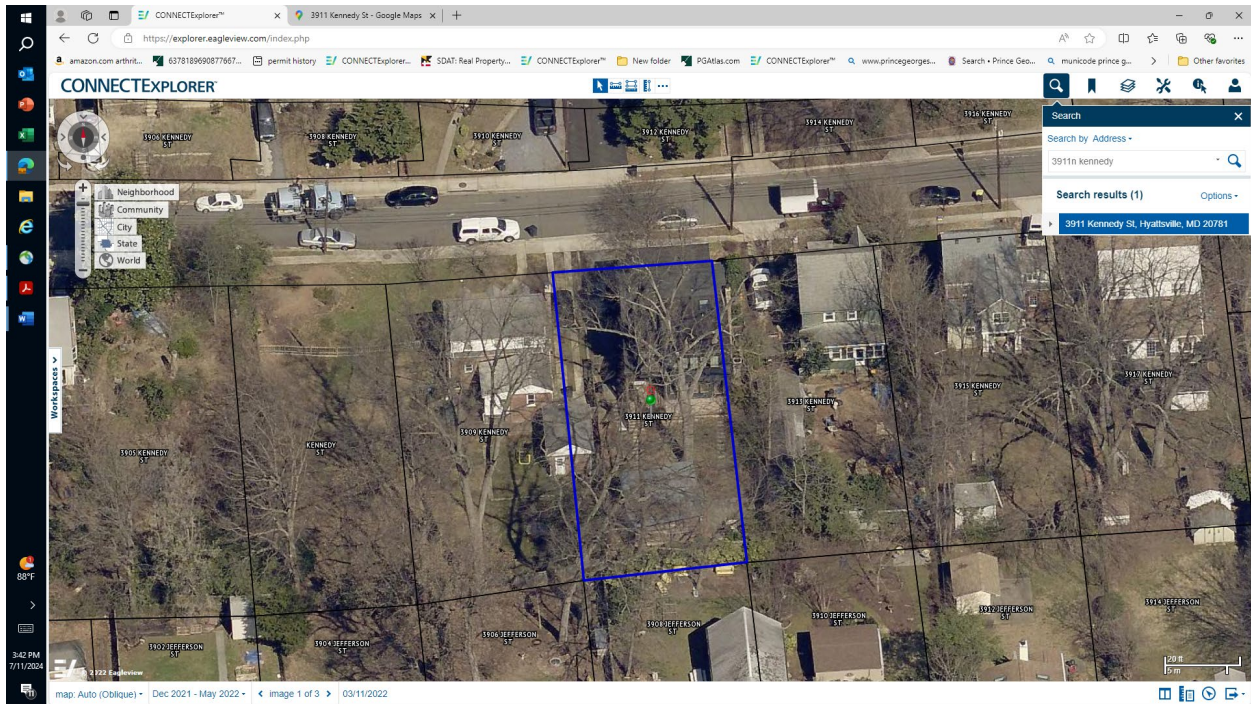
EXH. # 11(A-F)  
V-48-24



V-48-24  
Aerial Photos



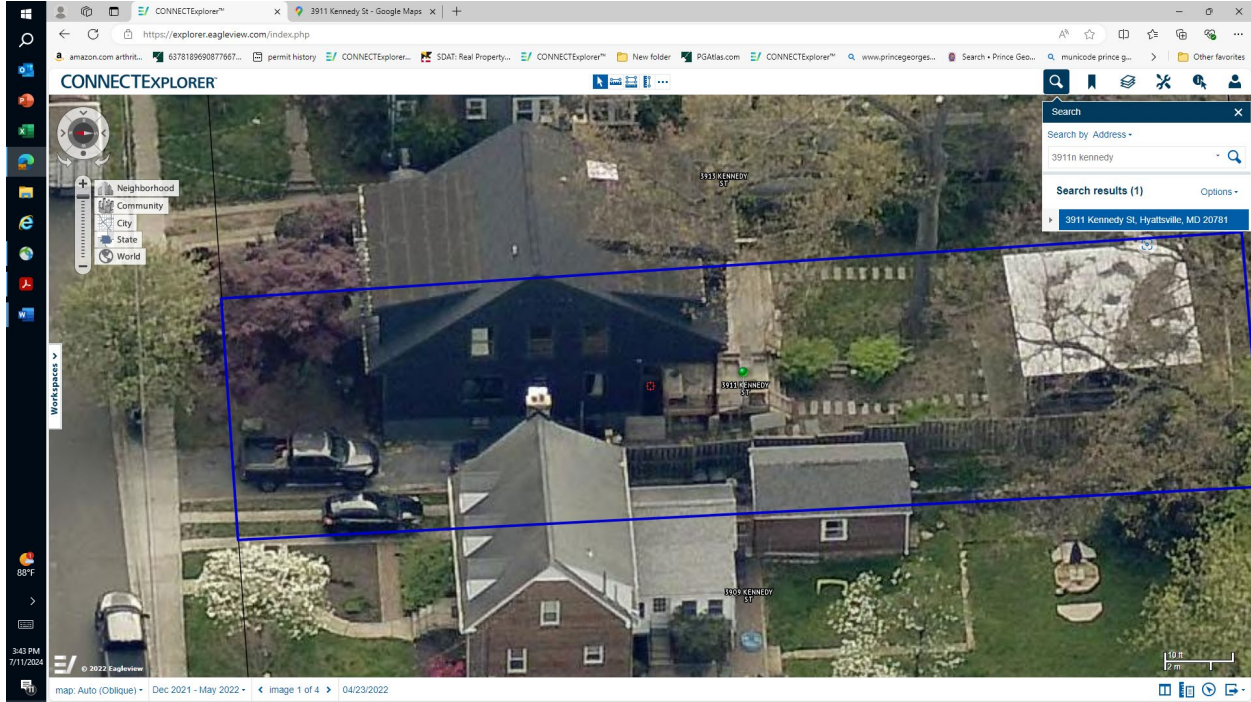
11(C)



