

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-65-24 PETITIONER: Kesete G. Kidane

No.	Description
1.	Application
2.	Statement of the Petitioner
3.	Site Plan
4.	Color Photos, A thru I
5.	Subdivision Plat
6.	Permit History
7.	SDAT Property Printout
8.	PGAtlas Printout
9.	Aerial Photos, A thru F
10.	Neighboring Properties, A thru D
11.	Notice of Virtual Hearing, 10/8/2024
12.	Persons of Record List, 10/8/2024
13.	Certified Mail Receipts
14.	Certification of Posting, w/photos, 10-9-2024
15.	Email from Hyattsville City, 10/17/2024
16.	
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20.	



BOARD of APPEALS

Zoning and Administrative

Rec: 8/20/2024

Wayne K. Curry Administration Building
1301 McCormick Drive, 3rd Floor
Largo Maryland 20774
(301) 952-3220
boardofappeals@co.pg.md.us

Received Stamp

APPLICATION FOR A VIRTUAL VARIANCE

(USE BLACK INK ONLY)

PLEASE READ ALL INSTRUCTIONS BEFORE FILLING OUT APPLICATION

Owner(s) of Property Kesete Gebrehiwot Kidane
(AS SHOWN ON DEED)
Address of Owner(s) 5803 33rd Avenue
City Hyaattsville State MD Zip Code 20782
Telephone Number (home) 244 (cell) 240 687 0239 (work) 240 687 0239
E-mail address: melakesegen@yahoo.com

Location and Legal Description of the Property involved:

Street Address 5803 33rd Avenue
City Hyaattsville MD 20782
Lots) 14 Block D Parcel _____
Subdivision Name Queen Chapel Manor

Professional Service:

► Engineer ► Contractor ► Architect ► Permit Service: (circle one) **If none, use N/A:**
Business Name: N/A Phone Number: _____

Representative Name: _____ Email Address: _____

Address: _____

Attorney representing applicant: If none, use N/A

Name: N/A Law Office of _____

Address: _____

Email Address: _____ Phone Number: _____

EXH. # 1
V-65-24

~~All~~ ~~Representatives~~ must submit a letter of representation.

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

Name: _____

Address: _____

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

Name Hyattville _____

PROPOSED WORK:

What will be or has been constructed on the property which has required a variance? 12 BQ ON,

Driveway and Apron

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: _____

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 _____ Yes _____ Stop Work Order: No _____ Yes _____

Violation Notice: No _____ 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 ☒

Sign Language

Yes or _____

Foreign Language: _____

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: _____
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 _____ Yes _____ Stop Work Order: No _____ Yes _____

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

Inspector's Name: _____

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 ☒ Sign Language Yes ☐

Foreign Language: NONE _____

SIGNATURE PAGE

No Electronic Signatures are permitted. Wet Signatures only.



Signature of Property Owner by deed

Legal Representative (Attorney)

kesete G kidane

Printed Name

8/20/2024

Date:

*This for drive way request
Application Appeal*

1) A specific parcel of land is physically unique and unusual in a manner different from the nature of surrounding properties with respect to exceptional narrowness, shallowness, shape, exceptional topographic conditions, or other extraordinary conditions peculiar to the specific parcel (such as historical significance or environmentally sensitive features);

My lot is very similar to the other homes in the neighborhood.

(2) The particular uniqueness and peculiarity of the specific property causes a zoning provision to impact disproportionately upon that property, such that strict application of the provision will result in peculiar and unusual practical difficulties to the owner of the property;

It's unusual and unfair that homes smaller than mine can have a driveway but I can't.

(3) Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions;

It's not fair that homes smaller than mine can have a driveway. I should have one too.

(4) Such variance can be granted without substantial impairment to the intent, purpose and integrity of the General Plan or any Functional Master Plan, Area Master Plan, or Sector Plan affecting the subject property;

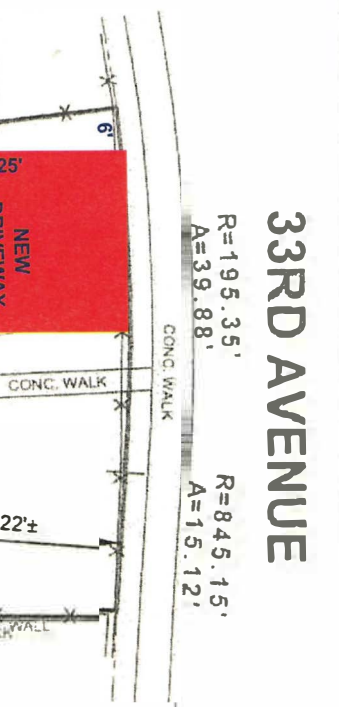
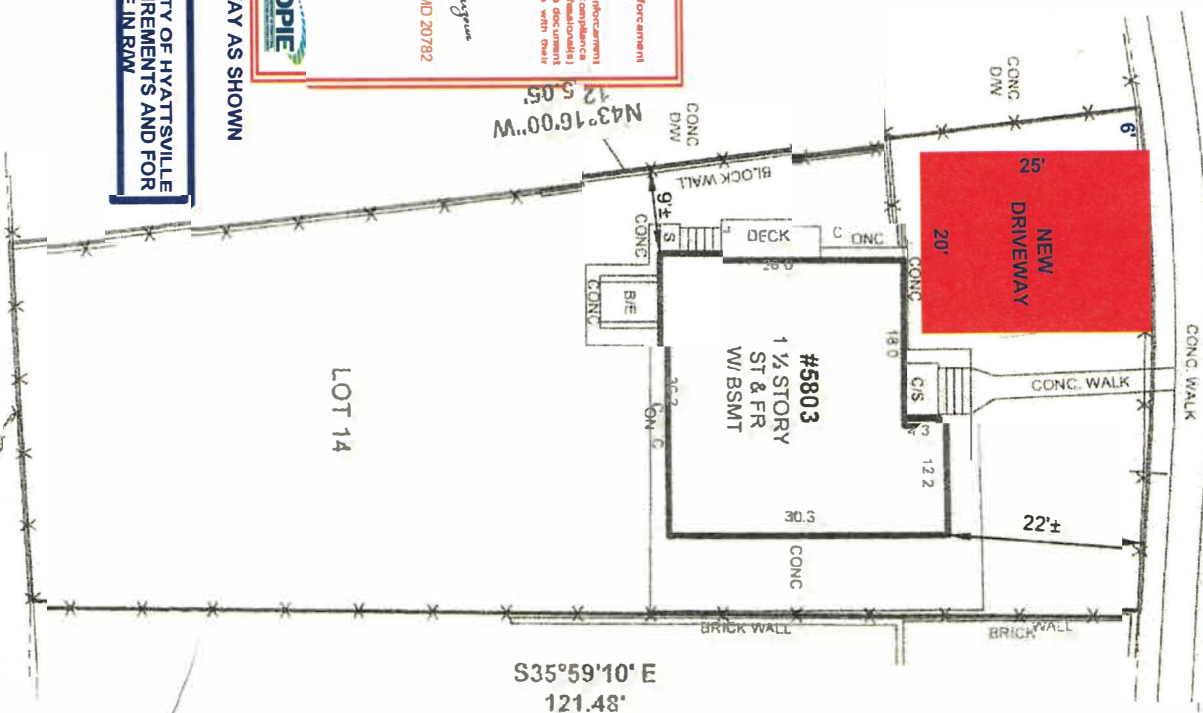
My request, in my opinion does not substantially impair the intent, purpose, and integrity of the General Plan or any Functional Master Plan, Area Maser Plan, or Sector Plan affecting the subject property. Many people in my neighborhood have driveways, I don't know how legal their driveways are but they have it.

