

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-76-22

PETITIONER: Felix Rivas

No. Description

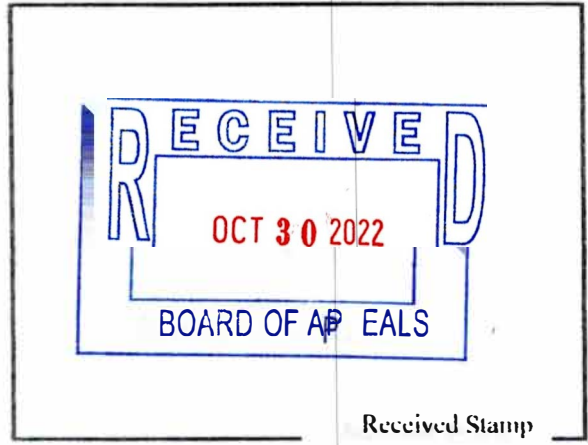
1. Application
2. Site Plan
3. Elevation Plans, (a thru d)
 - 3(A) Left Front View
 - 3(B) New Left Rear View
 - 3(C) New Right Front View
 - 3(D) New Right Rear View
4. Subdivision Plat
5. Color Photos, A thru J
 - 5(A) Front View from Street
 - 5(B) Another Front View from Street
 - 5(C) Left Side from Next Door House
 - 5(D) Left Rear Side from Next Door
 - 5(E) Rear Left Side of the House
 - 5(F) Rear Side of the House
 - 5(G) Right View from Next Lot
 - 5(H) Front Right View from Next Lot
 - 5(J) Front Wall – 41” Tall
 - 5(J) Rear Shed-11’ Tall
6. SDAT Property Printout
7. PGAtlas Printout
8. Aerial Photos, A thru F
 - 8(A-B) Photos
 - 8(C-D) Photos
 - 8(E-F) Photos
9. Neighboring Properties, A thru C
 - 9(A-B) Photos
 - 9(C) Phot
10. Notice of Virtual Hearing, 11/29/2022

11. Persons of Record List, 11/29/2022
12. Certified Mail Receipts
13. Certification of Posting, w/photos, 11/30/22
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.



Zoning and Administrative

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



Received Stamp

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

HEARING DATE _____

APPLICATION FOR A VARIANCE

(If variance is being applied for due to receipt of a Violation Notice, a copy of the notice is required.)

For assistance in completing questions below, see corresponding paragraphs on *Instructions to Applicants*, which is designed to help you fill out this form.

Owner(s) of Property SELIX RIVAS
Address of Owner(s) 6117 42ND AVE
City HYATTSVILLE State MD Zip Code 20781
Telephone Number (home) 202 876-4216 (cell) 0-876-4216 (work)
E-mail address: RIVASMARITZA2019@GMAIL.COM

Location and Legal Description of the Property involved:

Street Address 6117 42ND AVE
City HYATTSVILLE
Lot(s) _____ Block 2 Parcel _____
Subdivision Name NICHOLS ADDN TO HYATTSVILLE

Professional Service:

▸ Engineer ▸ Contractor ▸ Architect (if different from above): (circle one)
Name: REN PARSONS Phone Number: 301-3517004
Address: 2614 GARSTLYNCH NEW WINDSOR MD 21776 Email Address: PARSONSREN@AOL.COM

Attorney representing applicant: (If applicable)

Name: NA Phone Number: _____
Address: _____ Email Address: _____



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

Name: _____

Address: _____

Municipality (Incorporated City/Town)

Name Ayattsville

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

A proposed 2nd Floor Addition over existing house
which is currently 10' close (3') to side property

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

No Yes _____ Date Issued: _____ Violation Notice No. # _____

Inspector's Name: _____

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

Yes _____ No Foreign Language: _____

FELIX RIVAS

Signature of Owner/Attorney

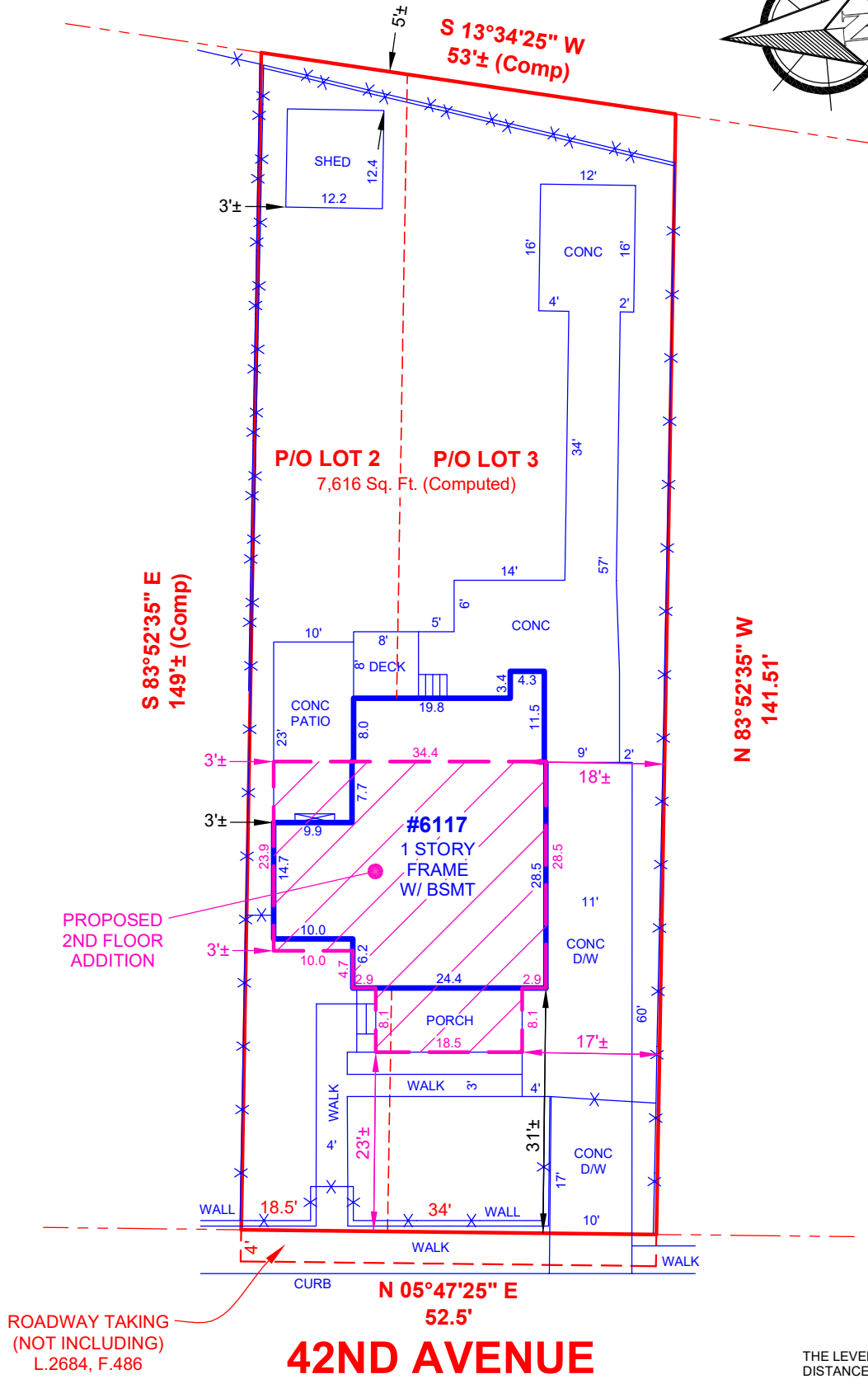
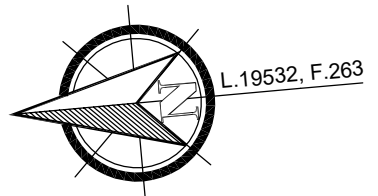
FELIX RIVAS

Printed Name

IMPORTANT:

Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing.

