

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-133-21

PETITIONER: Olga Rubio

No. Description

- 1. Application
- 2. Site Plan
- 3. Subdivision Plat
- 4. Color Photos, A thru G
- 5. Permit History
- 6. PGAtlas Printout
- 7. SDAT Property Printout
- 8. Aerial Photos, A thru F
- 9. Aerial Photos, Neighboring Properties, A thru F
- 10. Notice of Virtual Hearing, 3/22/2022
- 11. Persons of Record List, 3/22/2022
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.



BOARD of APPEALS

Zoning and Administrative

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

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

Received Stamp

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 Olga Rubio
(AS SHOWN ON DEED)
Address of Owner(s) 3107 Lancer PL
City Hyattsville State MD Zip Code 20782
Telephone Number (home) 240-705-4177 (cell) 240-705-4177 (work) _____
E-mail address: tania.rubio27@yahoo.com

Location and Legal Description of the Property involved:

Street Address 3107 Lancer PL
City Hyattsville
Lot(s) _____ Block _____ Parcel _____
Subdivision Name _____

Professional Service:

▶ Engineer ▶ Contractor ▶ Architect: (if different from above): (circle one)

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

Attorney representing applicant: (If applicable)

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

EXH. # 1
V-133-21

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

Name: Olga Rubio

Address: 3107 Lancer Pl

Municipality (Incorporated City/Town)

Name Hyattsville

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

Driveway in place is being repaired

Please refer to the site plan

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: _____

Signature of Owner/Attorney

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/>.

*****FOR OFFICE USE ONLY*****

Filing Fee Paid: \$ _____
CK/M.O. # _____
By: _____

Sign Posting Fee Paid: \$ _____
CK/M.O. # _____
By: _____

Translation Services: \$ _____
CK/M.O. # _____
By: _____

Re-advertisement: \$ _____
CK/M.O. # _____
By: _____

Property Zone:	
Overlay Zone:	
Previous Activity: <small>I.e.: Variance, PB Action,</small>	
Violation Notice #: Yes <input type="radio"/> No <input type="radio"/>	

Variance(s) required:

CASE NO. 22-07325

- 3:1 Maximum Slope Allowed On Residential Property
- 7% Maximum Parking Pad Slope and 12.5% Maximum Driveway Slope.
- 2.5% Minimum Slope Required On Yard or Lawn Areas. 10" in 10' Minimum Slope of Pad Away From Building is Required.

Approved for Soils, Grading and Drainage

By: Ted Jeong 11/05/2021 Date

Permit #: 42413-2021-0

For 20'x25' on-site driveway pad and 50 SF sidewalk.

LOCATION DRAWING
SECTION THREE
QUEENS CHAPEL MANOR
LOT 8 BLOCK 1
PRINCE GEORGE'S COUNTY, MARYLAND

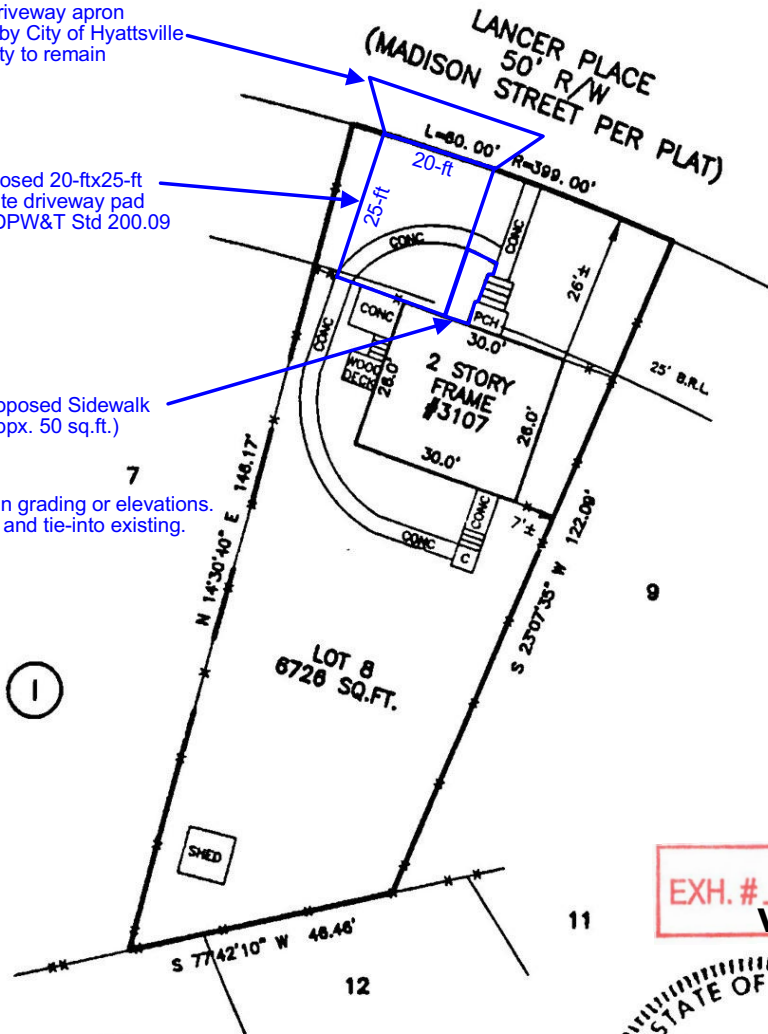
NORTH

Existing driveway apron approved by City of Hyattsville municipality to remain

Proposed 20-ftx25-ft on-site driveway pad per DPW&T Std 200.09

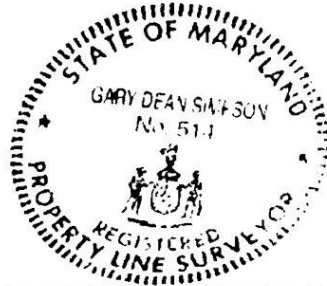
Proposed Sidewalk (Appx. 50 sq.ft.)

Note: No net changes in grading or elevations. All elevations to match and tie-into existing.



EXH. # 2
V-133-21

WE HAVE REVIEWED AND RECEIVED COPY OF THIS SURVEY



PROPERTY ADDRESS: 3107 LANCER PLACE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP COMMUNITY PANEL NO. 245208 0025 C AS REVISED 06-18-87

NO REPRODUCTION WITHOUT EXPRESSED WRITTEN PERMISSION BY CUS, INC.