(5) Such variance will not substantially impair the use and enjoyment of adjacent properties; and

Granting my request should not bother my neighbors.

(6) A variance may not be granted if the practical difficulty is self-inflicted by the owner of the property.

I have not yet built the driveway. I wanted to go through the proper channels and do everything legally.


$$R=845.15'$$
$$A=15.12'$$


S35°59'10" E
121.48'

BE	BASEMENT ENTRANCE
BW	BAY WINDOW
ST	STONE
BRL	BLOG RESTRICTION LINE
BSMT	BASEMENT
CS	CONCRETE STOOP
CONC	CONCRETE
DMV	DRIVEWAY
UP	UTILITY POLE
FR	FRAME
MAC	MACADAM
WW	WINDOW WELL
CH	OVERHANG
PUE	PUBLIC UTILITY ESMT
	PUBLIC IMPROVEMENT ESMT

OK FOR NEW 20'x25' DRIVEWAY AS SHOWN

- RECORD INFORMATION:
- IMPROVEMENTS
- RESULTS & RESTRICTIONS

**COORDINATE W CITY OF HYATTSVILLE
FOR APRON REQUIREMENTS AND FOR
REMOVAL OF TREE IN RMW**

LOCATION DRAWING OF:
#5803 33RD AVENUE
LOT 14 BLOCK O

SECTION THREE

QUEENS CHAPEL MANOR

PLAT BOOK 12, PLAT 32

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=20'

DATE: 04-12-2024

DRAWN BY: B.G.

FILE #: 243011-200

THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS 1+

SURVEYOR'S CERTIFICATE

A Land Surveying Company

DULEY

and



HEREBY STATE THAT I WAS IN PERSON FULLY CHARGED 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 09.11.06 OF THE CODE OF ALABAMA UNANNOTATED 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 ON A "AS IS" BASIS. AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR AN INSURER IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS "1". NO TITLE REPORT WAS FURNISHED TO NON-DONE BY THIS SURVEY. SAID REPORT IS SUBJECT TO ALL LOCAL RESTRICTIONS AND EASEMENTS OF RECORD. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES. ANY CHANGES TO THIS SURVEY, IMPROVEMENTS WHICH IN THE FUTURE, OPINION APPEAR TO BE IN A STATE OF DISCREPANCY OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A "TEMPORARY SURVEY" IS RECOMMENDED.

14604 Eir

MD.3
EXT.#

177

Email orders@aduley.biz On the web www.duley.biz



EXH. # 4(A-F)
V-65-24

4(A)

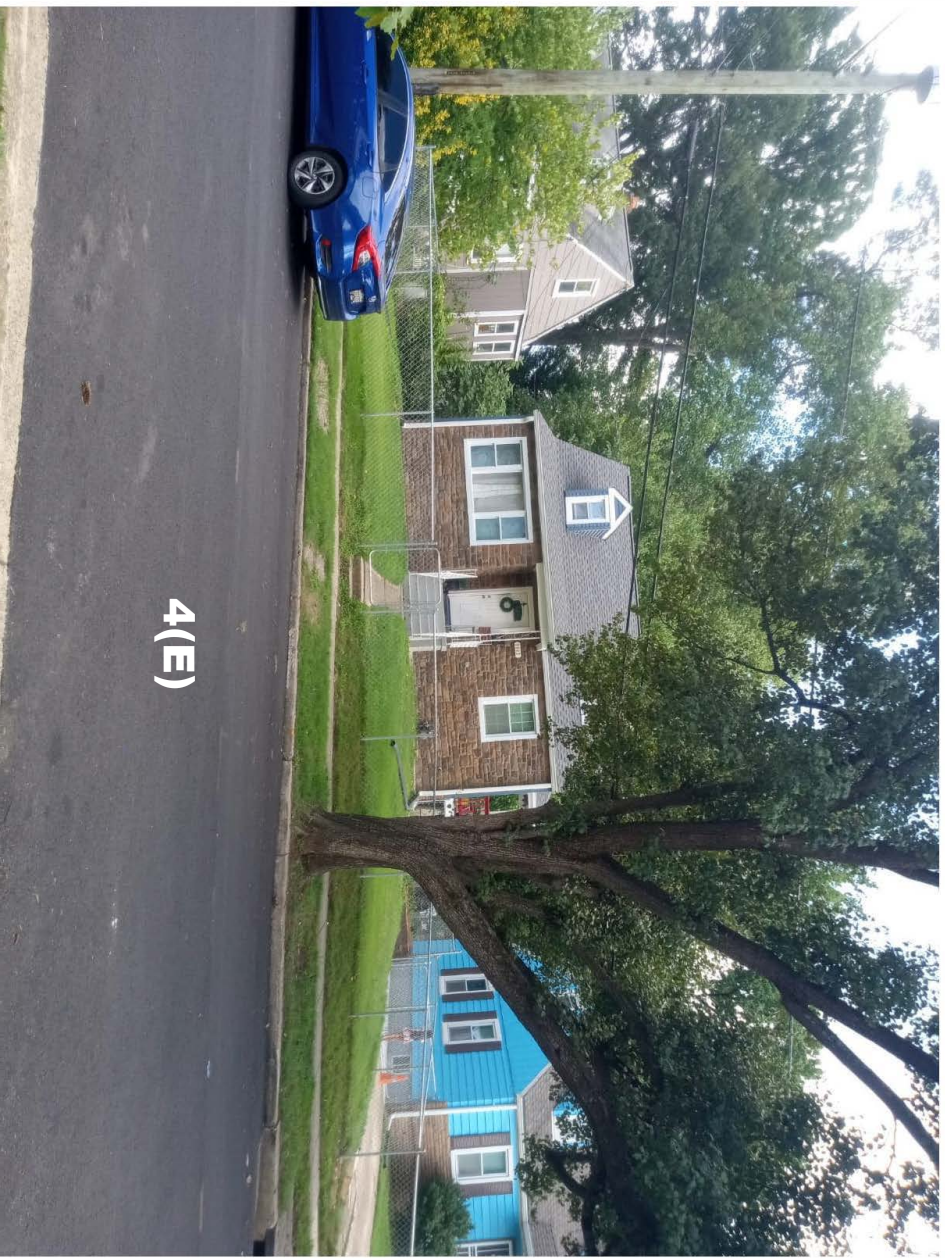




4(c)