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



ROADWAY TAKING
(NOT INCLUDING)
L.2684, F.486

THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **3'±**

LOCATION DRAWING OF:
#6117 42ND AVENUE
PART OF LOTS 2 & 3 BLOCK 2
PLAT BOOK A, PLAT 24
HYATTSVILLE
LIBER 19532, FOLIO 263
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1"=20' DATE: 04-30-2022
DRAWN BY: CP/AP FILE #: 224527-200

LEGEND:
 -X- FENCE
 B/E - BASEMENT ENTRANCE
 B/W - BAY WINDOW
 BR - BRICK
 BRL - BLDG. RESTRICTION LINE
 BSMT - BASEMENT
 C/S - CONCRETE STOOP
 CONC - CONCRETE
 D/W - DRIVEWAY
 Ex. - EXISTING
 FR - FRAME
 MAC - MACADAM
 N/F - NOW OR FORMERLY
 O/H - OVERHANG
 PUE - PUBLIC UTILITY ESMT.
 PIE - PUBLIC IMPROVEMENT ESMT.
COLOR KEY:
 (RED) - RECORD INFORMATION
 (BLUE) - IMPROVEMENTS
 (GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company

DULEY
and
Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114
Email: orders@duley.biz On the web: www.duley.biz



SURVEYOR'S CERTIFICATE

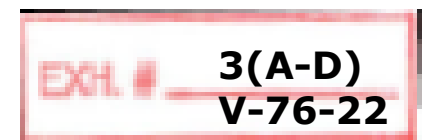
I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3'±. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.
 WILL GIVE YOU A 100%
 FULL CREDIT TOWARDS
 UPGRADING THIS
 SURVEY TO A
 "BOUNDARY/STAKE"
 SURVEY FOR ONE
 YEAR FROM THE DATE
 OF THIS SURVEY.
 (EXCLUDING D.C. & BALT. CITY)

EXH. # **2**
V-76-22



New Left Front View



Felix Rivas
6117 42nd Ave
Hyattsville, MD 20781



New Left Rear View

Felix Rivas
6117 42nd Ave
Hyattsville, MD 20781



New Right Front View

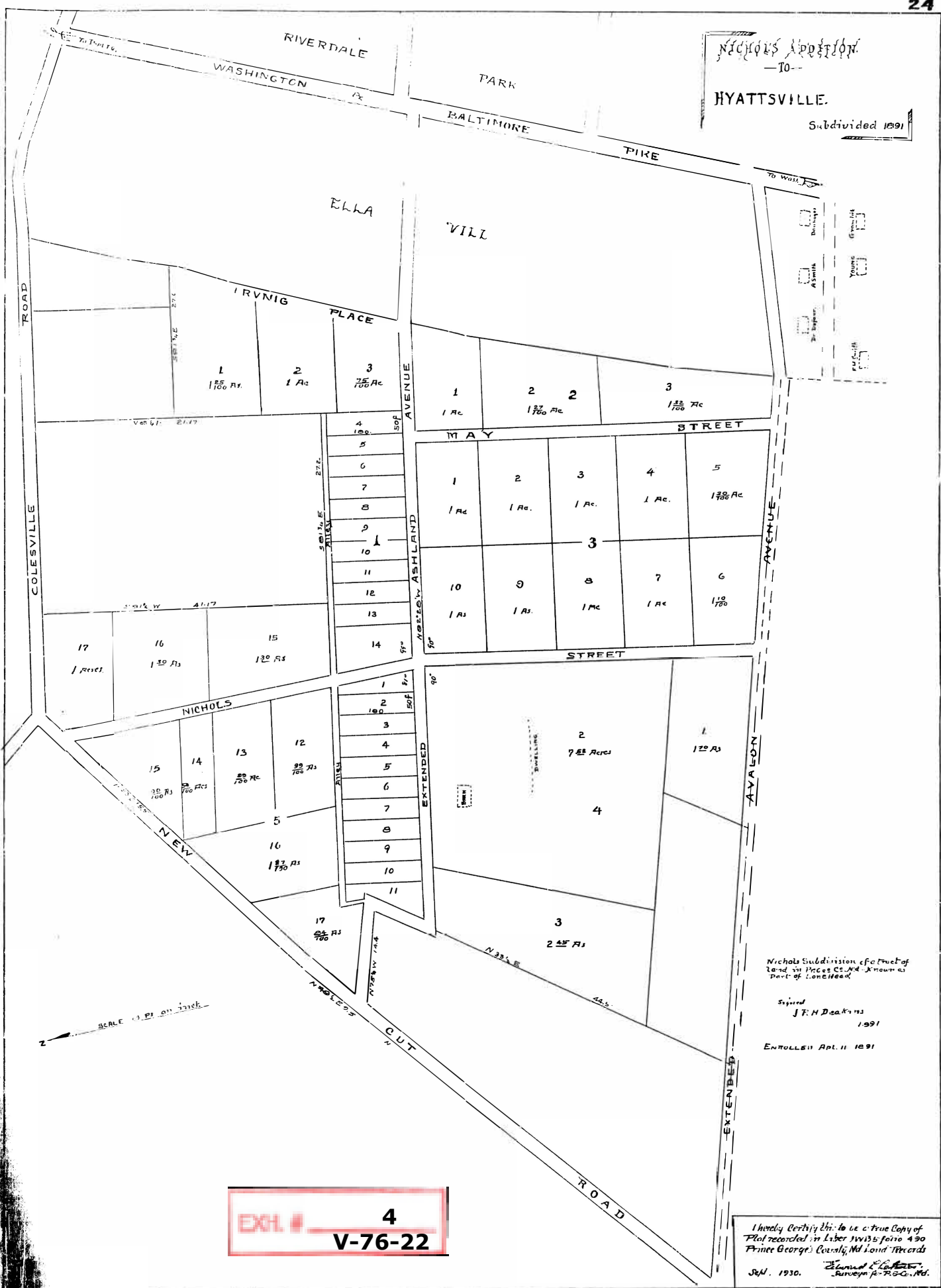
Felix Rivas
6117 42nd Ave
Hyattsville, MD 20781