ENGINEERS CERTIFICATE

I hereby certify that the plan shown hereon is correct;
 That it is a subdivision of part of the lands conveyed by
 Park Properties, Inc. to Newton Properties, Inc. by deed dated
 July 2, 1940 and recorded July 3, 1940 among the Land
 Records of Prince Georges County, Maryland in Liber 563
 at Folio 8 and all of the lands conveyed by Laura E. Scales,
 unmarried, Carrie M. Stuart and E. Montrose Stuart, her
 husband, to Newton Properties, Inc., by deed dated
 May 19, 1941 and recorded May 27, 1941 in Liber 609
 at Folio 8 among the aforesaid Land Records.

And that stories marked thus: ■ and iron pipes
 marked thus: • are in place as shown.

May 27, 1941

Ben Dyer
 Ben Dyer, Engineer

OWNERS DEDICATION

We, Newton Properties, Inc., a Maryland Corporation, by
 Eugene A. Smith, President and Ernest L. Smith, Secretary,
 being the owners of the properties shown and described
 hereon, hereby adopt this plan of subdivision, establish
 the minimum building restriction lines and dedicate the
 streets to public use.

There are no suits of action, leases, liens or trusts
 on the property included in this plan of subdivision.

Attest: May 27, 1941
 NEWTON PROPERTIES, INC.

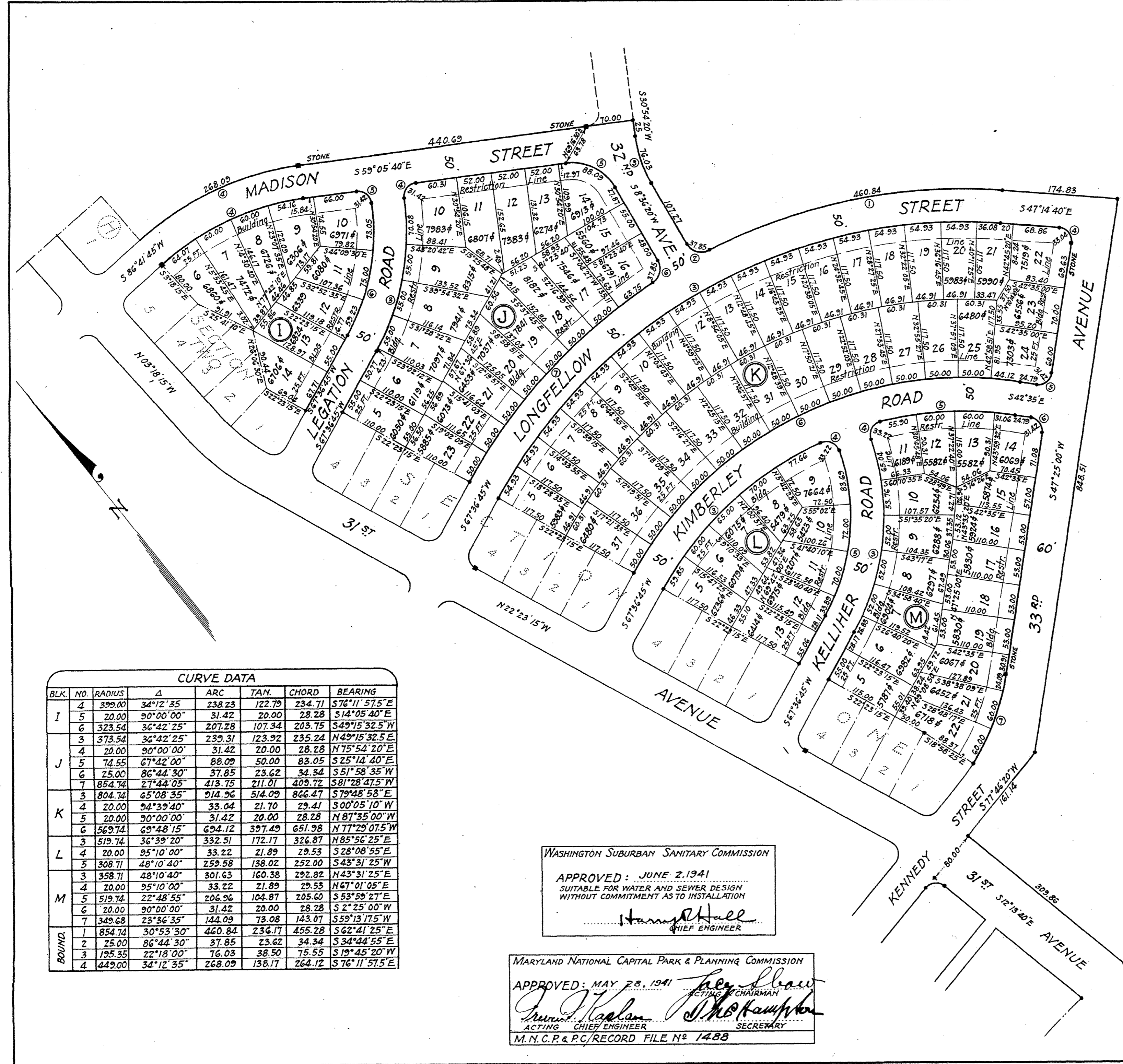
Ernest L. Smith Secretary
Eugene A. Smith President

EXH. # 3
 V-133-21

SECTION THREE QUEENS CHAPEL MANOR PRINCE GEORGES COUNTY MARYLAND

SCALE: 1 INCH = 100 FEET MAY 1941

DYER & PRICE
 REGISTERED CIVIL ENGINEERS
 HYATTSVILLE, MD.