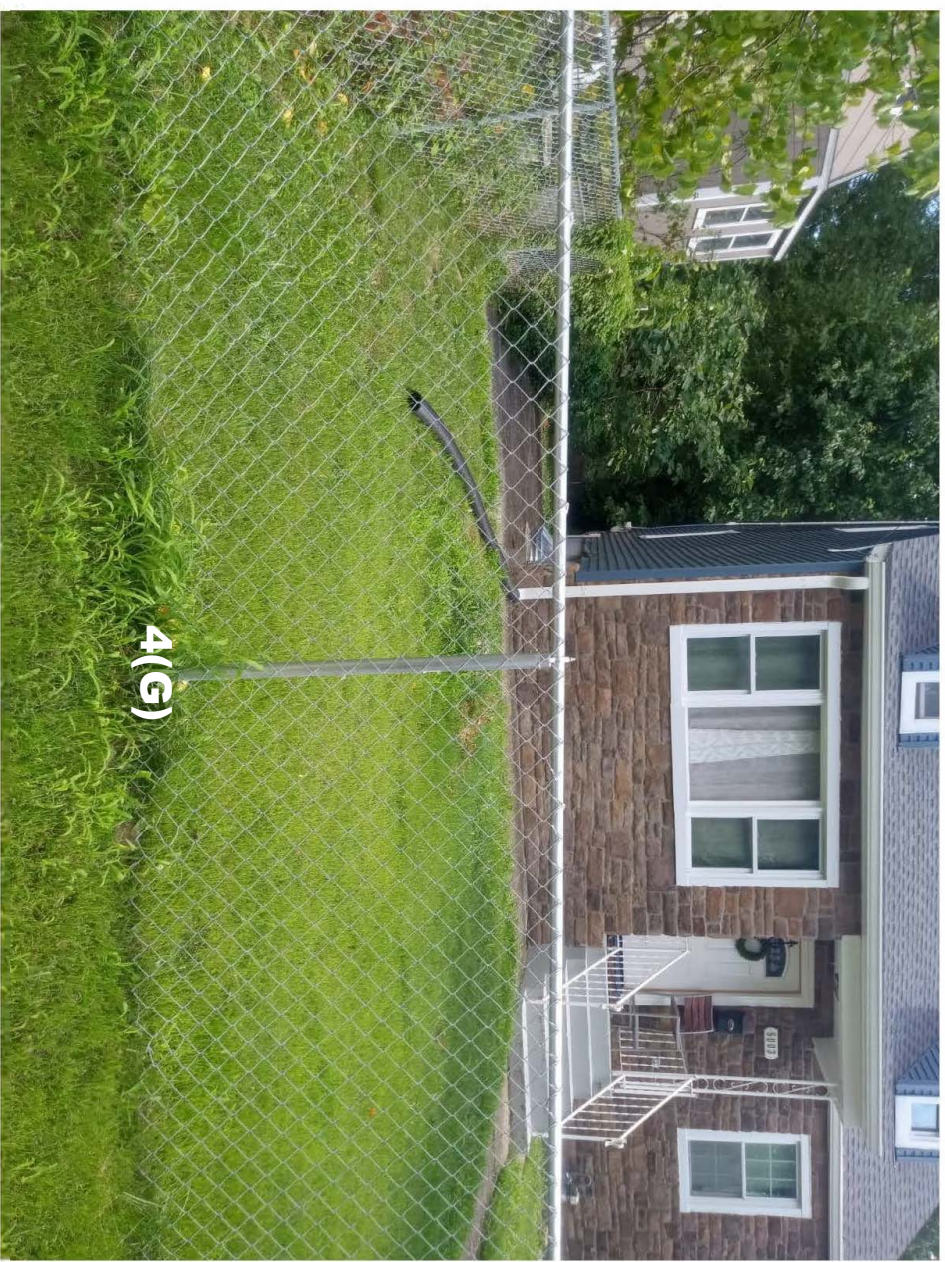


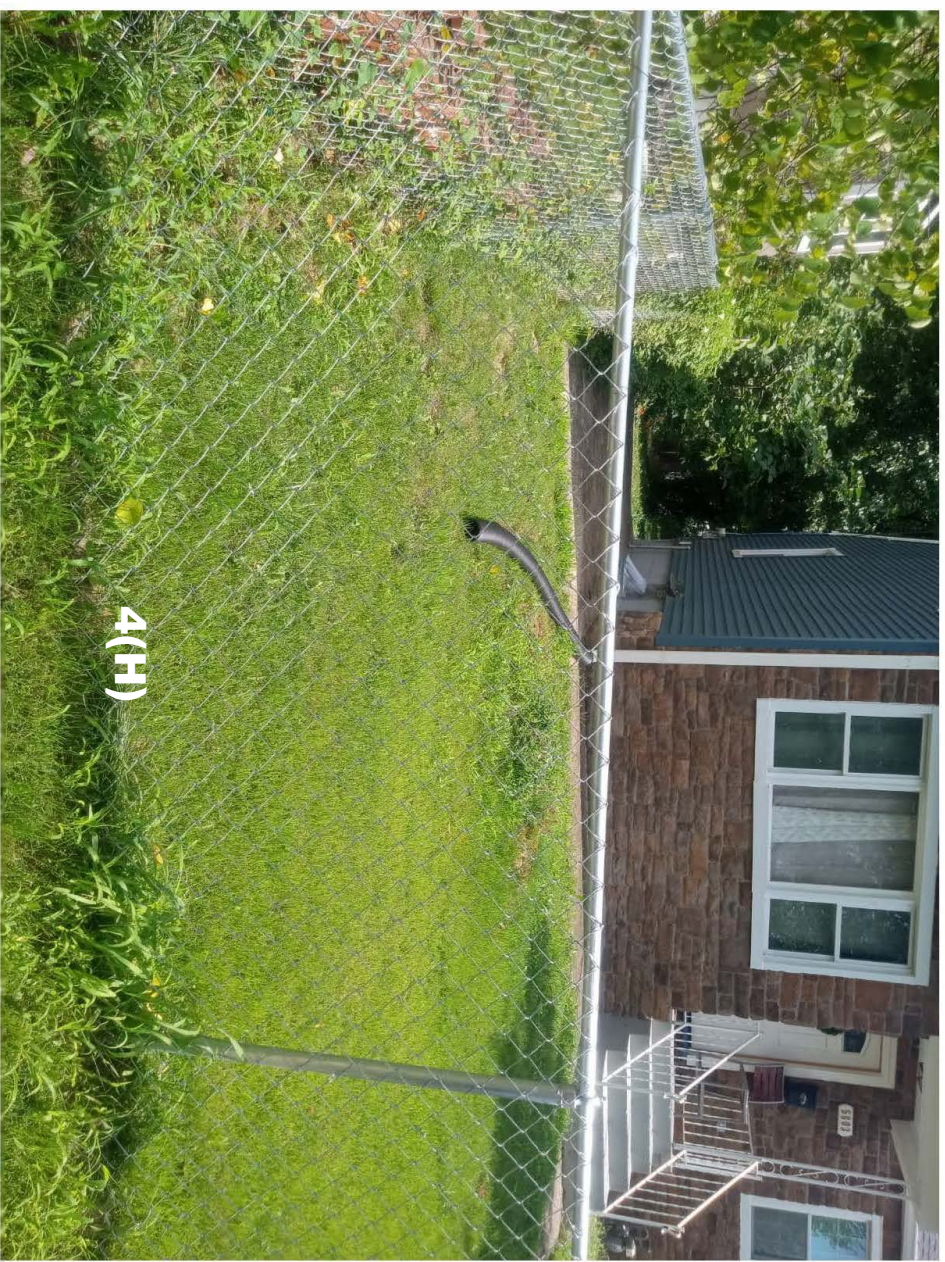
4(D)