New Right Rear View

Felix Rivas
6117 42nd Ave
Hyattsville, MD 20781

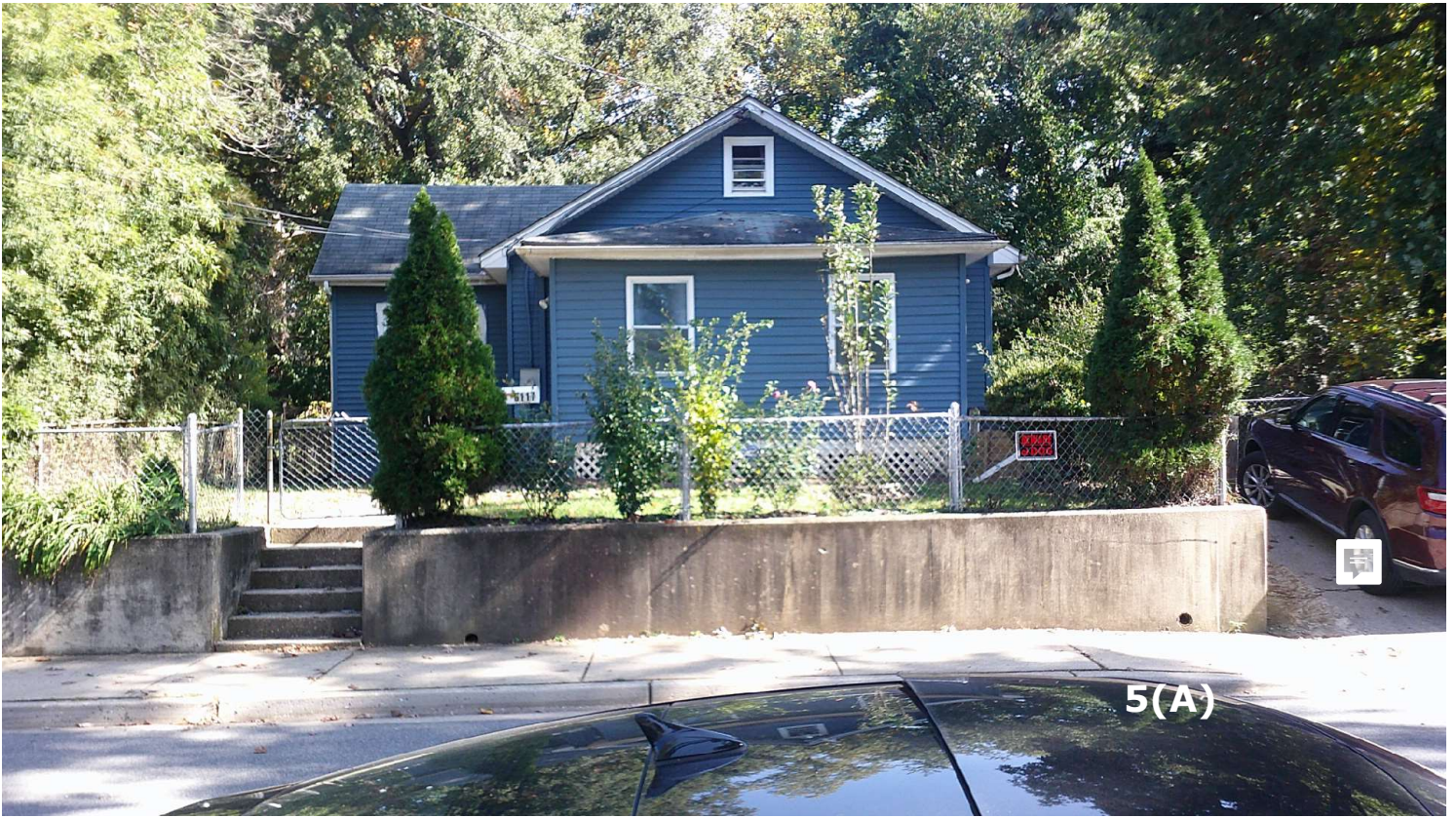
NICHOLS ADDITION
 —TO—
HYATTSVILLE.
 Subdivided 1891



Nichols Subdivision of Part of
 Land in Pieces Called Known as
 Part of Lonehead
 Survey
 J. F. H. Deakins
 1891
 ENROLLED April 11 1891

EXH. 4
V-76-22

I hereby Certify this to be a true Copy of
 Plat recorded in Liber 114135 page 490
 Prince George's County, Md. Land Records
 J. H. 1930. *[Signature]*
 Recorder of P. G. Co., Md.

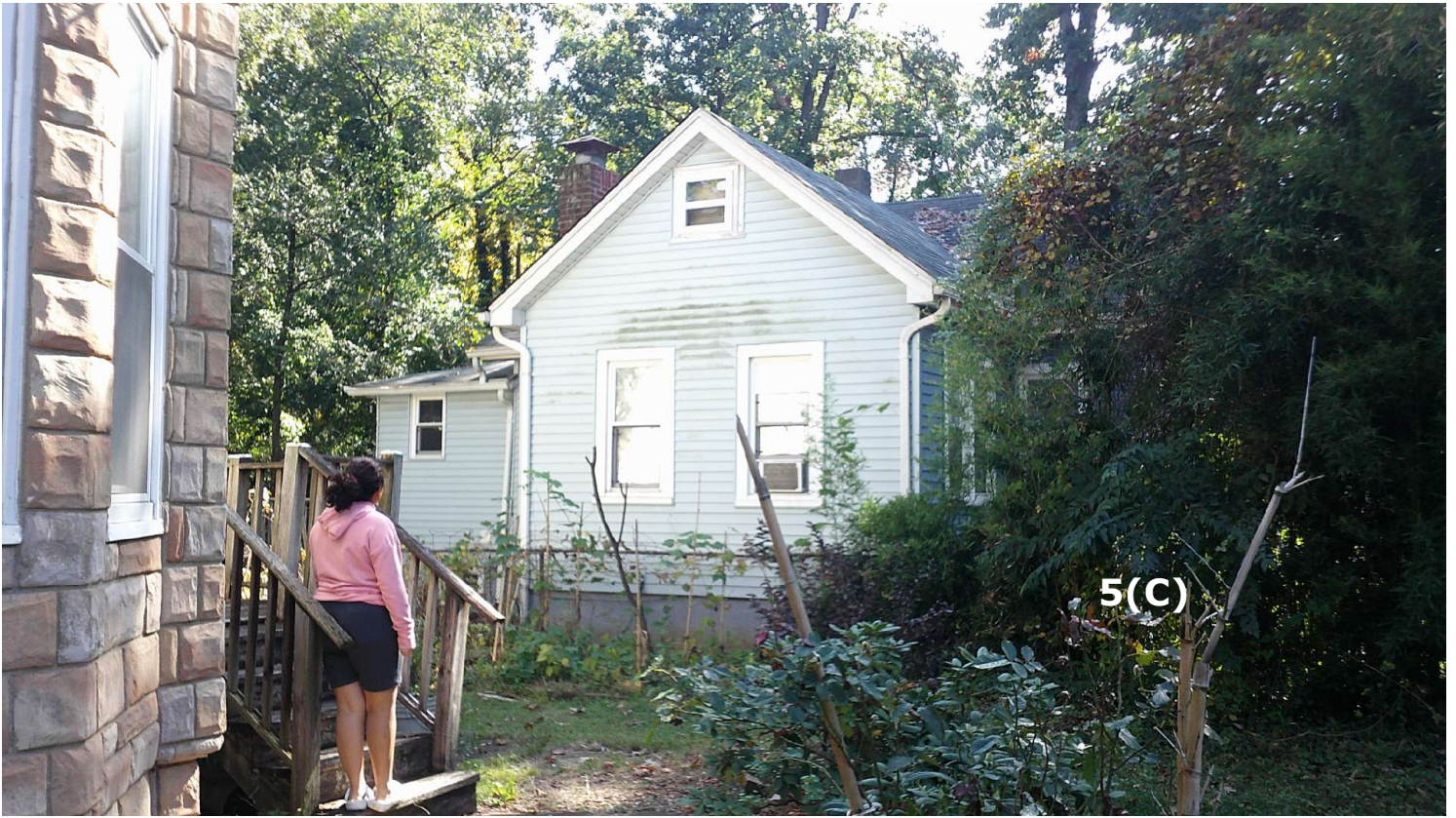


FRONT VIEW FROM STREET



EXH. # 5(A-J)
V-76-22

ANOTHER FRONT VIEW FROM STREET



LEFT SIDE FROM NEXT DOOR HOUSE



LEFT (REAR) SIDE) OF FROM NEXT DOOR HOUSE



REAR (LEFT SIDE) OF HOUSE



REAR OF HOUSE



RIGHT VIEW FROM NEXT LOT



FRONT RIGHT VIEW FROM NEXT LOT



FRONT WALL - 41" TALL



REAR SHED - 11' TALL

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 16 **Account Number - 1790047**