CURVE DATA

BLK.	NO.	RADIUS	Δ	ARC	TAN.	CHORD	BEARING
I	4	399.00	34°12'35"	238.23	122.79	234.71	S76°11'57.5"E
	5	20.00	90°00'00"	31.42	20.00	28.28	S14°05'40"E
	6	323.54	36°42'25"	207.28	107.34	203.75	S49°15'32.5"W
J	3	373.54	36°42'25"	239.31	123.92	235.24	N49°15'32.5"E
	4	20.00	90°00'00"	31.42	20.00	28.28	N75°54'20"E
	5	74.55	67°42'00"	88.09	50.00	83.05	S25°14'40"E
	6	75.00	86°44'30"	37.85	23.62	34.34	S51°58'35"W
K	7	854.74	27°44'05"	413.75	211.01	409.72	S81°28'47.5"W
	3	804.74	65°08'35"	914.96	514.09	866.47	S79°48'58"E
	4	20.00	94°39'40"	33.04	21.70	29.41	S00°05'10"W
	5	20.00	90°00'00"	31.42	20.00	28.28	N87°35'00"W
L	6	569.74	69°48'15"	694.12	397.49	651.98	N77°29'07.5"W
	5	519.74	36°39'20"	332.51	172.17	326.87	N85°56'25"E
	4	20.00	95°10'00"	33.22	21.89	29.53	S28°08'55"E
	5	308.71	48°10'40"	259.58	138.02	252.00	S43°31'25"W
M	3	358.71	48°10'40"	301.63	160.38	292.82	N43°31'25"E
	4	20.00	95°10'00"	33.22	21.89	29.53	N67°01'05"E
	5	519.74	27°48'55"	206.96	104.87	205.60	S53°59'27"E
	6	20.00	90°00'00"	31.42	20.00	28.28	S2°25'00"W
ROUND	7	349.68	23°36'35"	144.09	73.08	143.07	S59°13'17.5"W
	1	854.74	30°53'30"	460.84	236.17	455.28	S62°41'25"E
	2	25.00	86°44'30"	37.85	23.62	34.34	S34°44'55"E
	3	195.35	22°18'00"	16.03	38.50	75.55	S19°45'20"W
4	449.00	34°12'35"	268.09	138.17	264.12	S76°11'57.5"E	

WASHINGTON SUBURBAN SANITARY COMMISSION
 APPROVED: JUNE 2, 1941
 SUITABLE FOR WATER AND SEWER DESIGN
 WITHOUT COMMITMENT AS TO INSTALLATION
Stamp Hall
 CHIEF ENGINEER

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 APPROVED: MAY 28, 1941
John J. Kaplan ACTING CHAIRMAN
John P. Kaplan ACTING CHIEF ENGINEER
John P. Kaplan SECRETARY
 M.N.C.P. & P.C./RECORD FILE NO 1488

PRINCE GEORGES COUNTY CIRCUIT COURT (Subdivision Plats, PG) Plat Book 609, p. 179, MS# 61250-12231, Date available Printed 12/14/2023

SSU 1250-12231



EXH. # 4(A-G)
V-133-21

4(A)



4(B)



4(C)



4(D)



4(E)



4(F)



G

4(C)

Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
4/25/1979 12:00:00 AM	1884-1979-0	79018840011	R (RESIDENTIAL)	SIDING/NON-METALLIC	CLOSED	4/25/1979 12:00:00 AM
10/3/2011 2:26:27 PM	29311-2011-0	Bc 3107 Lancer Dr.	CSD CPT (COMPLAINT)	Addition without permits.	CLOSED	
10/3/2011 2:26:27 PM	29311-2011-1	BVN 3107 Lancer Dr	VN (VIOLATION)	Stop work, obtain permit for footers installed at	CLOSED	
5/20/2015 12:00:00 AM	20770-2015-0	RUBIO FENCE	DPIE RW	6FT FENCE	APPLICATION	
9/29/2021 12:00:00 AM	42413-2021-0	QUEENS CHAPEL MANOR	RESIDENTIAL DRIVEWAY PERMIT	New 25-ftx20-ft driveway and new 50 sq.ft. sidewalk	APPLICATION	

EXH. # **5**
V-133-21

Property

Tax Account: 1826981

Owner Name: VELASQUEZ JOSE & OLGA RUBIO

Premise Address: 3107 Lancer Pl, Hyattsville, MD 20782

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1826981	Owner Name: VELASQUEZ JOSE & OLGA RUBIO	Tax Map Grid: 041F3
Assessment District: 16	Owner Address: 3107 Lancer Pl, Hyattsville, MD 20782	WSSC Grid: 207NE03
Lot: 8 Block: EYE Parcel: Description:	Liber: 19401 Folio: 348	Tree Conservation Plan 1:
Plat: A16-0498	Transfer Date: 4/29/2004	Tree Conservation Plan 2:
Subdivision: QUEENS CHAPEL MANOR	Current Assessment: \$254,300.00	Councilmanic District: 2
Acreage: 0.1540	Land Valuation: \$100,200.00	
	Improvement Valuation: \$154,100.00	
	Sale Price: \$0.00	
	Structure Area (Sq Ft): 1170	

Development District Overlay

Overlay Zone: D-D-0

Plan Name: GATEWAY ARTS DISTRICT SECTOR PLAN AND SMA

Resolution: CR-78-2004

Adoption Date: 11/30/2004

Acreage: 1907.699336

Legislative District

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

Councilmanic District (2014)

District: 2

Member: Deni Taveras

Political Party: Democrat

Telephone: 301-952-4436

Email: dltaveras@co.pg.md.us

District: Null

Member: Mel Franklin (At Large)

Political Party: Democrat

Telephone: 301-952-2638

Email: mfranklin1@co.pg.md.us



District: Null
Member: Calvin S. Hawkins, II (At Large)
Political Party: Democrat
Telephone: 301-952-2195
Email: at-largememberhawkins@co.pg.md.us

Tax Grid

Map Grid: 41-F3

WSSC Grid

Grid: 207NE03

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

Zip Code

Zip Code: 20782
City: Hyattsville
Alternate Names: Chillum, University Park, West Hyattsville

Zoning

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



Real Property Data Search (w3)

Guide to searching the database

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 -** 1826981

Owner Information

Owner Name:	VELASQUEZ JOSE & OLGA RUBIO	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3107 LANCER PL HYATTSVILLE MD 20782-3150	Deed Reference:	/19401/ 00348

Location & Structure Information

Premises Address: 3107 LANCER PL
HYATTSVILLE 20782-0000

Legal Description:

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-
0041	00F3	0000	16017500.17	7500	03	EYE	8	2022	Plat Ref:	0498

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1943	1,170 SF		6,726 SF	001

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

EXH. # **7**
V-133-21

Value Information

	Base Value	Value		
		As of 01/01/2022	Phase-in Assessments	
		As of 07/01/2021	As of 07/01/2022	
Land:	100,200	110,500		
Improvements	154,100	198,300		
Total:	254,300	308,800	254,300	272,467
Preferential Land:	0	0		

Transfer Information

Seller: VELASQUEZ,JOSE & OLGA RUBIO	Date: 04/29/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /19401/ 00348	Deed2:
Seller: VELASQUEZ,DOMINGO A & JOSE	Date: 11/05/2003	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /18328/ 00684	Deed2:
Seller: MALDONADO,ALBERT ETAL	Date: 07/18/2002	Price: \$154,000
Type: ARMS LENGTH IMPROVED	Deed1: /16036/ 00054	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
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:**