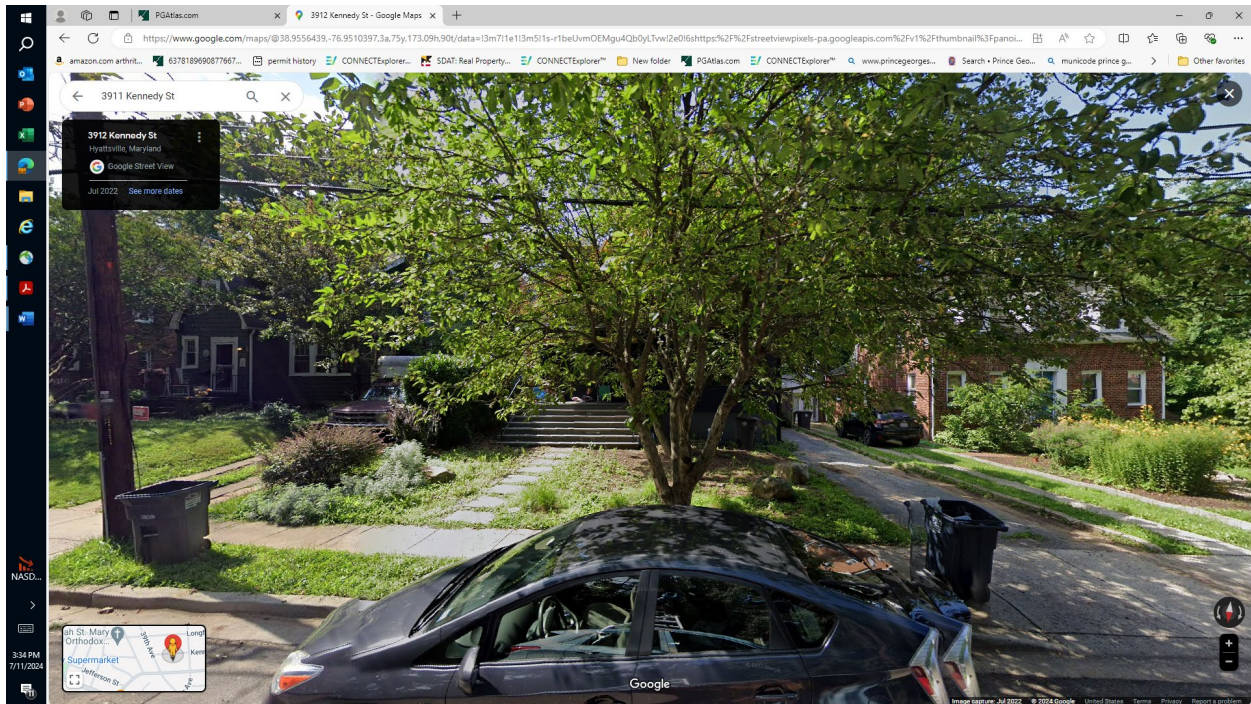
11(D)



V-48-24  
Aerial Photos



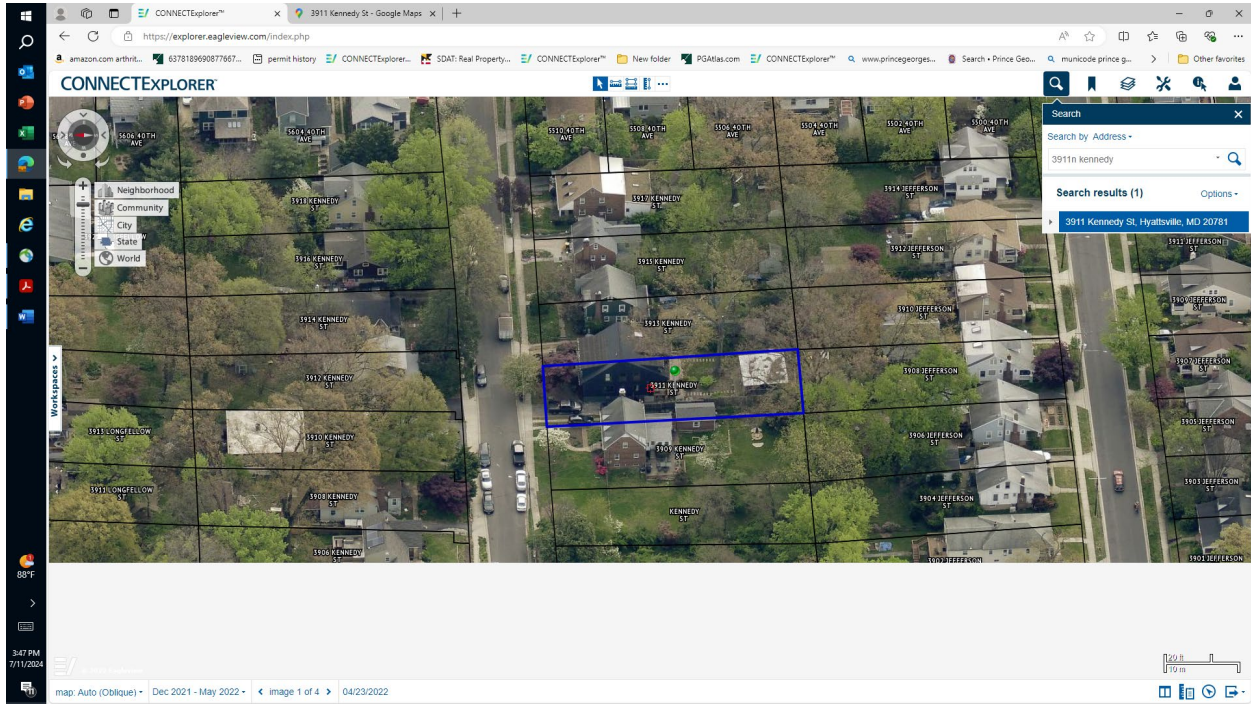
11(E)