Owner Information

Owner Name: RIVAS FELIX & JOSE N RODRIGUEZ ET Use: RESIDENTIAL
 ASCOBAR HILDAL R **Principal Residence:** YES
Mailing Address: 6117 42ND AVE **Deed Reference:** /19532/ 00263
 HYATTSVILLE MD 20781-1414

Location & Structure Information

Premises Address: 6117 42ND AVE **Legal Description:** N PT LT3 EX FR 4FT
 HYATTSVILLE 20781-0000 STR,PT LT2 EX 4FT STR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: A-8266
 0042 00B3 0000 16026200.17 6200 2 2022 **Plat Ref:**

Town: HYATTSVILLE

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1935 1,004 SF YES 7,613 SF 001

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

Value Information

	Base Value	Value	Phase-in Assessments	
			As of	As of
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	125,300	140,700		
Improvements	197,500	253,400		
Total:	322,800	394,100	346,567	370,333
Preferential Land:	0	0		

Transfer Information

Seller: NAIR,SHILJA	Date: 05/18/2004	Price: \$243,000
Type: ARMS LENGTH IMPROVED	Deed1: /19532/ 00263	Deed2:
Seller: VILLATORO,JOSE P & HORENTICA D	Date: 12/31/2003	Price: \$181,000
Type: ARMS LENGTH IMPROVED	Deed1: /18586/ 00020	Deed2:
Seller: IRONS,DEBBIE	Date: 02/11/2000	Price: \$130,000
Type: ARMS LENGTH IMPROVED	Deed1: /13634/ 00055	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: No Application

Homeowners' Tax Credit Application Information

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



Property

Tax Account: 1817782

Owner Name: HYATTSVILLE OLIVER GARDENS LLC

Premise Address: 6101 42nd Ave, Hyattsville, MD 20781

Parcel Details

Tax Account #: 1817782
Assessment District: 16
Lot: Block: 2 Parcel:
Description: SW PT LOT 3 EX
TRI AT SE COR EQ 45116 SQ FT
Plat: A16-8266
Subdivision: NICHOLS ADDN TO
HYATTSVILLE
Acreage: 1.0360

Ownership Information

Owner Name: HYATTSVILLE OLIVER
GARDENS LLC
Owner Address: 3400 Dean Dr,
Hyattsville, MD 20782
Liber: 15056 **Folio:** 107
Transfer Date: 10/4/2001
Current Assessment: \$2,368,167.00
Land Valuation: \$676,700.00
**Improvement
Valuation:** \$1,691,467.00
Sale Price: \$1,060,000.00
Structure Area (Sq Ft): 26

Administrative Details

Tax Map Grid: 042B3
WSSC Grid: 207NE03
**Tree Conservation
Plan 1:**
**Tree Conservation
Plan 2:**
Councilmanic District: 2

Tax Account: 1790047

Owner Name: RIVAS FELIX & JOSE N RODRIGUEZ ET

Premise Address: 6117 42nd Ave, Hyattsville, MD 20781

Parcel Details

Tax Account #: 1790047
Assessment District: 16
Lot: Block: 2 Parcel:
Description: N PT LT3 EX FR 4FT
STR,PT LT2 EX 4FT STR
Plat: A16-8266
Subdivision: NICHOLS ADDN TO
HYATTSVILLE
Acreage: 0.1750

Ownership Information

Owner Name: RIVAS FELIX & JOSE N
RODRIGUEZ ET
Owner Address: 6117 42nd Ave,
Hyattsville, MD 20781
Liber: 19532 **Folio:** 263
Transfer Date: 5/18/2004
Current Assessment: \$346,567.00
Land Valuation: \$130,433.00
**Improvement
Valuation:** \$216,133.00
Sale Price: \$243,000.00
Structure Area (Sq Ft): 1004

Administrative Details

Tax Map Grid: 042B3
WSSC Grid: 207NE03
**Tree Conservation
Plan 1:**
**Tree Conservation
Plan 2:**
Councilmanic District: 2

Legislative District (2014)

Legislative District: 22

Member 1: Paul G. Pinsky

Party 1: Democrat

Member 2: Anne Healey

Party 2: Democrat

Member 3: Alonzo T. Washington

Party 3: Democrat

Member 4: Nicole A. Williams

Party 4: Democrat



Prior Development District Overlay (Prior)

Overlay Zone: D-D-O

Plan Name: GATEWAY ARTS DISTRICT SECTOR PLAN AND SMA
Resolution: CR-78-2004
Adoption Date: 11/30/2004
Acreage: 1907.699336

Councilmanic District (2014)

District: 2

Councilmember: Deni Taveras

Political Party: Democrat

Telephone: 301-952-4436

Email: dltaveras@co.pg.md.us

District: Null

Councilmember: Mel Franklin (At Large)

Political Party: Democrat

Telephone: 301-952-2638

Email: mfranklin1@co.pg.md.us

District: Null

Councilmember: Calvin S. Hawkins, II (At Large)

Political Party: Democrat

Telephone: 301-952-2195

Email: at-largememberhawkins@co.pg.md.us

Tax Grid

Map Grid: 42-B3

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: 20781

City: Hyattsville

Alternate Names: N/A

Zoning (Current)