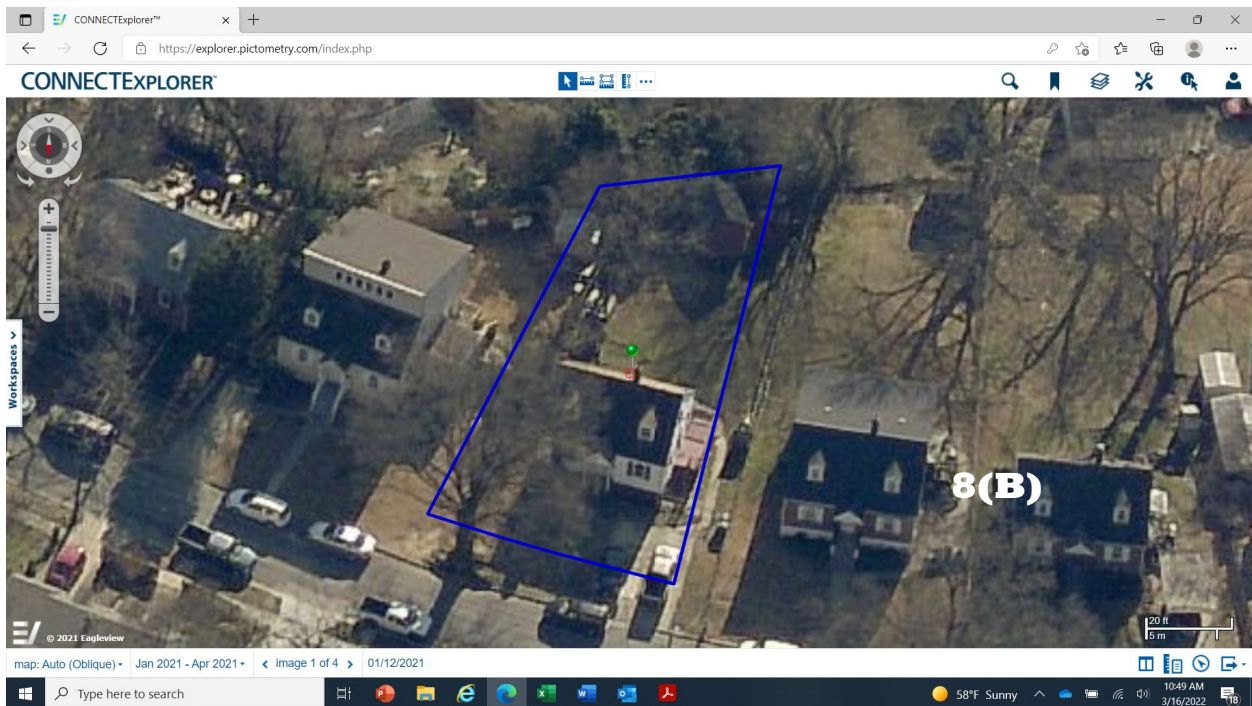
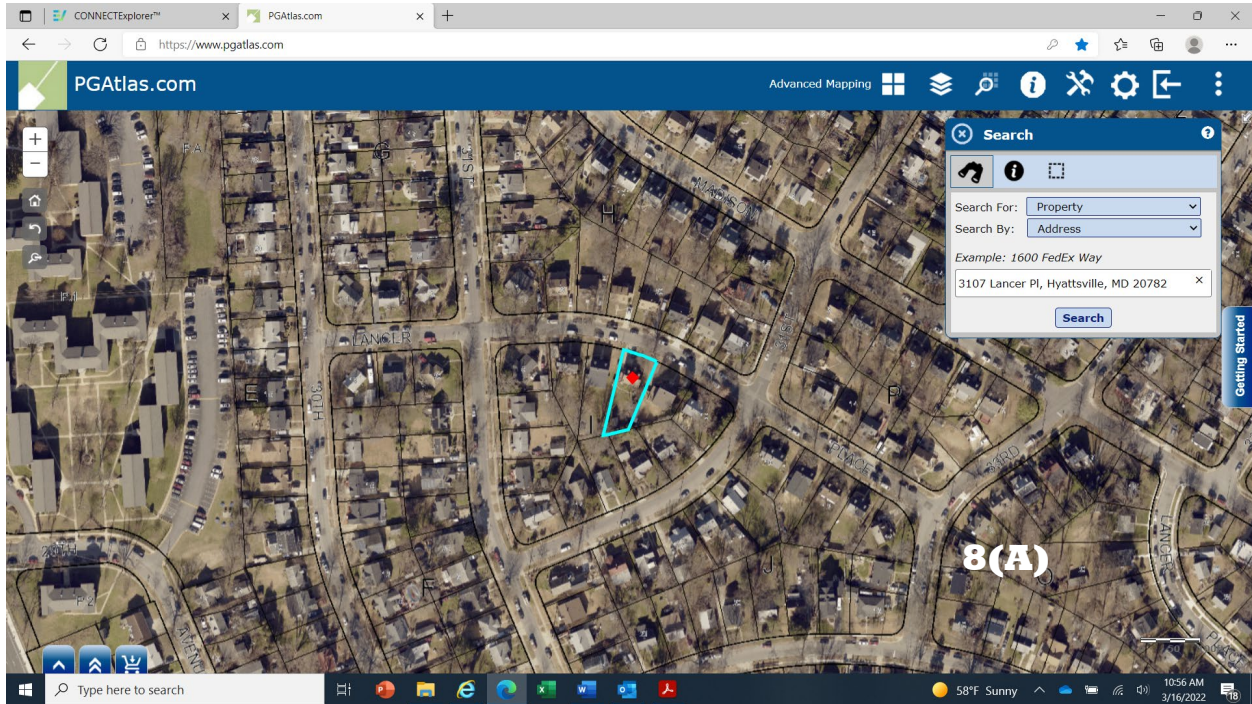
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

[Contact Us](#) | [Privacy Notice](#) | [Accessibility](#)