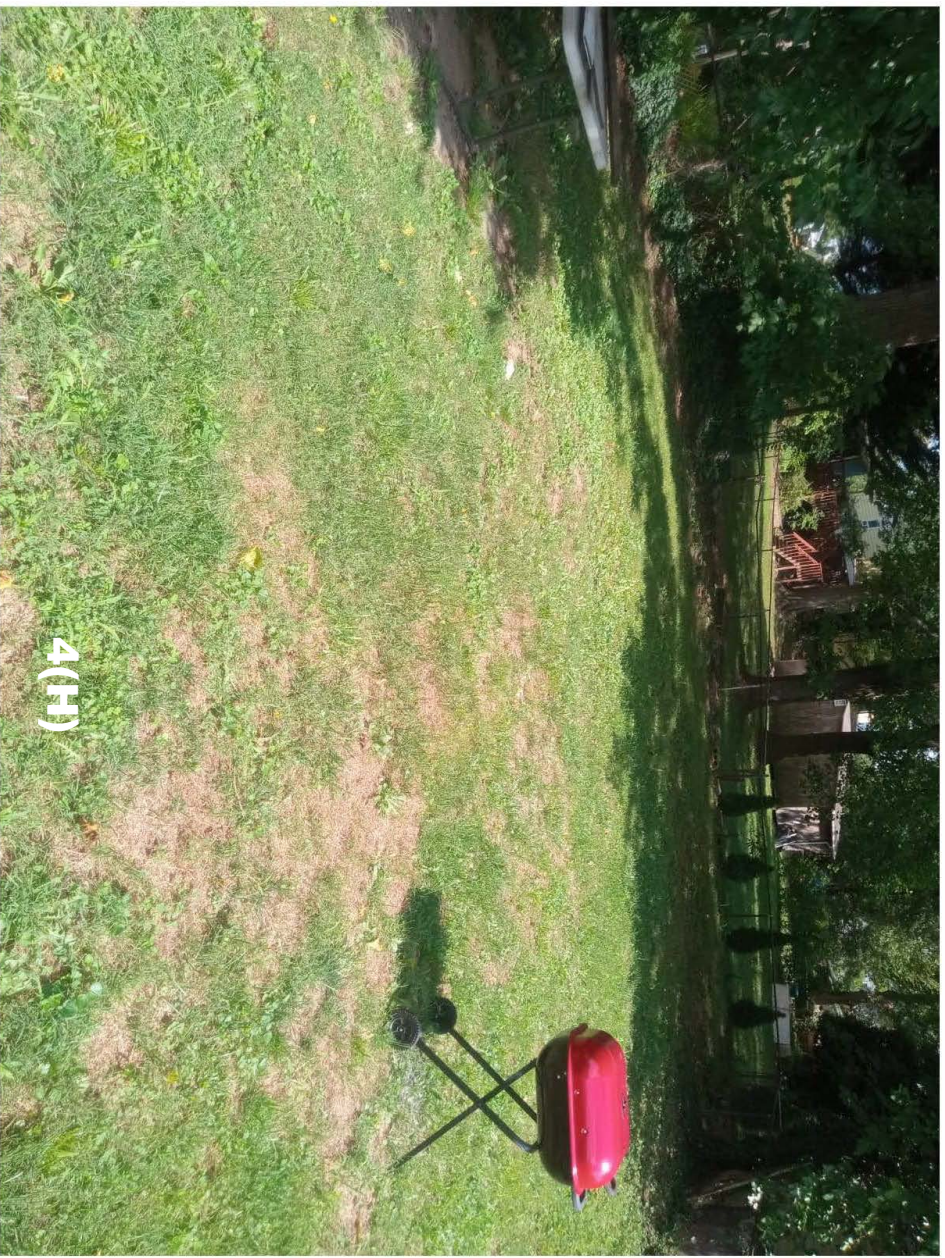




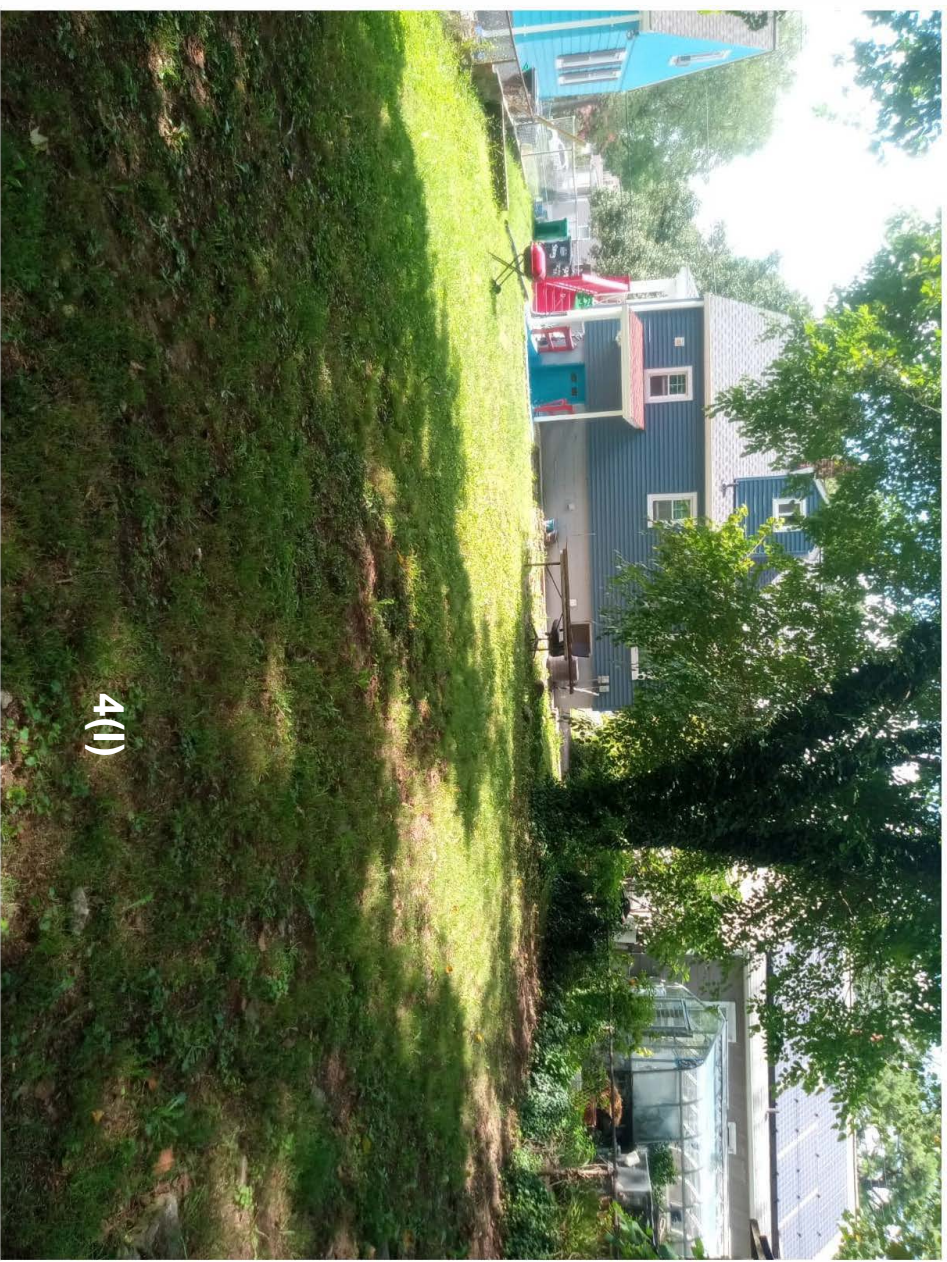
4(F)