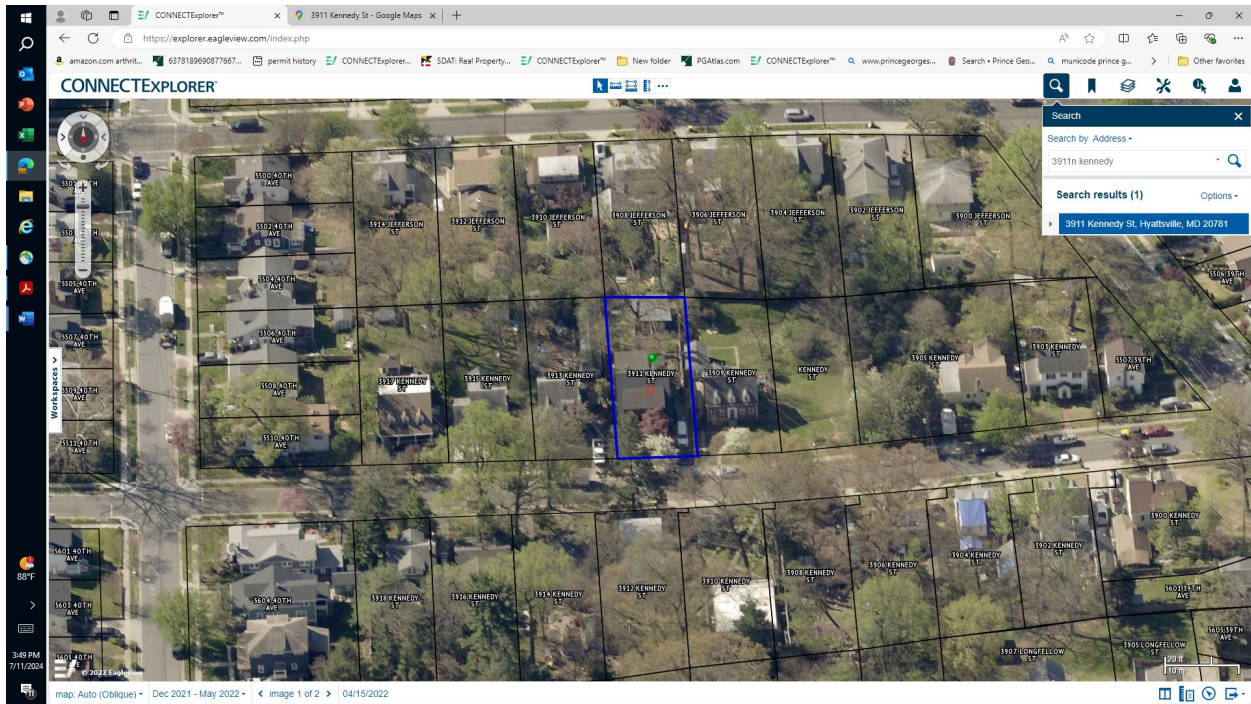
11(F)



V-48-24  
Neighboring Properties



12(A)

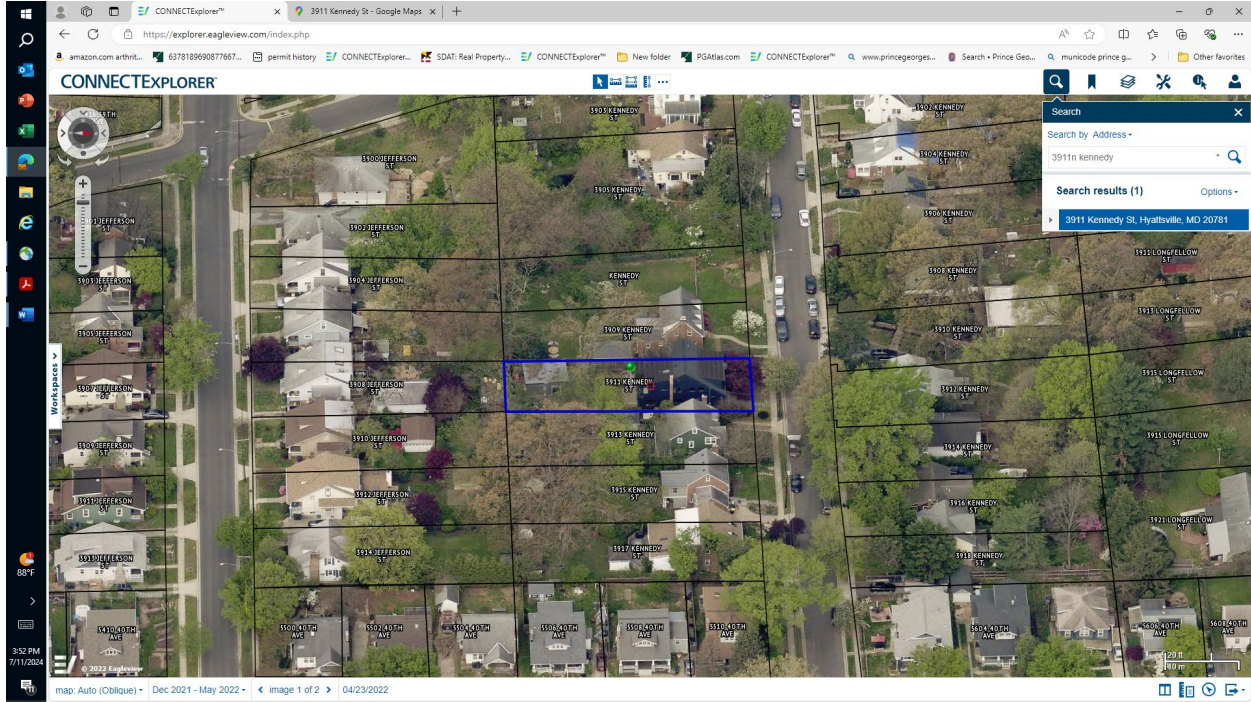


12(B)