Zone Type: Residential

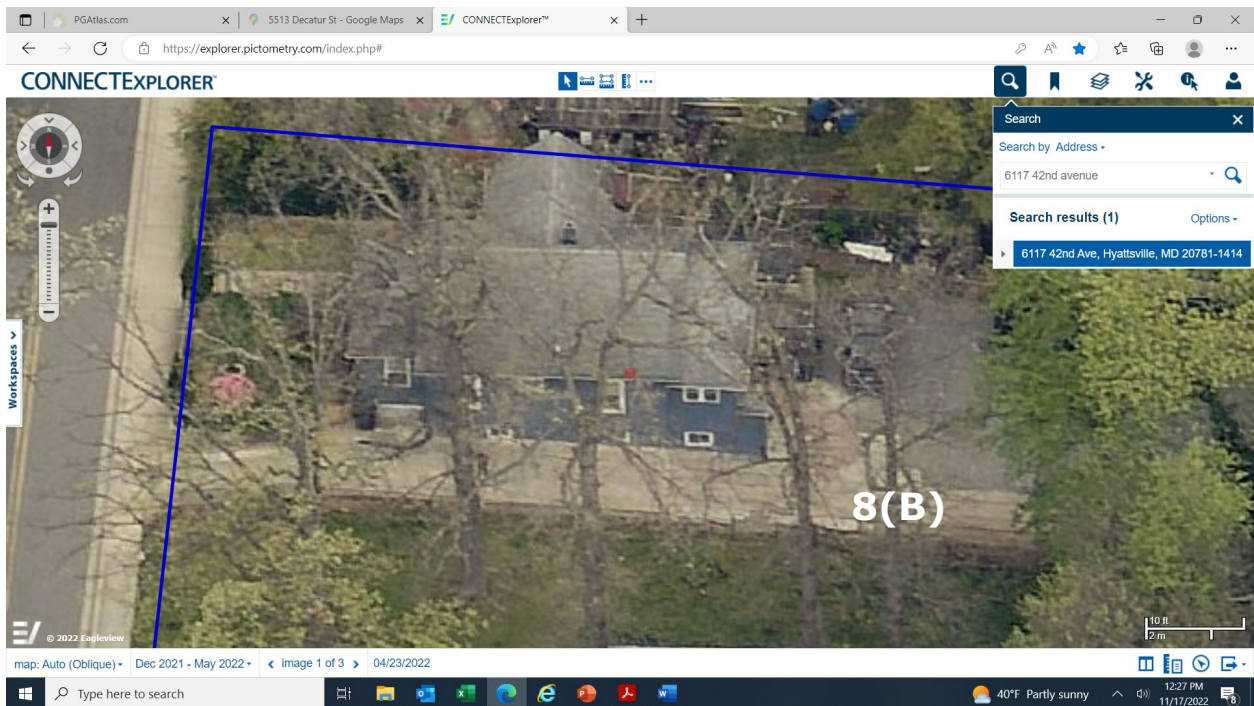
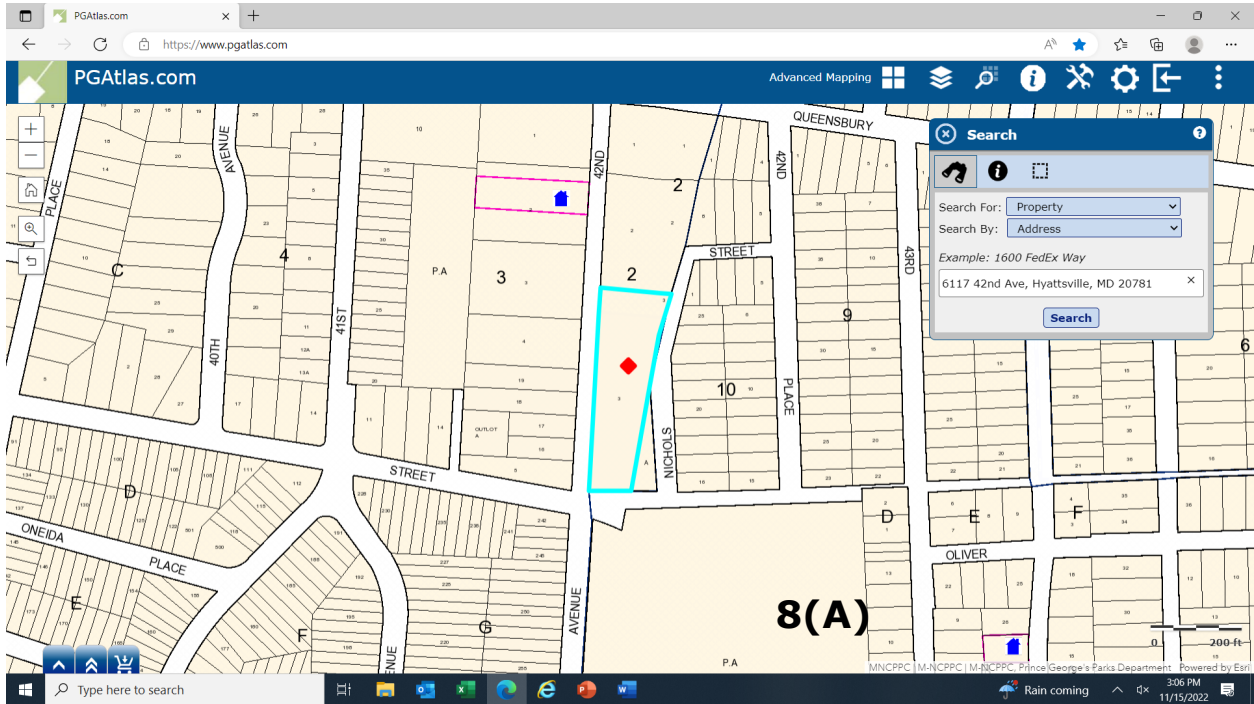
Class: RMF-20 (Residential, Multifamily-20)

Zoning (Prior)

Zone Type: Residential

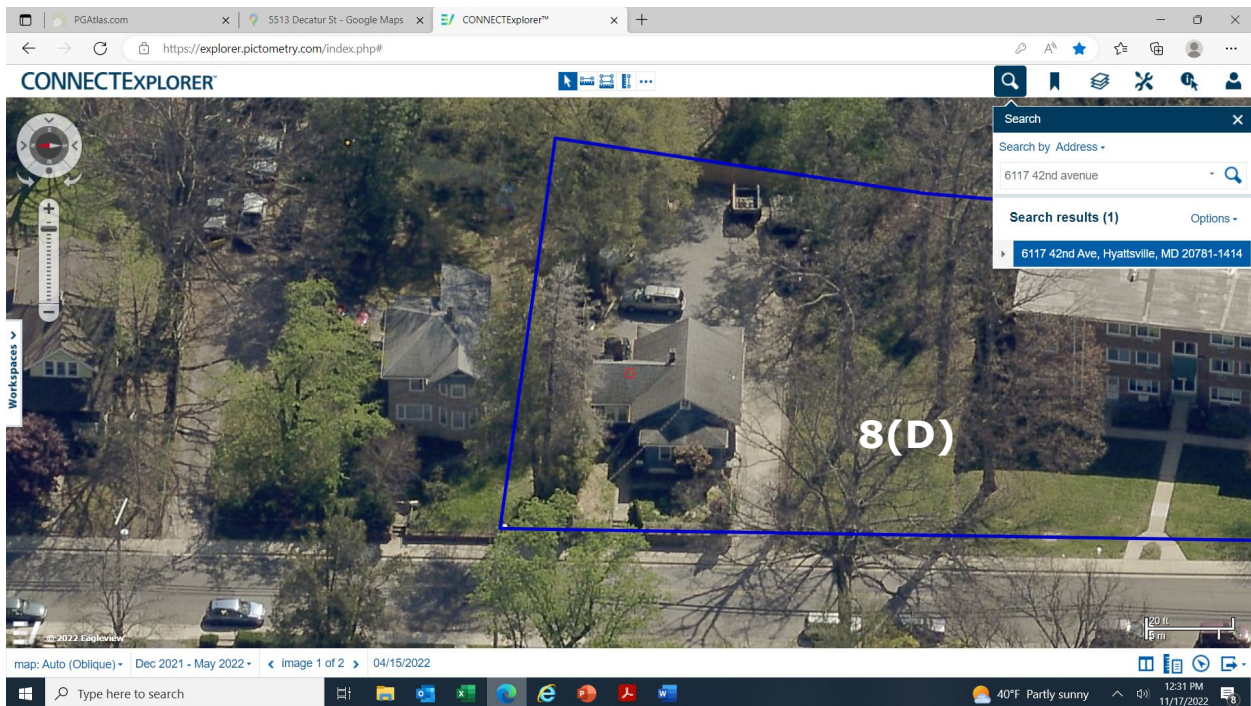
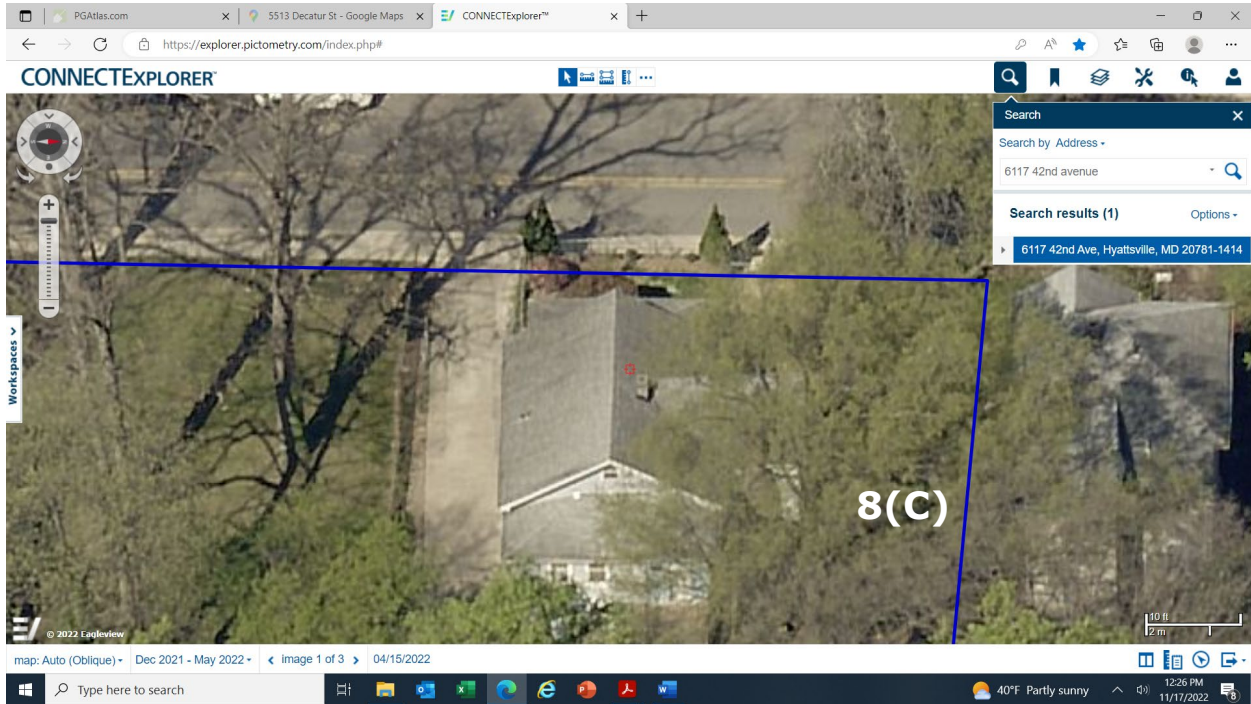
Class: R-18 (Multifamily Medium Density Residential)