SOCIAL MEDIA DIRECTORY

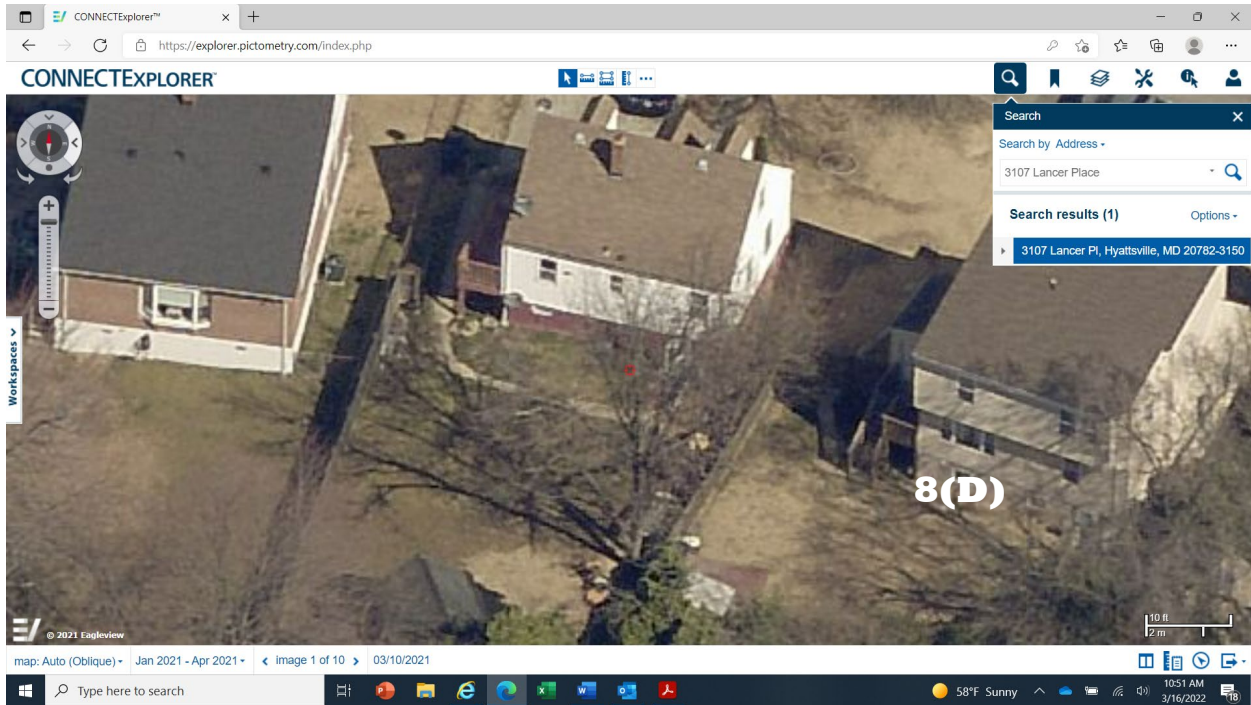
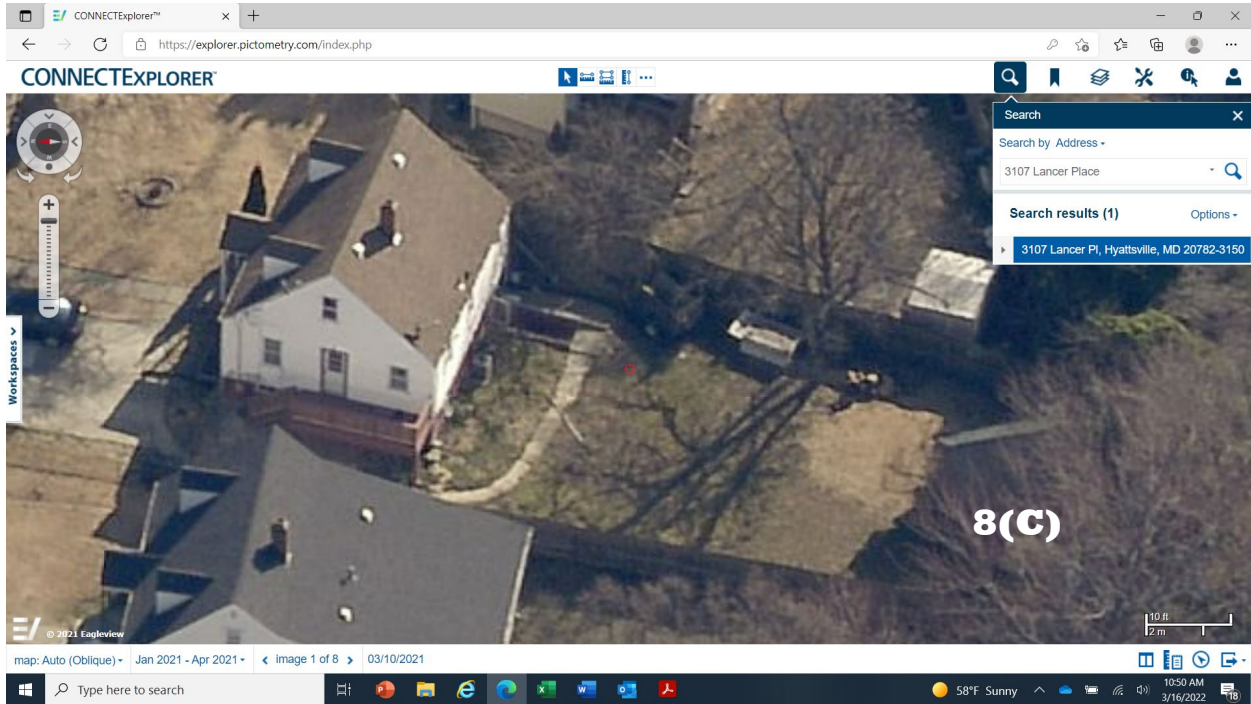
301 W. Preston St., Baltimore, MD 21201-2395; (410) 767-1184