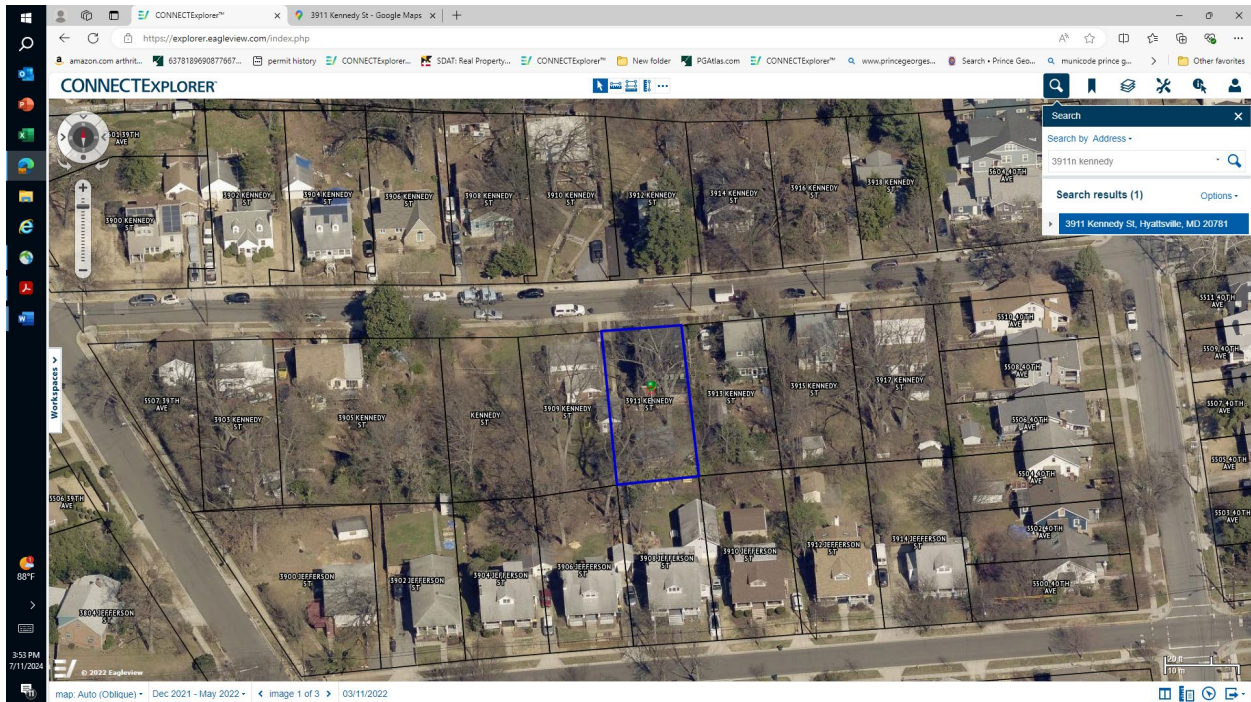
EXH. # 12(A-D)  
V-48-24



V-48-24  
Neighboring Properties



12(C)



12(D)

**NOTICE OF VIRTUAL HEARING**

Date: August 27, 2024

Petitioners: Molly and Gavin Kovite

Appeal No.: V-48-24

Hearing Date: WEDNESDAY, SEPTEMBER 11, 2024, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Case Reviewer: Olga Antelo Vasquez

Reviewer E-mail: [OAVasquez@co.pg.md.us](mailto: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, front yard, and side yard) and obtain a building permit for the new 2-story addition, porch at entry, partially covered deck in the rear, and workshop on RSF-65 (Residential, Single-Family-65) Zoned, property known as Lot 17, Block 12, Hyattsville Hills Subdivision, being 3911 Kennedy Street, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

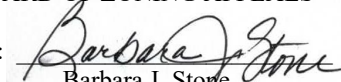
The specific violation resides in the fact that Zoning Ordinance Section 27-4202(e)(1) prescribes that a lot shall have a minimum width of 65 feet at the building line, a lot frontage a minimum width of 52 feet at the front street line. Section 27-4202(e)(2) prescribes that a lot shall have a minimum front yard depth of 25 feet. Section 27-4202(e)(3) prescribes that each lot shall have a side yard at least 8 feet in width. Variances of 15 feet lot width at the building line, 2 feet lot width at the front street line, 3'-6" front yard depth, and 0.7" foot 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