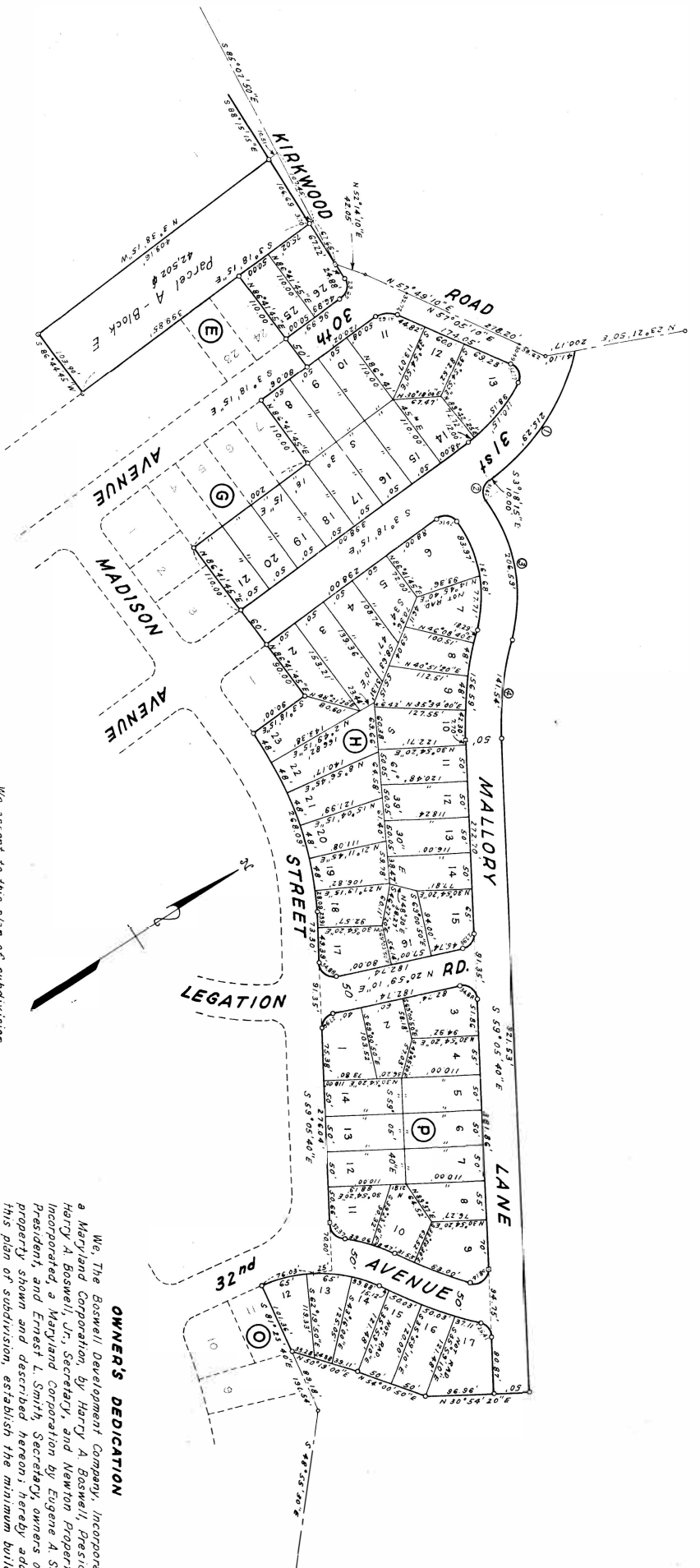




4(H)



4(1)



CURVE DATA				CHORD			
Bk/Lot	Arc	Rad	Δ	Bk/Lot	Arc	Rad	Δ
1	23.65	20.00	64.57 00"	1	23.65	20.00	64.57 00"
2	31.62	30.00	62.21 57"	2	31.62	30.00	62.21 57"
3	32.17	20.00	32.10 10"	3	32.17	20.00	32.10 10"
4	38.55	23.00	24.27 05"	4	38.55	23.00	24.27 05"
5	13.00	20.00	90.00 00"	5	13.00	20.00	90.00 00"
6	31.42	20.00	90.00 00"	6	31.42	20.00	90.00 00"
7	18.00	20.00	24.43 10"	7	18.00	20.00	24.43 10"
8	18.00	20.00	24.43 10"	8	18.00	20.00	24.43 10"
9	18.00	20.00	24.43 10"	9	18.00	20.00	24.43 10"
10	18.00	20.00	24.43 10"	10	18.00	20.00	24.43 10"
11	18.00	20.00	24.43 10"	11	18.00	20.00	24.43 10"
12	18.00	20.00	24.43 10"	12	18.00	20.00	24.43 10"
13	18.00	20.00	24.43 10"	13	18.00	20.00	24.43 10"
14	18.00	20.00	24.43 10"	14	18.00	20.00	24.43 10"
15	18.00	20.00	24.43 10"	15	18.00	20.00	24.43 10"
16	18.00	20.00	24.43 10"	16	18.00	20.00	24.43 10"
17	18.00	20.00	24.43 10"	17	18.00	20.00	24.43 10"
18	18.00	20.00	24.43 10"	18	18.00	20.00	24.43 10"
19	18.00	20.00	24.43 10"	19	18.00	20.00	24.43 10"
20	18.00	20.00	24.43 10"	20	18.00	20.00	24.43 10"
21	18.00	20.00	24.43 10"	21	18.00	20.00	24.43 10"
22	18.00	20.00	24.43 10"	22	18.00	20.00	24.43 10"
23	18.00	20.00	24.43 10"	23	18.00	20.00	24.43 10"

BOUND.				CHORD			
Bk/Lot	Arc	Rad	Δ	Bk/Lot	Arc	Rad	Δ
1	23.65	20.00	64.57 00"	1	23.65	20.00	64.57 00"
2	31.62	30.00	62.21 57"	2	31.62	30.00	62.21 57"
3	32.17	20.00	32.10 10"	3	32.17	20.00	32.10 10"
4	38.55	23.00	24.27 05"	4	38.55	23.00	24.27 05"
5	13.00	20.00	90.00 00"	5	13.00	20.00	90.00 00"
6	31.42	20.00	90.00 00"	6	31.42	20.00	90.00 00"
7	18.00	20.00	24.43 10"	7	18.00	20.00	24.43 10"
8	18.00	20.00	24.43 10"	8	18.00	20.00	24.43 10"
9	18.00	20.00	24.43 10"	9	18.00	20.00	24.43 10"
10	18.00	20.00	24.43 10"	10	18.00	20.00	24.43 10"
11	18.00	20.00	24.43 10"	11	18.00	20.00	24.43 10"
12	18.00	20.00	24.43 10"	12	18.00	20.00	24.43 10"
13	18.00	20.00	24.43 10"	13	18.00	20.00	24.43 10"
14	18.00	20.00	24.43 10"	14	18.00	20.00	24.43 10"
15	18.00	20.00	24.43 10"	15	18.00	20.00	24.43 10"
16	18.00	20.00	24.43 10"	16	18.00	20.00	24.43 10"
17	18.00	20.00	24.43 10"	17	18.00	20.00	24.43 10"
18	18.00	20.00	24.43 10"	18	18.00	20.00	24.43 10"
19	18.00	20.00	24.43 10"	19	18.00	20.00	24.43 10"
20	18.00	20.00	24.43 10"	20	18.00	20.00	24.43 10"
21	18.00	20.00	24.43 10"	21	18.00	20.00	24.43 10"
22	18.00	20.00	24.43 10"	22	18.00	20.00	24.43 10"
23	18.00	20.00	24.43 10"	23	18.00	20.00	24.43 10"