V-133-21
Aerial Photos

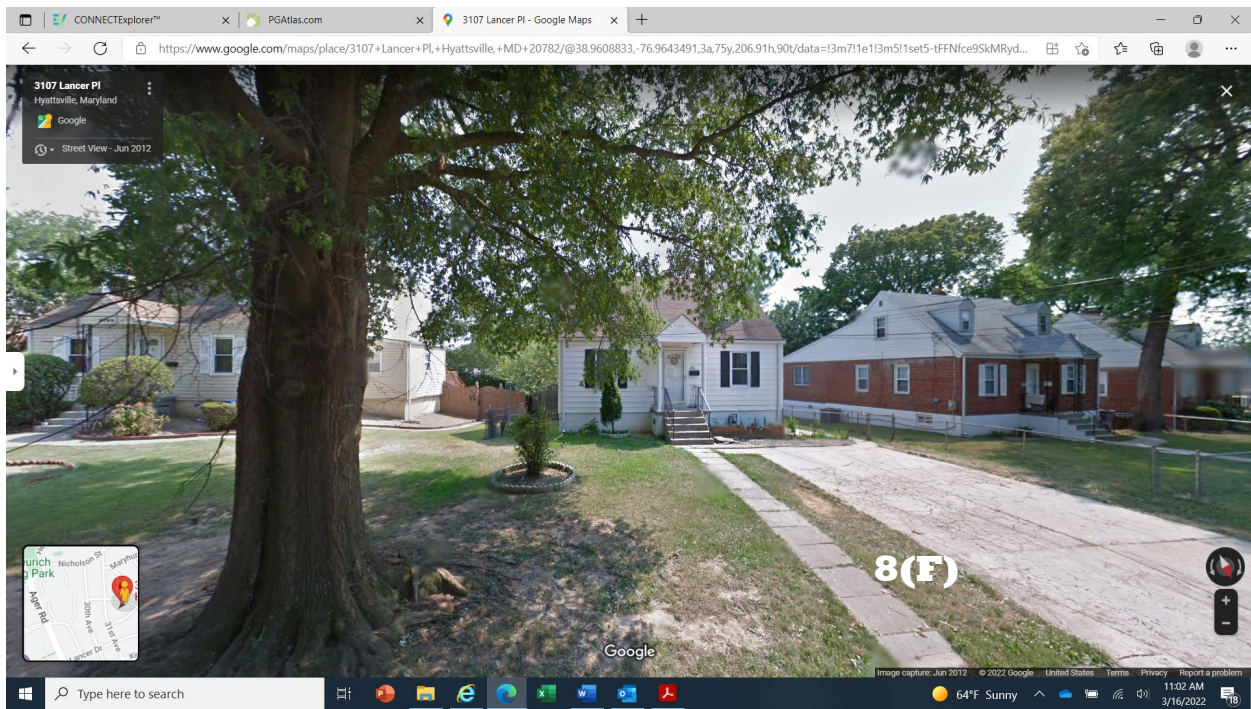
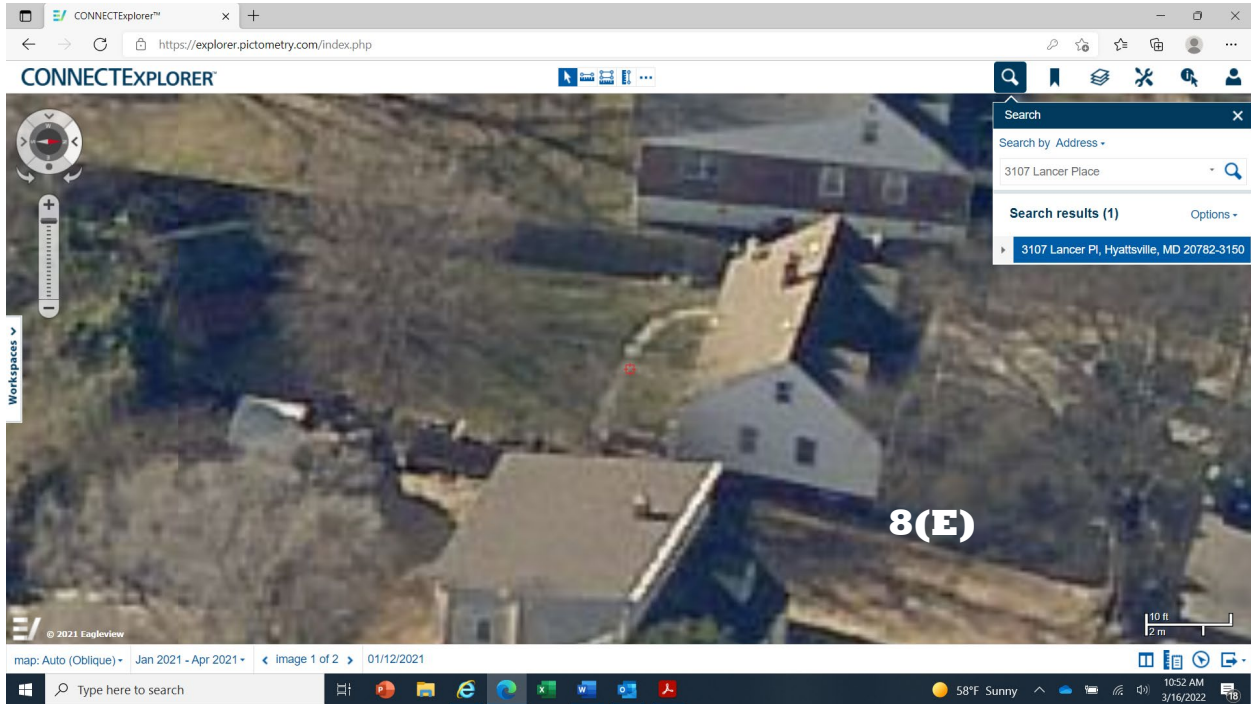