V-76-22
Aerial Photos

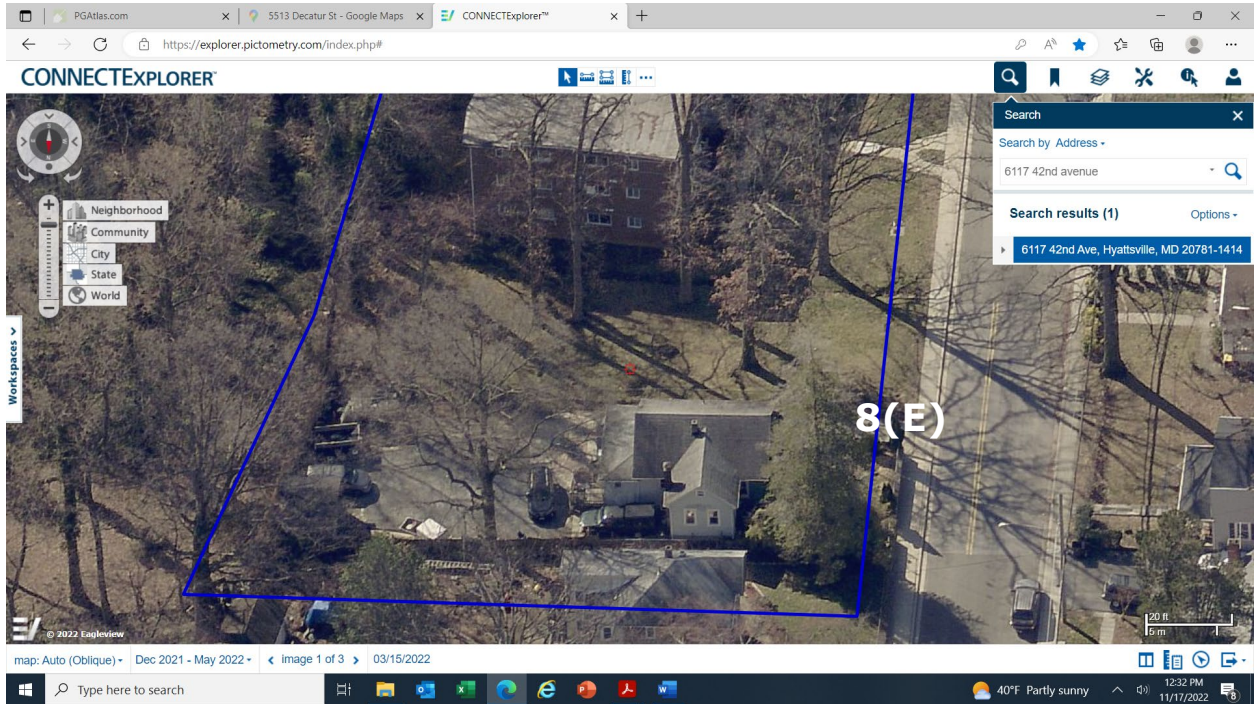


EXH. # 8(A-F)
V-76-22

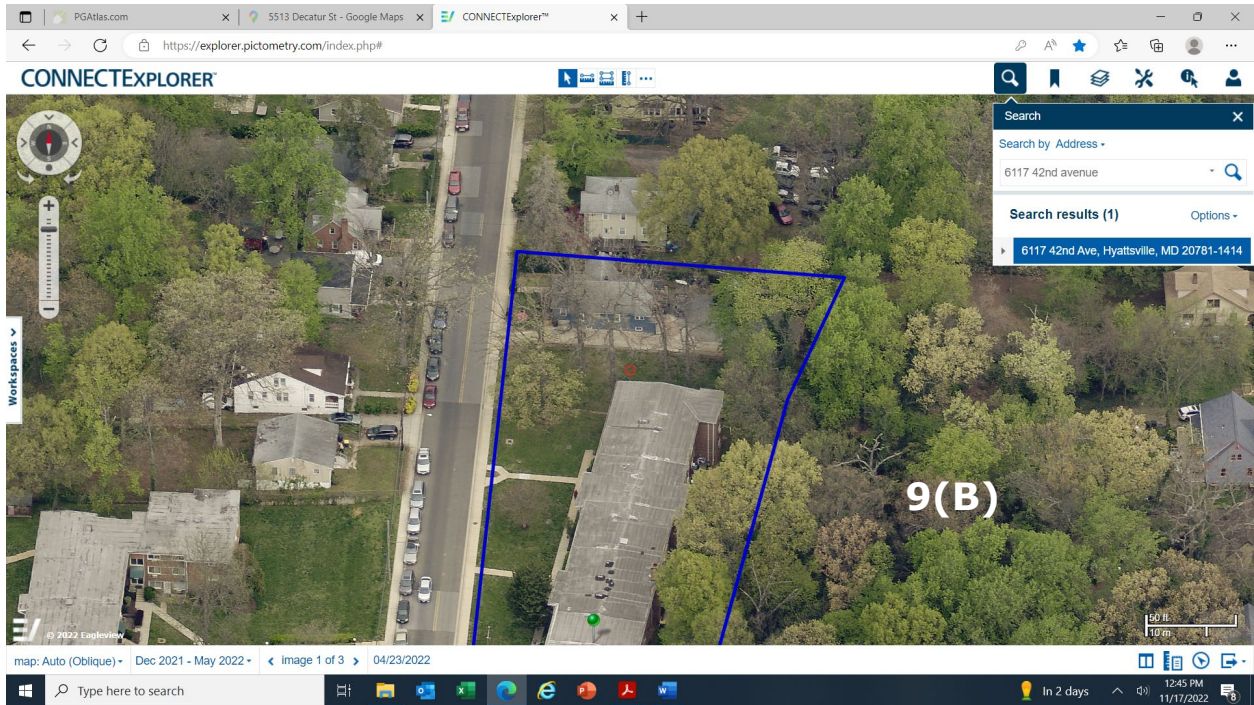
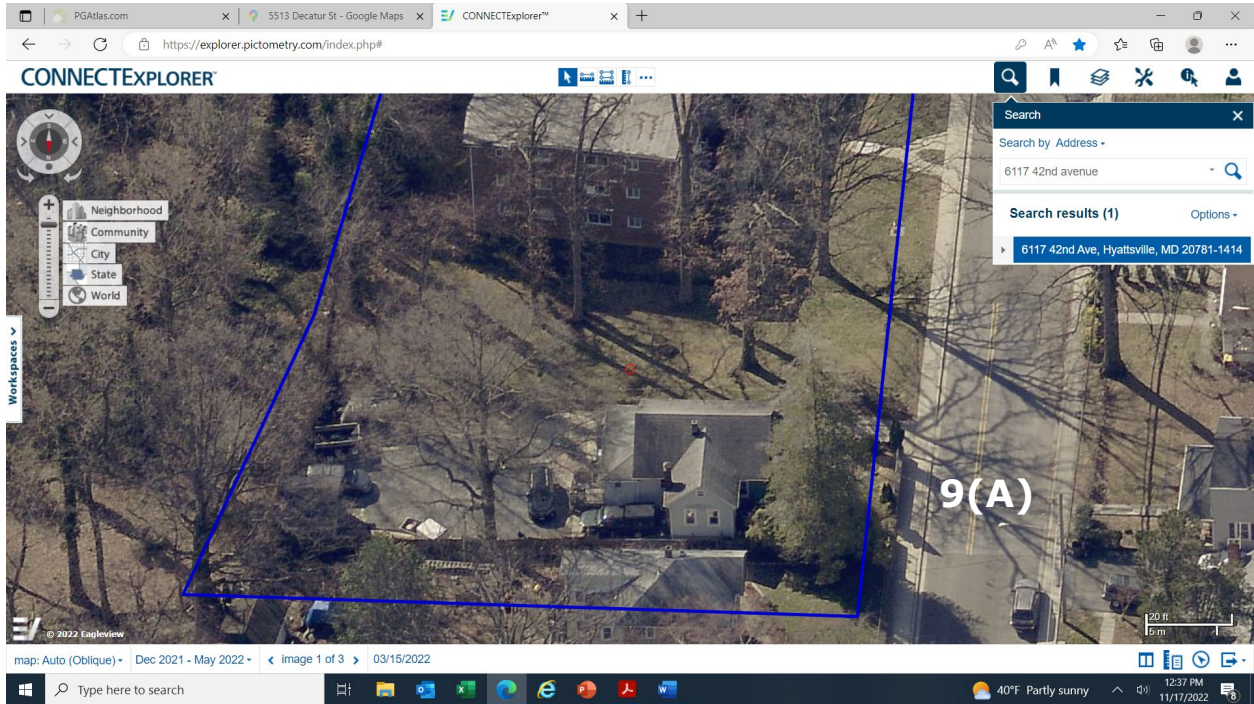
V-76-22
Aerial Photos