We assent to this plan of subdivision.
Prince George's Bank & Trust Company.
Witness: *Frederick K. Wilson, Trustee*
Date: Dec. 7, 1946

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of a part of the lands conveyed by Percy Boswell to the Boswell Development Company, incorporated by deed dated October 9, 1946 and recorded in Liber Folio 1218, and also a part of the lands conveyed by Noble G. Turnage, unmarried, to Newton Properties Incorporated by deed dated November 20, 1946 and recorded in Liber Folio 1219, and also a subdivision of part of the land conveyed by Laura E. Scates, unmarried, Carrie M. Stuart and E. Monrose Stuart, her husband, to Newton Properties Incorporated by deed dated May 19, 1941 and recorded in Liber 603 at Folio 6, all among the Land Records of Prince George's County, Maryland, and that iron pipes marked thus: o and stones marked thus: □ are in place as shown hereon.

The area included in this plat of subdivision is 1218 Acres

Date: Dec. 7, 1946 *Ernest L. Smith, Sec'y*
Page 5 Hopkins
Civil Engineer

OWNER'S DEDICATION

We, The Boswell Development Company, Incorporated, a Maryland Corporation, by Harry A. Boswell, President, Harry A. Boswell, Jr., Secretary, and Newton Properties Incorporated, a Maryland Corporation by Eugene A. Smith, President, and Ernest L. Smith, Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

Date: Dec. 7, 1946 The Boswell Development Company, Inc.

Attest *Harry A. Boswell, Jr.* By *Harry A. Boswell, Jr.*
Harry A. Boswell, Jr., Sec'y

Date: Dec. 7, 1946 Newton Properties Incorporated

Attest *Eugene A. Smith* By *Eugene A. Smith*
Eugene A. Smith, Sec'y

BLOCK P & PARTS
OF BLOCKS E, G, H, & O
SECTION THREE

QUEENS CHAPEL MANOR
PRINCE GEORGE'S COUNTY, MARYLAND
Scale 1"=100' December, 1946

Maddox & Hopkins
Civil Engineers
Silver Spring, Md.

Exh: 5

V-65-24

Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
7/24/1980 12:00:00 AM	51344-1980-0	80513440011	R (RESIDENTIAL)	FIREPLACE/PRE-FAB	CLOSED	7/24/1980 12:00:00 AM
7/24/1995 12:00:00 AM	472988-1995-0	95729880031	ER (ELECTRICAL RESIDENTIAL)	REPLACE SERVICE ENTRANCE CABLE (SEC)	CLOSED	7/24/1995 12:00:00 AM
9/8/2016 9:46:20 PM	46801-2016-0	2834060	DPIE OMECC	replacement of a gas furnace of the same seize and location.	PERMITTED	9/8/2016 9:48:18 PM
3/20/2018 1:04:25 PM	13253-2018-0	2941026	DPIE OMECC	REPLACE LIKE FOR LIKE	CLOSED	3/20/2018 1:11:23 PM
5/1/2018 12:00:00 AM	21038-2018-0	2949967 Paradise Electric	DPIE ER	200a heavy up	PERMITTED	5/1/2018 12:00:00 AM
5/14/2018 12:00:00 AM	23421-2018-0	EDWARDS FENCE	DPIE RW	FENCE - 6' HIGH	PERMITTED	5/15/2018 12:00:00 AM

Close Window

EXH. # 6
V-65-24

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

Special Tax Recapture: None
Account Identifier: District - 16 Account Number - 1806801

Owner Information

Owner Name:	KIDANE KESETE G	Use:	RESIDENTIAL
Mailing Address:	5801 33RD AVE HYATTSVILLE MD 20782-0000	Principal Residence:	NO
		Deed Reference:	/41084/ 00285

Location & Structure Information

Premises Address: 5803 33RD AVE Legal Description:
HYATTSVILLE 20782-0000

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: A-1144
0041 00F3 0000 16017500.17 7500 03 O 14 2025 Plat Ref:

Town: HYATTSVILLE

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1947 1,242 SF YES 5,900 SF 001

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 1/2 YES STANDARD UNITFRAME3 3 full

Value Information

	Base Value	Value	Phase-In Assessments		
			As of	As of	As of
			07/01/2022	07/01/2024	07/01/2025
Land:	110,300	110,300			
Improvements	254,900	254,900			
Total:	365,200	365,200		365,200	
Preferential Land:	0				

Transfer Information

Seller: SECRETARY OF VETERANS AFFAIRS	Date: 06/29/2018	Price: \$330,000
Type: NON-ARMS LENGTH OTHER	Deed1: /41084/ 00285	Deed2:
Seller: WELLS FARGO BANK	Date: 01/30/2018	Price: \$285,884
Type: NON-ARMS LENGTH OTHER	Deed1: /40509/ 00189	Deed2:
Seller: DOHERTY NATHAN P	Date: 01/30/2018	Price: \$245,884
Type: NON-ARMS LENGTH OTHER	Deed1: /40509/ 00183	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	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: 1806801

Owner Name: KIDANE KESETE G

Premise Address: 5803 33rd Ave, Hyattsville, MD 20782

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1806801	Owner Name: KIDANE KESETE G	Tax Map Grid: 041F3
Assessment District: 16	Owner Address: 5801 33rd Ave, Hyattsville, MD 20782	WSSC Grid: 207NE03
Lot: 14 Block: O Parcel:	Liber: 41084 Folio: 285	Councilmanic District:
Description:	Transfer Date: 6/29/2018	
Plat: A16-1144	Current Assessment: \$365,200.00	
Subdivision: QUEENS CHAPEL MANOR	Land Valuation: \$110,300.00	
Acreage: 0.1350	Improvement	
	Valuation: \$254,900.00	
	Sale Price: \$330,000.00	
	Structure Area (Sq Ft): 1242	