EXH. # **8(A-F)**
V-133-21

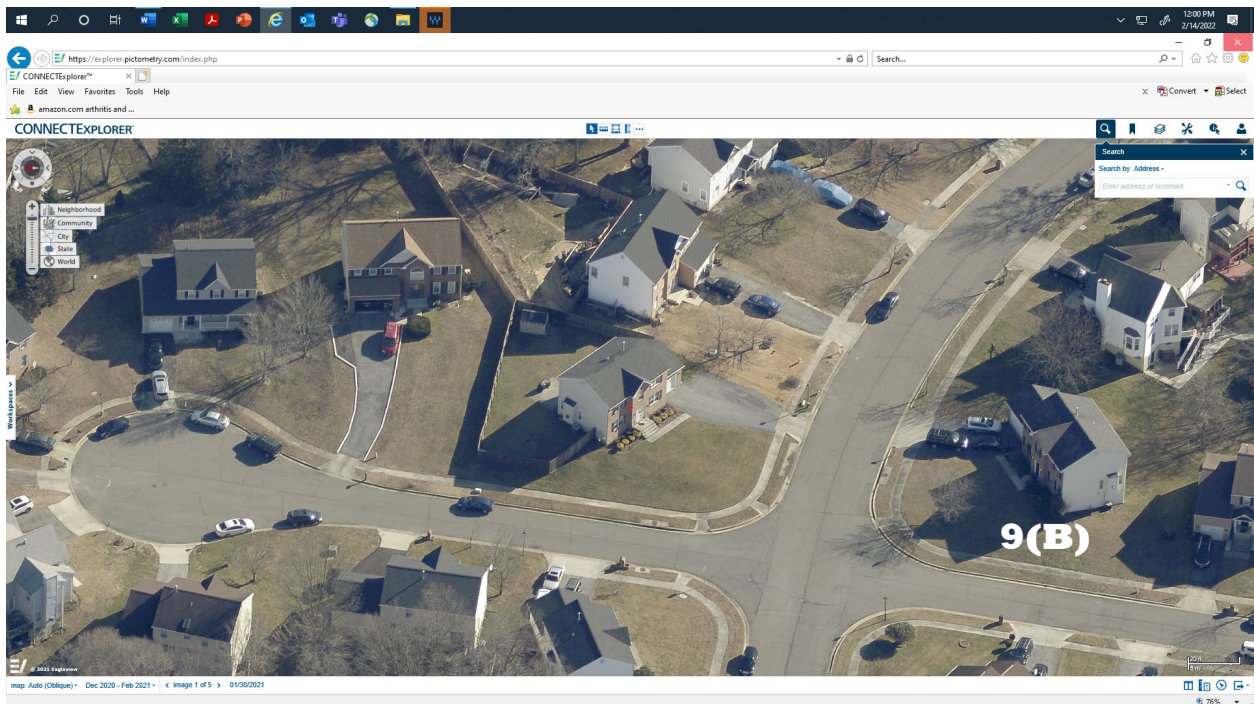
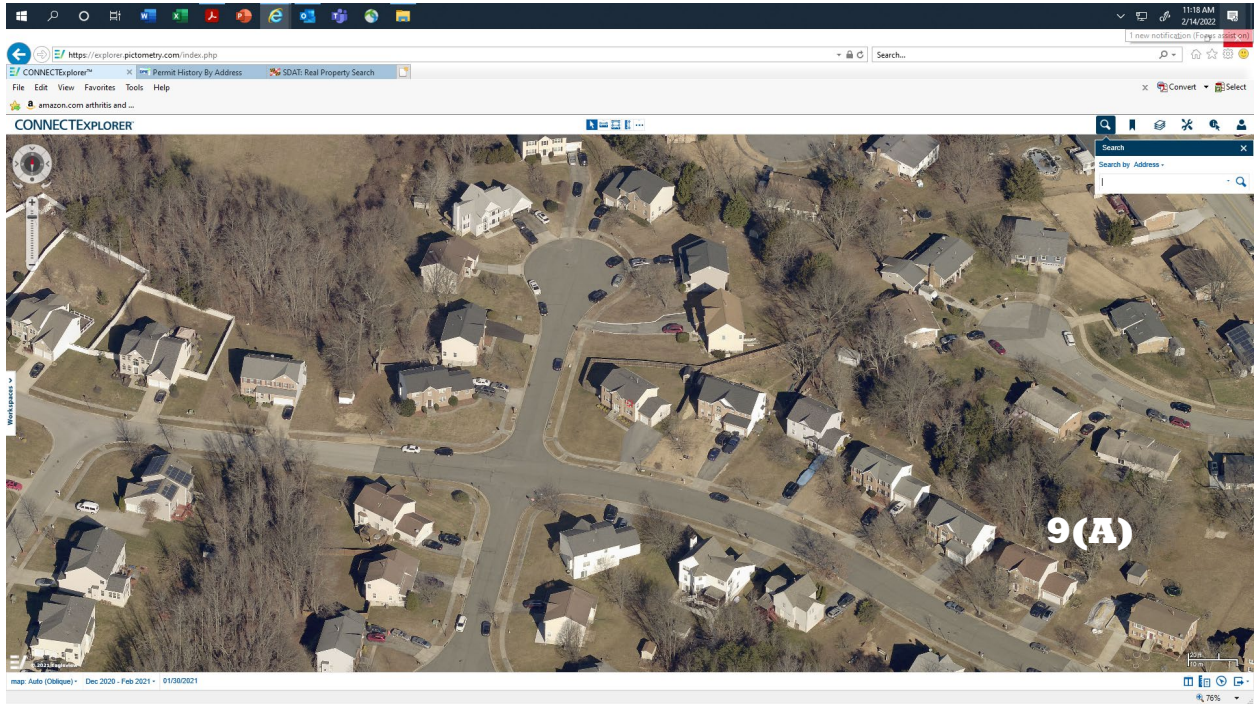
V-133-21
Aerial Photos