**EXH. # 13**  
**V-48-24**



V-48-24  
MOLLY KOVITE  
3911 KENNEDY STREET  
HYATTSVILLE MD 20781

V-48-24  
ANTHONY MEJIA  
3910 KENNEDY STREET  
HYATTSVILLE MD 20781

V-48-24  
JOSEPH A FUGERE  
3913 KENNEDY STREET  
HYATTSVILLE MD 20781

V-48-24  
BRUCE M GUGLIUZZA  
MELANIE MCINTY  
3908 JEFFERSON STREET  
HYATTSVILLE MD 20781

V-48-24  
THE PAYNE TREE  
SOLA PYNE  
2612 28<sup>TH</sup> STREET NE  
WASHINGTON DC 20018

V-48-24  
KEVIN BARRETT  
3909 KENNEDY STREET  
HYATTSVILLE MD 20781

V-48-24  
DONALD P ROONEY ETAL  
3912 KENNEDY STREET  
HYATTSVILLE MD 20781



# Webber Residence

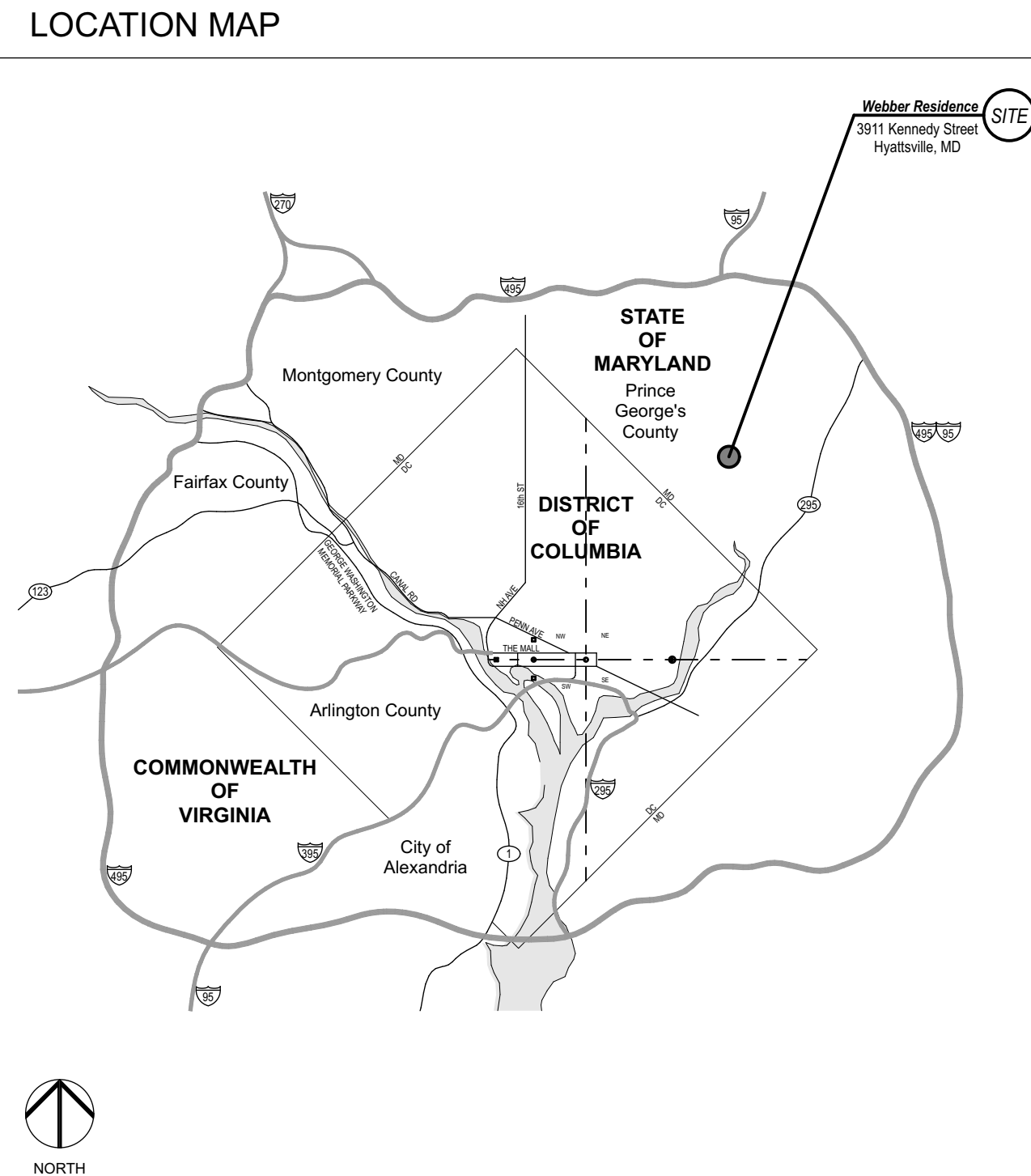
3911 Kennedy Street, Hyattsville, MD 20781

# Residential Addition

Permit Submission

### SYMBOLS

	EXISTING SPOT ELEVATION		BUILDING SECTION
	NEW SPOT ELEVATION		WALL SECTION/ELEVATION
	REVISION		DETAIL
	WALL TYPE		AREA OF DETAIL
	KEYED NOTE		INTERIOR ELEVATION
	DOOR NUMBER KEY		ELEVATION ORIENTATION
	WINDOW OR LOUVER NUMBER KEY		NORTH ARROW
	COLUMN LINE		ALIGN
	ROOM / SPACE NAME & NUMBER		ITEM SHOWN ABOVE/BELOW, OR ON DEMO DWGS, ELEMENT TO BE REMOVED
	EXISTING STRUCTURE & PARTITIONS		
	NEW STRUCTURE		
	CENTER LINE, FLOOR LINES IN EXTERIOR ELEVATIONS		
	PROPERTY LINES, BOUNDARY LINES		