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

EXH. # 8
V-65-24

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: 41-F3

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

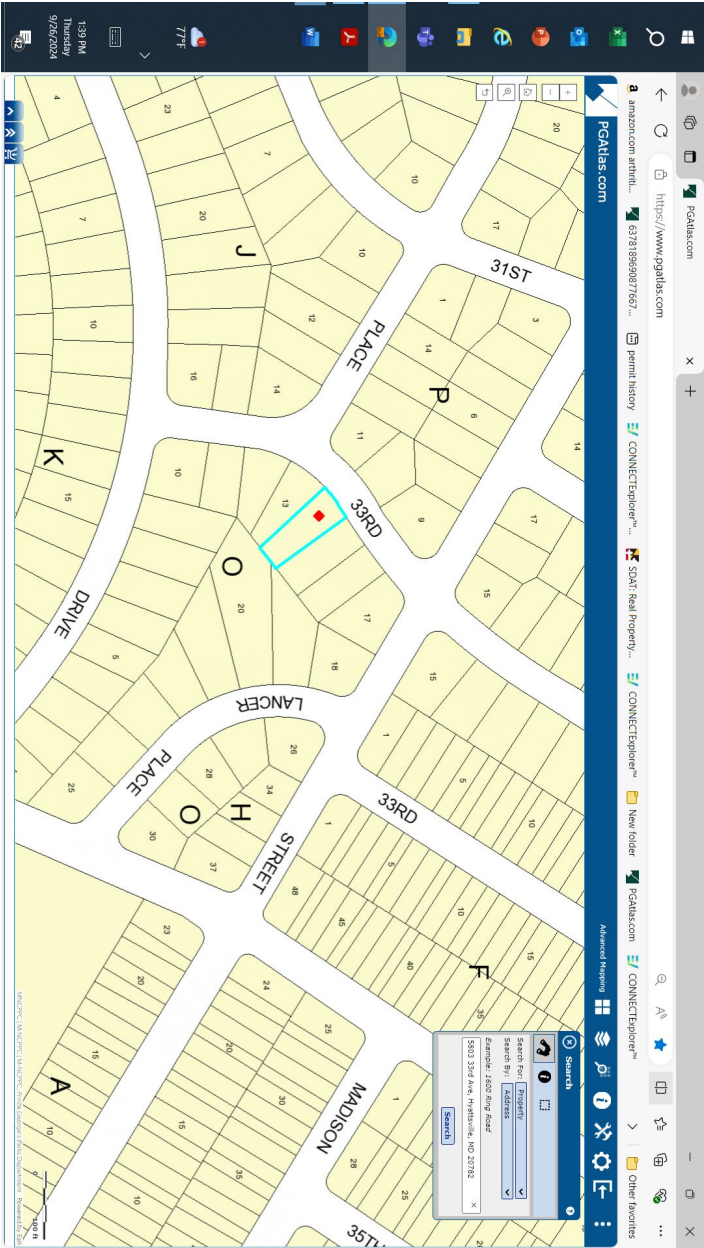
Zoning (Current)

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

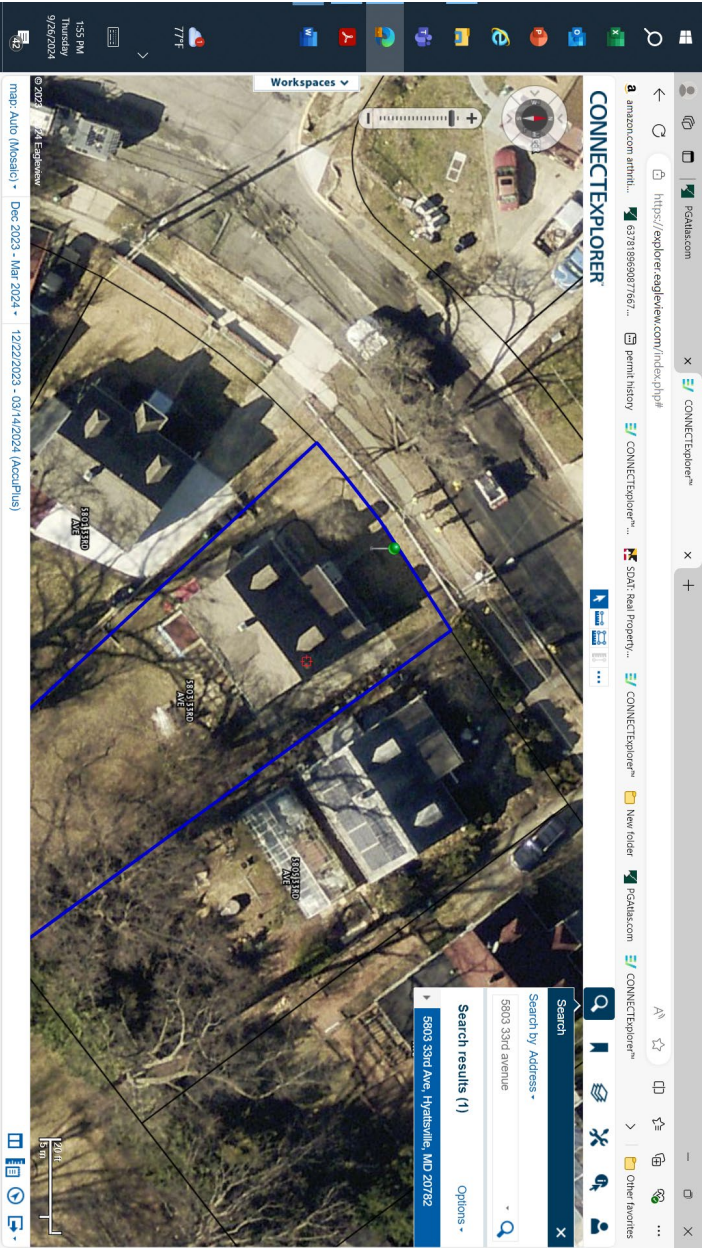
Zoning (Prior)

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

Aerial Photos
V-65-24



9(A)



9(B)