V-76-22
Aerial Photos

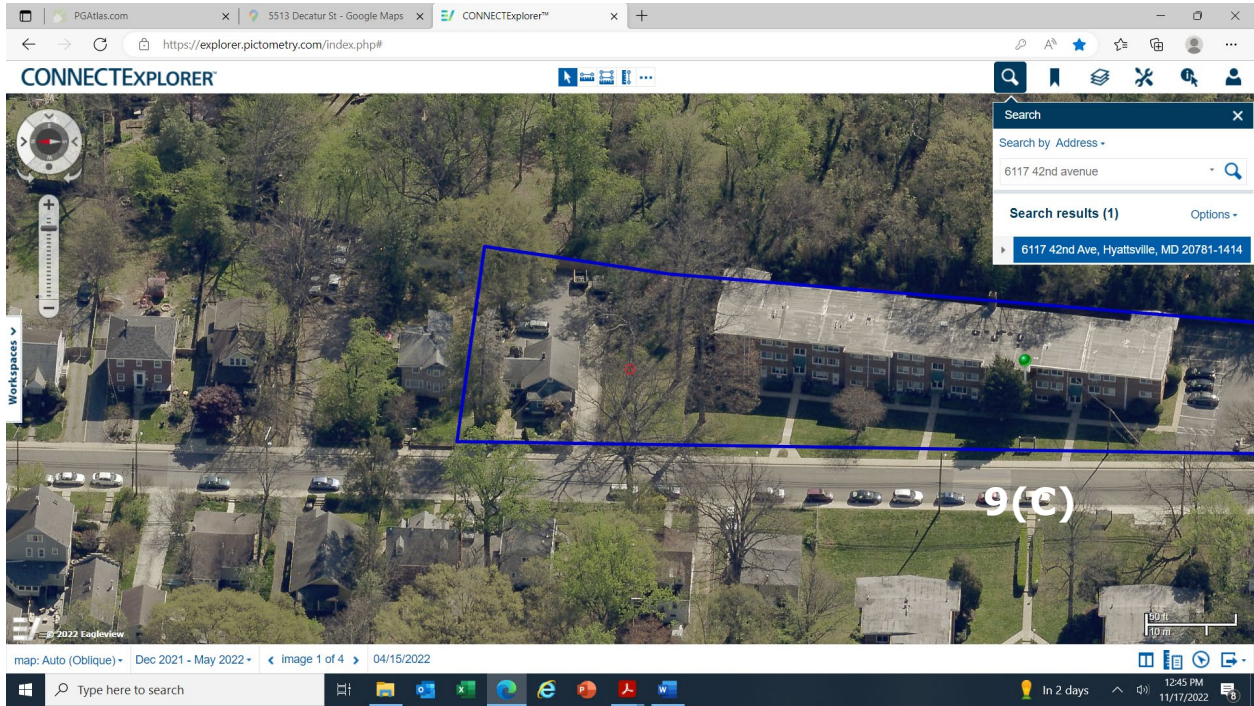


V-76-22
Neighboring Properties



EXL # **9(A-C)**
V-76-22

V-76-22
Neighboring Properties





THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

WAYNE K. CURRY COUNTY ADMINISTRATION BUILDING, LARGO, MARYLAND 20774
TELEPHONE (301) 952-3220

NOTICE OF VIRTUAL HEARING

Date: November 29, 2022

Petitioner: Felix Rivas

Appeal No.: V-76-22

Hearing Date: WEDNESDAY, DECEMBER 14, 2022, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Appeal has been made to this Board for permission to obtain a building permit for the construction of a 2nd floor addition over existing house on Residential, Multifamily-20 (RMF-20) Zoned property known as Part of Lots 2 & 3, Block 2, Nichols Addition to Hyattsville Subdivision, being 6117 42nd Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

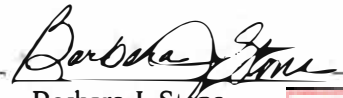
The specific violation resides in the fact that Zoning Ordinance Section 27-4202(h)(3) prescribes that each lot shall have a side yard at least 8 feet in width. A variance of 5 feet side yard width is requested.