V-133-21
Aerial Photos

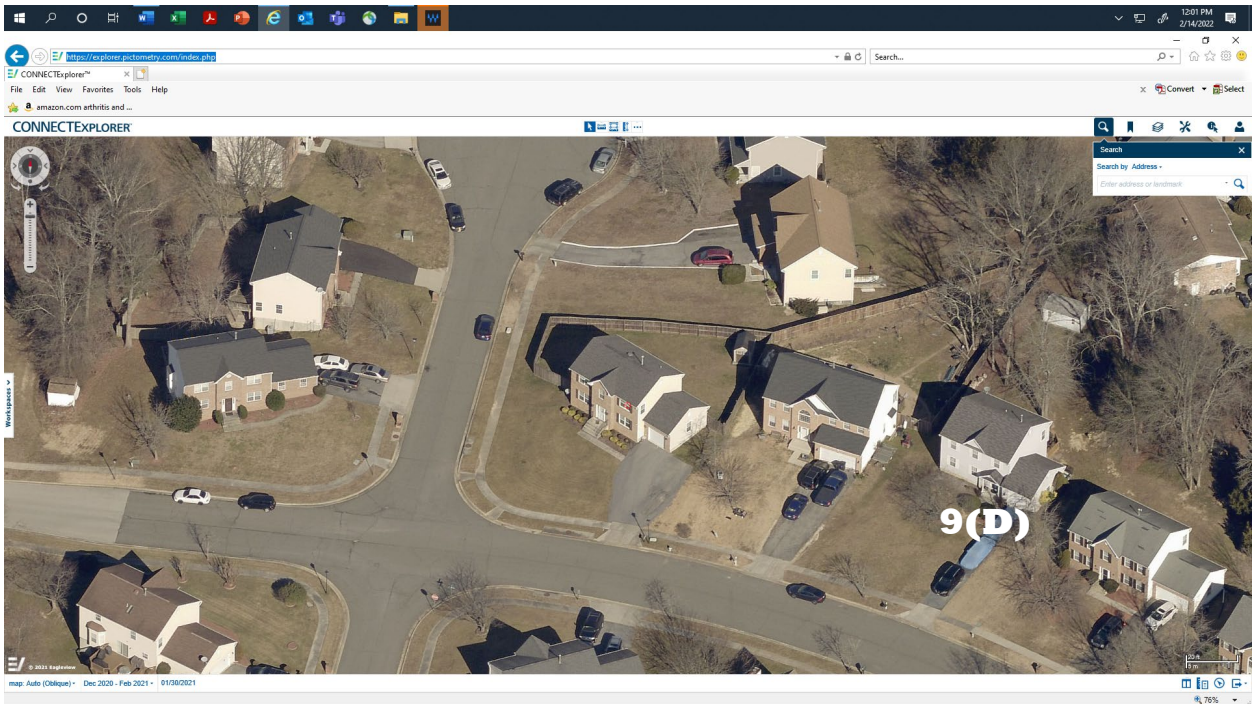
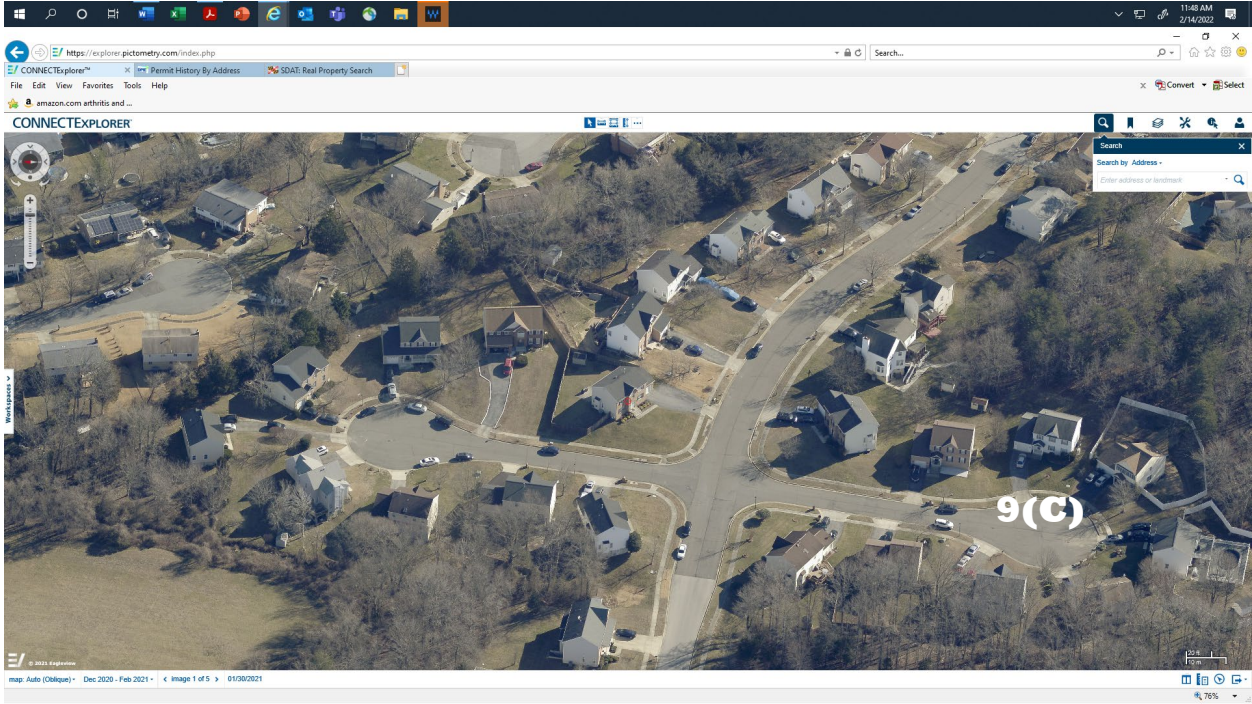


V-133-21
Neighboring Properties



EXH. # **9(A-D)**
V-133-21

V-133-21
Neighboring Properties





THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF VIRTUAL HEARING

Date: March 8, 2022

Petitioner: Olga Rubio

Appeal No.: V-133-21

Hearing Date: WEDNESDAY, MARCH 23, 2022, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing.

Appeal has been made to this Board for permission to validate existing conditions (front yard depth, side yard width, front building line, and a waiver of the parking area location) and obtain a building permit for a driveway partially located in front of the house on R-55 Zoned (One-Family Detached Residential) property known as Lot 8, Block eye, Queens Chapel Manor Subdivision, being 3107 Lancer Place, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

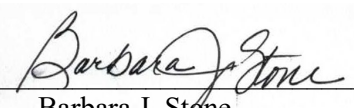
The specific violation resides in the fact that Zoning Ordinance Section 27-442(e)(Table IV) prescribes that each lot shall have a front yard at least 25 feet in depth and each lot shall have a side yard at least 8 feet in width. Section 27-442(d)(Table III) prescribes that each lot shall have a minimum width of 65 feet measured along the front building line. Section 27-120.01(c) prescribes that no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling. Variances of 3 feet front yard depth, 1-foot side yard width, 8 feet front building line width and a waiver of the parking area location requirement 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.

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

EXH. # **10**
V-133-21

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville

V-133-21
OLGA RUBIO
3107 LANCER PLACE
HYATTSVILLE MD 20782

V-133-21
WILLIAM GARDINER
5704 31ST PLACE
HYATTSVILLE MD 20782

V-133-21
ROLLINS LIVING TRUST
3105 LANCER PLACE
HYATTSVILLE MD 20782

V-133-21
ANDREW GRANT
3106 LANCER PLACE
HYATTSVILLE MD 20782

V-133-21
ALEX GOMEZ
3108 LANCER PLACE
HYATTSVILLE MD 20782

V-133-21
DENNIS TURTON & JOANNE JACK
3109 LANCER PLACE
HYATTSVILLE MD 20782

V-133-21
BRETT BIGBEE
3110 LANCER PLACE
HYATTSVILLE MD 20782

V-133-21
WILLIAM GARDINER
5706 31ST PLACE
HYATTSVILLE MD 20782

V-133-21
CITY OF HYATTSVILLE
ECONOMIC REVIEW
4310 GALLATIN STREET
HYATTSVILLE MD 20781

EXH. # **11**
V-133-21