- ### GENERAL NOTES
- Do not scale drawings. Where dimensions between small scale and detail drawings differ, detail drawing dimensions shall govern. Field verify all dimensions. Notify architect of any discrepancies.
  - Dimensions are to face of finished surface or to column centerlines, unless noted / indicated otherwise (u.n.o.). Masonry dimensions are nominal and are given to the face. Dimensions shown in nominal sizes are for the purpose of describing the construction and are not to be taken as the actual size of the component.
  - Perform all work in accordance with the applicable codes of the **Prince George's County, Maryland**.
  - Perform all work in accordance with the accepted standards of the trades. Install all manufactured items in strict accordance with manufacturer's written instructions and recommendations. Complete with all plumbing, mechanical and electrical connections, as required for a complete installation.
  - Field verify existing conditions prior to starting the work. Should the contractor find, after a visit to the site or during construction, any discrepancies, omissions, ambiguities, or conflicts in or among the drawings, or be in doubt as to their meaning, he / she should immediately notify the architect in writing before proceeding.
  - Where the words "patch," "match," "repair," "replace" and the like are used, special care shall be taken to ensure that colors, textures and finishes of disturbed areas shall match in all respects. Replace is defined as remove existing and install new, including all appropriate electrical connections and with matching or compatible equipment or material as shown, specified or required for complete installation.
  - Demolition shall generally be arranged to agree with the accomplishment of work in coordination with the work of other trades. Examine all drawings for additional requirements.
  - Patch all holes in walls and floors, and repair or replace all existing items damaged by the work in the area affected by the work, whether or not specifically noted on the drawings to be repaired. Repaired areas are to be painted from floor to ceiling and from corner to corner.
  - All interior insulation shall be non-combustible.
  - Isolate dissimilar metals from contact with one another to prevent electrolytic action.
  - Install access panels for valves, dampers, controls, etc. and as otherwise indicated.
  - Run all ducts, conduit and piping concealed, u.n.o.
  - Provide fire stops wherever interior and exterior walls and partitions intersect floors, ceilings and roofs, and at all openings around penetrations to prevent vertical communication of fire and to prevent horizontal communication of fire along lines of corridors, occupancy changes between tenants and similar separations.
  - Provide reinforced walls and backup as required for all wall hung or supported items where indicated for items provided by GC or owner.
  - The contractor shall layout all fire protection devices, electrical switches and receptacles for review by architect prior to electrical rough-in.
  - The contractor shall perform all work in strict accordance with the contract documents, or between the contract documents and applicable standards, codes and ordinances.
  - In the event of inconsistencies within or between parts of the contract documents and applicable standards, codes and ordinances, the contractor shall provide the better quality or greater quantity of work or comply with a more stringent requirement; either or both in accordance with the architect's interpretation.
  - All construction and equipment is new, u.n.o.
  - Contractor should implement and maintain reasonable protection measures to safeguard existing construction, finishes, furnishings, equipment, etc. in place.

### ANALYSIS

**PROPERTY INFORMATION:**

ADDRESS: 3911 KENNEDY STREET, HYATTSVILLE, MD 20781  
 SQUARE / SUFFIX / LOT: 1192 0083  
 LOT: 17  
 BLOCK: 12  
 PLAT: E16-0943  
 SUBDIVISION: HYATTSVILLE HILLS  
 ACREAGE: 0.1720  
 ZONE: R-55

**LOT INFORMATION:**

LOT AREA: 7,500 SF  
 ALLOWABLE LOT COVERAGE: R-55 = 30% = 2250 SF

EXISTING FOOTPRINT: HOUSE + EXISTING ACCESSORY BUILDING: 1,653.17 SF

PROPOSED FOOTPRINT: HOUSE + EXISTING ACCESSORY BUILDING: 2,161.49 SF

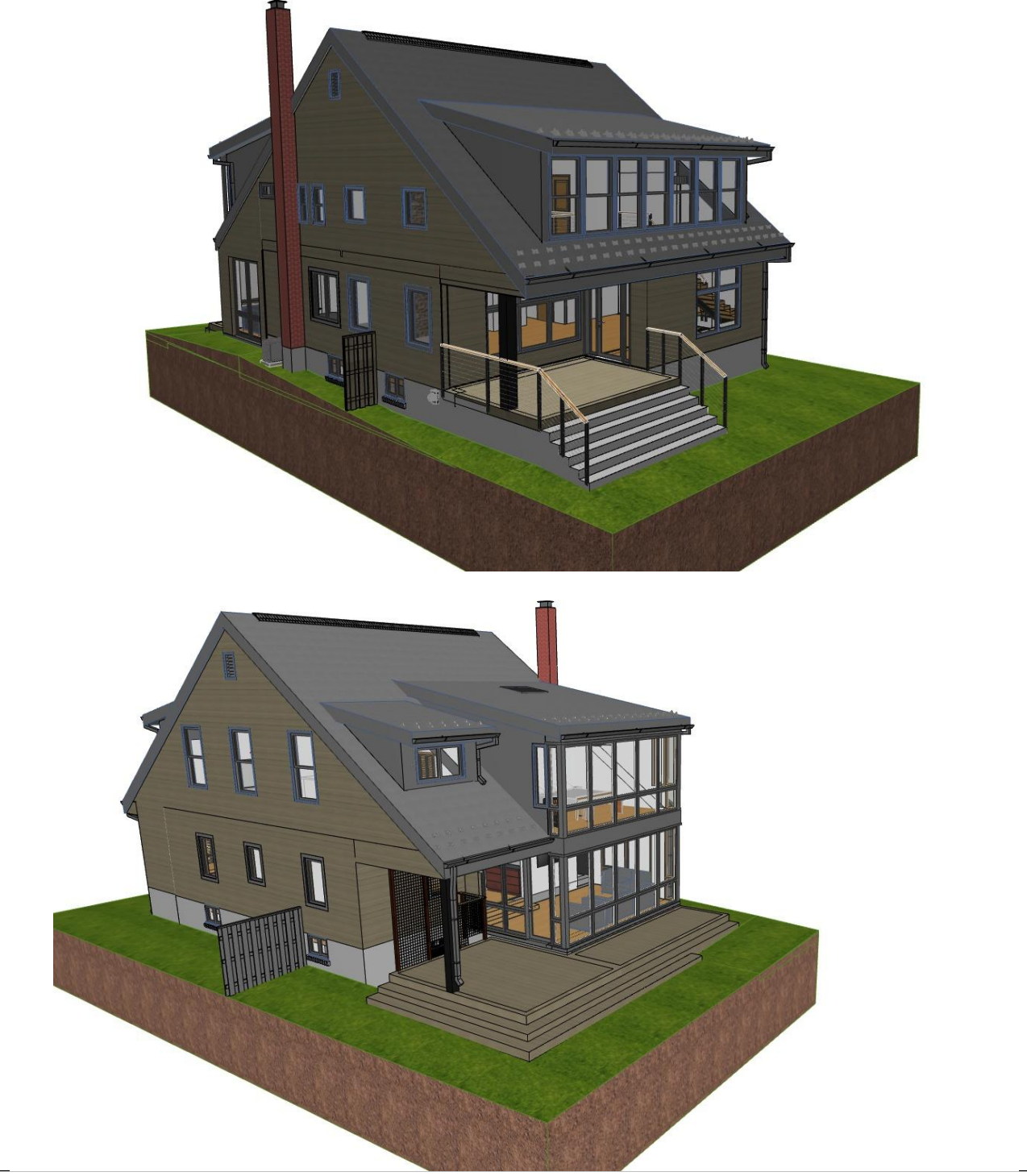
### SHEET NAMING CONVENTIONS ARE AS FOLLOWS:

Drawing sheet disciplines:

A ARCHITECTURAL	E ELECTRICAL
C CIVIL	P PLUMBING
S STRUCTURAL	FS FOOD SERVICE
M MECHANICAL	

Sheet number in discipline

**A2.01**



### BUILDING DESCRIPTION:

EXISTING: 1 STORY + BASEMENT  
 PROPOSED: 2 STORIES + BASEMENT

BUILDING HEIGHT: EXISTING: 28'-7 1/2"  
 PROPOSED: 35'-0"

FIRE PROTECTION: EXISTING: NOT SPRINKLERED  
 PROPOSED: NOT SPRINKLERED

CONSTRUCTION TYPE: TYPE V

USE INFORMATION:

BUILDING USE: EXISTING: RESIDENTIAL  
 PROPOSED: RESIDENTIAL

### MATERIALS

	GLASS		STAINED WOOD
	BATT INSULATION		METAL
	RIGID INSULATION		STEEL-LARGE SCALE
	BRICK		WOOD-BLOCKING
	CONCRETE		WOOD-FRAMING
	CMU / MASONRY		WOOD-FINISH
	CARPET		BLUESTONE
	ACOUSTICAL TILE		ACOUSTIC WOOD PANEL
	TILE-CERAMIC		BRICK MASONRY

### PROJECT DESCRIPTION

PARTIAL FIRST FLOOR RENOVATION AND SECOND STORY ADDITION.  
 NO MAJOR MODIFICATION TO EXISTING BASEMENT.