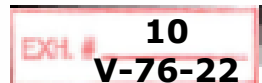
Virtual hearing on this Appeal is set for the time and place stated above. **Petitioner, or counsel representing Petitioner, should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel, licensed to practice 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: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville

V-76-22
FELIX RIVAS
6117 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
BOARD OF EDUCATION
6001 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
6030 42ND AVENUE LLC
PO BOX 9724
SILVER SPRING MD 20916

V-76-22
HYATTSVILLE QUEENSBURY LLC
3400 DEAN DRIVE
HYATTSVILLE MD 20871

V-76-22
NENITTO A BURTON
6110 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
CAROLA AND WINSTON ROSE
6112 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
STEP PROPERTY MANAGEMENT GROUP
4908 ENTERPRISE ROAD
BOWIE MD 20720

V-76-22
MARTHA URQUILLA
JOSE ROMERO
6116 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
TARA SUSMAN-PENA
6106 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
MICHAEL GEMENY
6104 42ND PLACE
HYATTSVILLE MD 20871

V-76-22
GARY BAKER
4221 OGLETHORPE STREET
HYATTSVILLE MD 20871

V-76-22
HARTMUT DOEBEL
6112 42ND PLACE
HYATTSVILLE MD 20871

V-76-22
JAMES DARIUS BALL ETAL
4112 OLIVER STREET
HYATTSVILLE MD 20871

V-76-22
JOHN PETERS ETAL
4116 OLIVER STREET
HYATTSVILLE MD 20871

V-76-22
CITY OF HYATTSVILLE
4310 GALLATIN STREET
HYATTSVILLE MD 20781

EXH. # **11**
V-76-22

11 29/22

7022 1670 0001 9132 5570

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
For more information, visit our website at www.usps.com®.

OFFICIAL USE

V-76-22
FELIX RIVAS
6117 42ND AVENUE
HYATTSVILLE E MD 2 871

Postage (if box, add fee as appropriate)
\$ _____
Delivery \$ _____
Delivery \$ _____
Delivery \$ _____

Postmark
Here

Box No. _____

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

2006 2760 0005 2365 1323

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(No Insurance Coverage Provided)

OFFICIAL USE

V-76-22
BOARD OF EDUCATION
6001 42ND AVENUE
HYATTSVILLE MD 2 8 1

Postage \$ _____
Delivery \$ _____
Delivery \$ _____
Delivery \$ _____

Postmark
Here

PS Form 3800, August 2006 See Reverse for Instructions

7022 1620 0001 9132 6492

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

OFFICIAL USE

V-76-22
6030 42ND AVENUE LLC
PO BOX 9724
SPRINGVER VER SPRING MD 20916

Postage (if box, add fee as appropriate)
\$ _____
Delivery \$ _____
Delivery \$ _____
Delivery \$ _____

Postmark
Here

Box No. _____

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

EXH. # 12
V-76-22

7022 1670 0001 9132 6508

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

For more information, visit our website at www.usps.com®.

OFFICIAL USE

V-76-22
HYATTSVILLE QUEENSBURY LLC
3400 DEAN DRIVE
HYATTSVILLE MD 20871

(If you use a meter, add fee as appropriate)
\$ _____
\$ _____
Priority \$ _____
\$ _____
Delivery \$ _____

Postmark
Here

Box No. _____

7022 1670 0001 9132 6515

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

For more information, visit our website at www.usps.com®.

OFFICIAL USE

V-76-22
NENITTO A BURTON
6110 42ND AVENUE
HYATTSVILLE MD 20871

(If you use a meter, add fee as appropriate)
\$ _____
\$ _____
Priority \$ _____
\$ _____
Delivery \$ _____

Postmark
Here

Box No. _____

7022 1670 0001 9132 6522

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

For more information, visit our website at www.usps.com®.

OFFICIAL USE

V-76-22
CAROLA AND WINSTON ROSE
6112 42ND AVENUE
HYATTSVILLE MD 20871

(If you use a meter, add fee as appropriate)
\$ _____
\$ _____
Priority \$ _____
\$ _____
Delivery \$ _____

Postmark
Here

Box No. _____

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V-76-22
STEP PROPERTY MANAGEMENT GROUP
4908 ENTERPRISE ROAD
BOWIE MD 20720

(if box, add fee as appropriate)
\$ _____
\$ _____
Delivery \$ _____
\$ _____
Delivery \$ _____

7022 1670 0001 9132 6546

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V-76-22
MARTHA URQUILLA
JOSE ROMERO
6116 42ND AVENUE
HYATTSVILLE MD 20871

(if box, add fee as appropriate)
\$ _____
\$ _____
Delivery \$ _____
\$ _____
Delivery \$ _____

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V-76-22
TARA SUSMAN-PENA
6106 42ND AVENUE
HYATTSVILLE MD 20871

(if box, add fee as appropriate)
\$ _____
\$ _____
Delivery \$ _____
\$ _____
Delivery \$ _____

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V-76-22
MICHAEL GEMENY
6104 42ND PLACE
HYATTSVILLE MD 20871

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V-76-22
GARY BAKER
4221 OGLETHORPE STREET
HYATTSVILLE MD 20871

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V-76-22
HARTMUT DOEBEL
6112 42ND PLACE
HYATTSVILLE MD 20871

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V-76-22
 JOHN PETERS ETAL
 4116 OLIVER STREET
 HYATTSVILLE MD 20871

Postmark Here

(If using a meter, add fee as appropriate)
 \$ _____
 \$ _____
 Delivery \$ _____
 Delivery \$ _____
 Delivery \$ _____

Box No. _____

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

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OFFICIAL USE

V-76-22
 JAMES DARIUS BALL ETAL
 4112 OLIVER STREET
 HYATTSVILLE MD 20871

Postmark Here

(If using a meter, add fee as appropriate)
 \$ _____
 \$ _____
 Delivery \$ _____
 Delivery \$ _____
 Delivery \$ _____

Box No. _____

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OFFICIAL USE

V-76-22
 CITY OF HYATTSVILLE
 4310 GALLATIN STREET
 HYATTSVILLE MD 20781

Postmark Here

(If using a meter, add fee as appropriate)
 \$ _____
 \$ _____
 Delivery \$ _____
 Delivery \$ _____
 Delivery \$ _____

Box No. _____

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

BOARD OF APPEALS – POSTING

Petitioner: Felix Rivas

Appeal No.: V-76-22

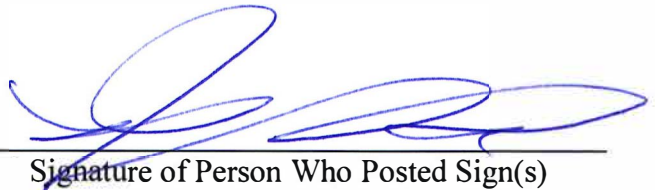
THE SIGN(S) MUST BE POSTED ON THE PROPERTY FOR A PERIOD OF AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING BEFORE THE BOARD OF APPEALS. PERSON WHO POSTS SIGN(S) MUST COMPLETE CERTIFICATION OF POSTING. CERTIFICATION OF POSTING FORM MUST BE FILED, TOGETHER WITH PHOTOGRAPH(S) OF SIGN(S), WITH THE BOARD OF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

POSTING PERIOD: 11/29/22 thru 12/14/22

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),
BY NO LATER THAN: 12/6/22

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) November 21, 2022, BY (Name) Ken Parsons, (Address) 3. PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.


Signature of Person Who Posted Sign(s)

Kenneth K. PARSONS
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
Wayne K. Curry County Administration Building, 3rd Floor
1301 McCormick Drive
Largo, MD 20774
(301) 952-3220

EXH # **13**
V-76-22

301-952-3220

HEARING
FOR INFORMATION
301-952-3220
APPEAL#
12-14-22 3:00 p.m.
WAYNE K. CURRY ADMINISTRATION BUILDING
LARGO, MD
www.princegeorgescountygov
RGAofMDrealestate.com

**BWARE
of DOG**

BOARD OF AP
HEARING
FOR INFORMAT
301-952-120
TYPE L#
V-76-72
DATE 12-14-22 8:00 a.m.
MS A. SUREY ADMINSTR
A/C O AK
www.kingco.gov
Road to Park





STOP

RENTALS
FOR PARTIAL
HEARING
301-952-3220
301-952-3220
6:00 a.m. - 6:00 p.m.

1CW8643