### ABBREVIATIONS

AB	ANCHOR BOLT	BRG	BEARING	DBL	DOUBLE	EXH	EXHAUST	GC	GENERAL CONTRACTOR	JC	JANITOR'S CLOSET	MOV	MOVABLE	PTD	PAINTED	SC	SOLID CORE	THK	THICKNESS
ABV	ABOVE	BRK	BRICK	DEM	DEMOLISH, DEMOLITION	EXP	EXPANDED	GFRC	GLASS FIBER	JF	JOINT FILLER	MT	MOUNT(ED)(ING)	PTN	PARTITION	SCH	SCHEDULE	THR	THRESHOLD
ACT	ACROUSTICAL CEILING	BRZ	BRONZE	DEP	DEPRESSED	EXP	EXPANSION	GD	GRADE(ING)	JT	JOINT	N	NORTH	PVC	POLY(VINYL) CHLORIDE	SD	STORM DRAIN	TKBD	TACKBOARD
AC	ACOUSTICAL	BUR	BUILT-UP ROOFING	DIAG	DIAGONAL	EXT	EXTERIOR	GL	GLASS, GLAZING	KO	KNOCKOUT	NIC	NOT IN CONTACT	PWT	PLYWOOD	SHFL	SHELVING	TP	TILE
ACM	COMPOSITE PANEL	BVL	BEVELED	DIAM	DIAMETER	FA	FIRE ALARM	GT	GROUT	LB	POUND	NOM	NOMINAL	PWR	POWER	SHT	SHEET	TR	TRANSOM
AD	AREA DRAIN	CAB	CABINET	DIF	DIFFUSER	FB	FACE BRICK	GVL	GRAVEL	L	LENGTH	NTS	NOT TO SCALE	Q	QUARRY TILE	SH	SHELVING	TPT	TYPICAL
ADJ	ADJACENT	CB	CATCH BASIN	DIM	DIMENSION	FE	FIRE EXTINGUISHER	GWB	GYP(SUM) WALL BOARD	LAM	LAMINATED	OA	OUTSIDE AIR	QT	QUARRY TILE	SH	SHELVING	TOC	TOP OF CURB
AFF	ABOVE FINISHED FLOOR	CEM	CEMENT	DIV	DIVISION	FEC	FIRE EXTINGUISHER CAB	HBD	HARDBOARD	LAV	LAVATORY	OC	ON CENTER(S)	RA	RADIUS	SKL	SKYLIGHT	TR	TRANSOM
AL	ALUMINUM	CER	CERAMIC	DN	DOWN	FG	FIXED GLASS	HC	HOLLOW CORE	LDR	LEADER	OH	OVERHEAD	RD	ROOF DRAIN	SL	SLEEVE	UNF	UNFINISHED
AP	ACCESS PANEL	CIRC	CIRCUMFERENCE	DS	DOWNSPOUT	FIG	FIGURE	HDCP	HANDICAPPED	HT	HEADER	OPP	OPPOSITE	REF	REFERENCE / REFINISH	OPG	OPENING	UR	URNAL
APPROX	APPROXIMATELY	CK	CAULKING	DT	DRAIN TILE	FIN	FINISHED	HR	HARDWARE	LVR	LOUVER	PART	PARTIAL	REG	REGISTER	RSQ	REINFORCED(ED)(ING)	SC	SERVICE SINK
ARCH	ARCHITECTURAL	CT	CERAMIC TILE	DWL	DRAWING	FK	FIXTURE	HRZ	HORIZONTAL	LWP	LOWER WORKING POINT	PCC	PRECAST CONCRETE	REIN	REINFORCED(ED)(ING)	STA	STATION	VCT	VINYL COMPOSITION TILE
ASSY	ASSEMBLY	CLR	CLEARANCE	EA	EAST	FLUOR	FLUORESCENT	HP	HEAT PUMP	MACH	MACHINE	PCF	POUNDS PER CUBIC FOOT	REQD	REQUIRED	RE	RESILIENT	VER	VERIFY IN FIELD
AVG	AVERAGE	CLS	CLOSURE	E	EACH	FND	FOUNDATION	HT	HEIGHT	MAS	MASONRY	PERF	PERFORATED	RES	RESILIENT	STA	STATION	W	WEST
BC	BRICK COURSE	CMU	CONCRETE MASONRY	ELEC	ELECTRIC	FOC	FACE OF CONCRETE	HT	HEATER	MATL	MATERIALS	PK	PARKING	RET	RETURN	ST	STREET	W	WITH
BD	BOARD	CONC	CONCRETE	EL	ELEVATION	FOF	FACE OF FINISH	HTR	HTR	MAX	MAXIMUM	PL	PLATE / PROPERTY LINE	REV	REVISION(S) REVISED	STG	SEATING	WC	WALL COVERING
BE	BETWEEN	CONTR	CONTRACTOR	EMER	EMERGENCY	FOM	FACE OF MASONRY	HTG	HEATING	MBR	MEMBER	PLM	PLASTIC LAMINATE	RFH	ROOF HATCH	STO	STORAGE	WH	WALL HUNG
BIT	BITUMINOUS	CONT	CONTINUOUS	ENCL	ENCLOSURE	FP	FIREPROOF	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	MTL	METAL	PLAS	PLASTIC	RFL	REFLECT(ED)(IVE)(OR)	SUSP	SUSPENDED	WIN	WINDOW
BJ	BAR JOIST(S)	CONTR	CONTRACTOR	ENT	ENTRANCE	FPL	FLOOR PLATE	ID	INSIDE DIAMETER	MFR	MANUFACTURER	PLF	POUNDS PER LINEAL FOOT	RL	RAIN LEADER	STR	STRUCTURAL	WM	WIRE MESH
BLDG	BUILDING	CPT	CARPET(ED)	EP	ELECTRICAL PANEL	FT	FOOTING	IN	INCHES	MH	MANHOLE	PLG	POUNDS PER SQ. FOOT	RNG	RAILING	SYS	SYSTEM	W/O	WITHOUT
BLKG	BLOCKING	CRS	COURSES	EQ	EQUAL	FTG	FOOTING	INCL	INCLUDE(ING)	MIN	MINIMUM	PNL	PANEL	RM	ROOM	T	TREAD	WPT	WORKING POINT
BTM	BOTTOM	CSMT	CASEMENT	EQUIP	EQUIPMENT	FUR	FUR(ED)(ING)	INCL	INCLUDE(ING)	MIR	MIRROR	POL	POLISHED	RO	ROOM	T&G	TONGUE & GROOVE	WGT	WEIGHT
BPL	BEARING PLATE	CTR	COUNTER	EST	ESTIMATE	FUT	FUTURE	INFO	INFO RMATION	MISC	MISCELLANEOUS	PROP	PROPERTY	RIVET	RIVET	TB	TOWEL BAR	WT	WALL TO WALL
		D	DRAIN	EST	ESTIMATE	GA	GALVANIZED	INSUL	INSULATE(D)(ION)	MLD	MOLDING	PS	POUNDS PER SQ. INCH	S	SOUTH	TD	TOWEL DISPENSER	YD	YARD
		EXIST	EXISTING					INT	INTERIOR	MO	MASONRY OPENING	PT	PAINT	SA	SUPPLY AIR	TEL	TELEPHONE		

### DRAWING INDEX

<b>SHEET NO:</b>	<b>DRAWING NAME</b>	<b>SHEET NO:</b>	<b>DRAWING NAME</b>
COVER SHEET	COVER SHEET & DRAWING INDEX	ARCHITECTURAL	A201 FRONT AND REAR PROPOSED EXTERIOR ELEVATIONS
ARCHITECTURAL SITE PLANS	AS101 ARCHITECTURAL SITE PLANS	ARCHITECTURAL DEMOLITION	AD100 BASEMENT DEMOLITION PLAN
ARCHITECTURAL	A100 BASEMENT FLOOR PLAN	ARCHITECTURAL	S001 DESIGN NOTES
	A101 FIRST FLOOR PLAN		S100 FOUNDATION PLAN
	A102 SECOND FLOOR PLAN		S101 FIRST FLOOR FRAMING PLAN
	A111 ROOF PLAN		S102 SECOND FLOOR FRAMING PLAN
	A121 FIRST FLOOR RCP AND POWER PLAN		S103 ROOF FRAMING PLAN
	A122 SECOND FLOOR RCP AND POWER PLAN		S104 LATERAL BRACING PLANS
			S105 LATERAL BRACING DETAILS
			S200 TYPICAL SECTIONS
			S201 TYPICAL SECTIONS
			S202 SECTIONS AND DETAILS

### DRAWING INDEX

<b>Mark</b>	<b>Date</b>	<b>Description</b>
01	09.11.19	Schematic Design
02	10.07.19	Permit Set
03	10.31.19	Revised Permit Set

Drawing Title:  
Cover Sheet, Index, General Information

Graphic Scale:

Project No: 1916 Date: 10.31.2019

Drawing No: G001

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