EXH. # 9(A-F)
V-65-24

Aerial Photos
V-65-24

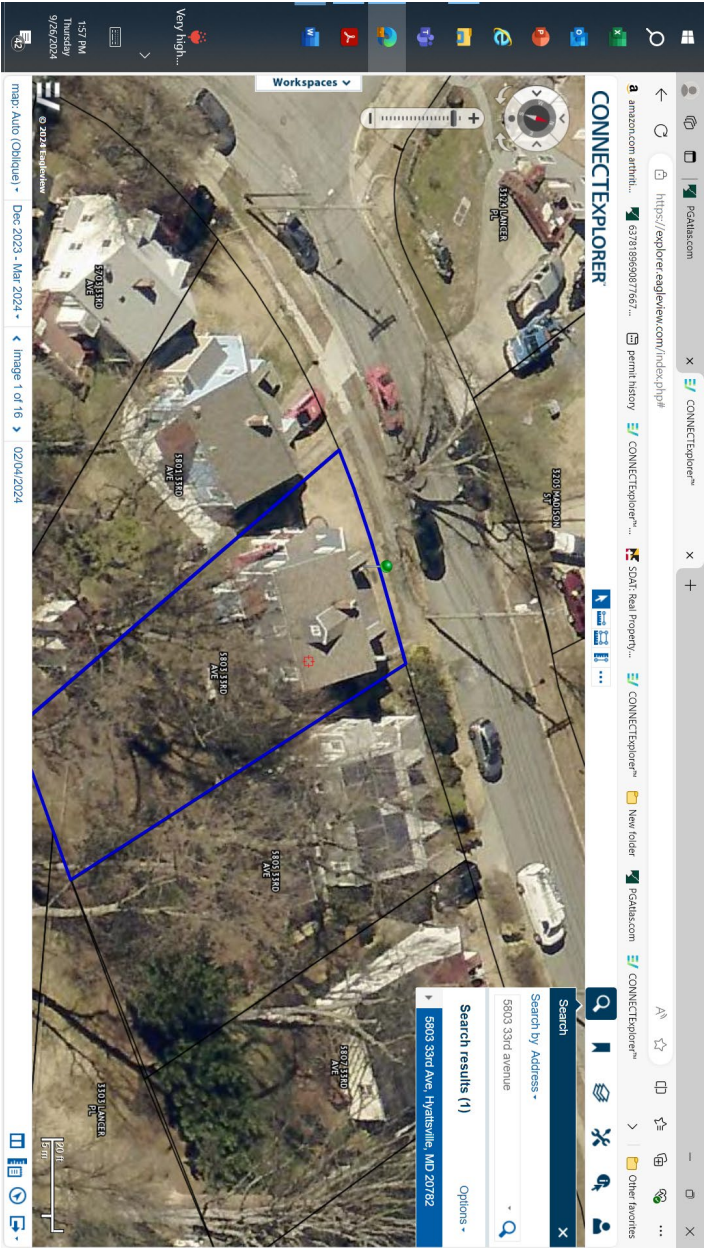


9(C)

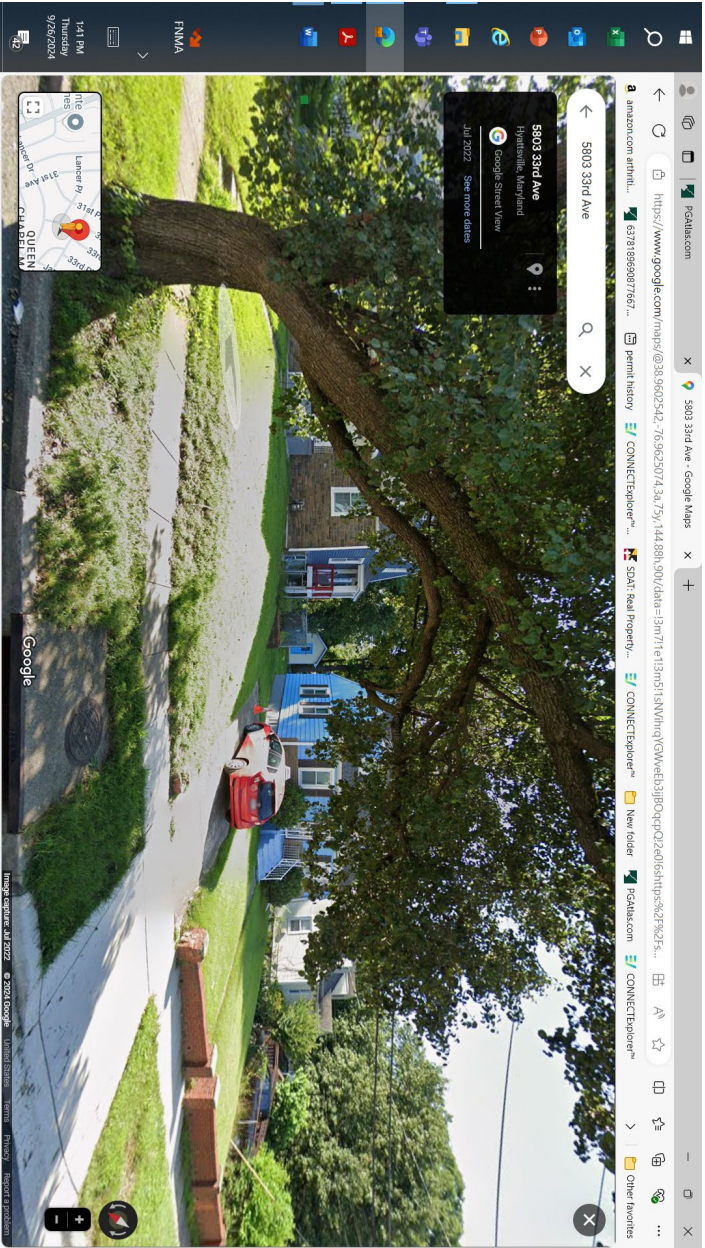


9(D)

Aerial Photos
V-65-24

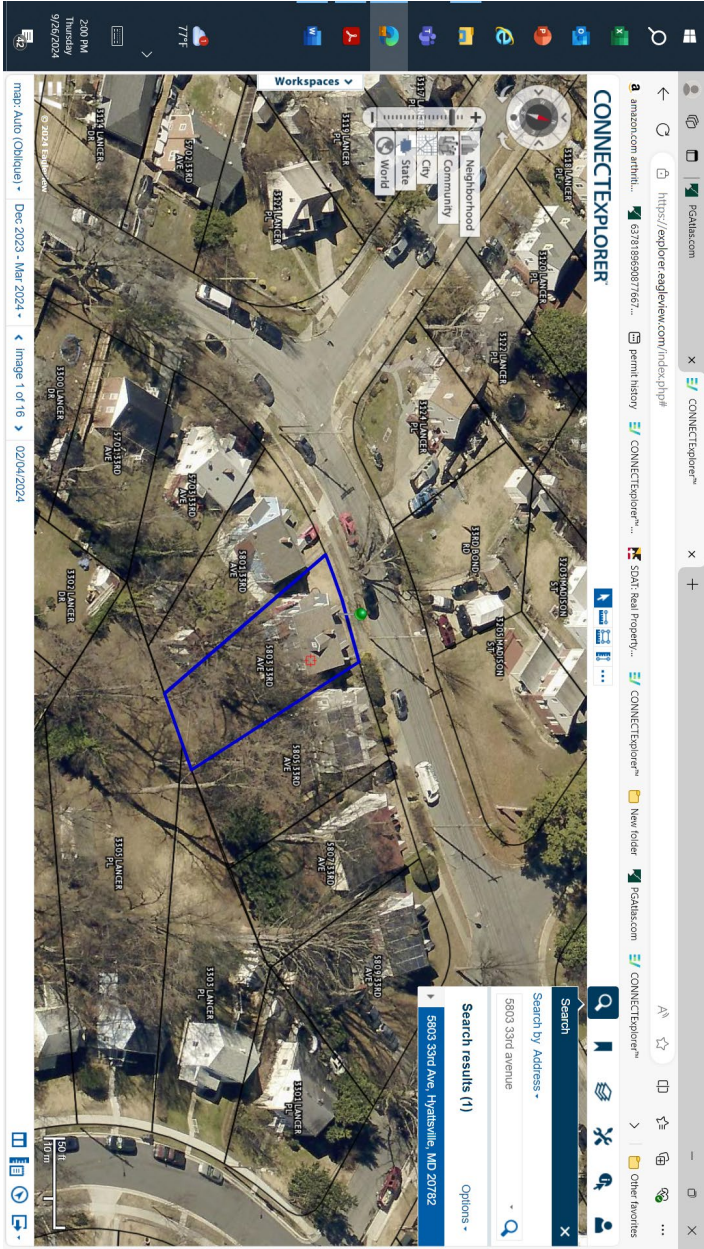


9(E)

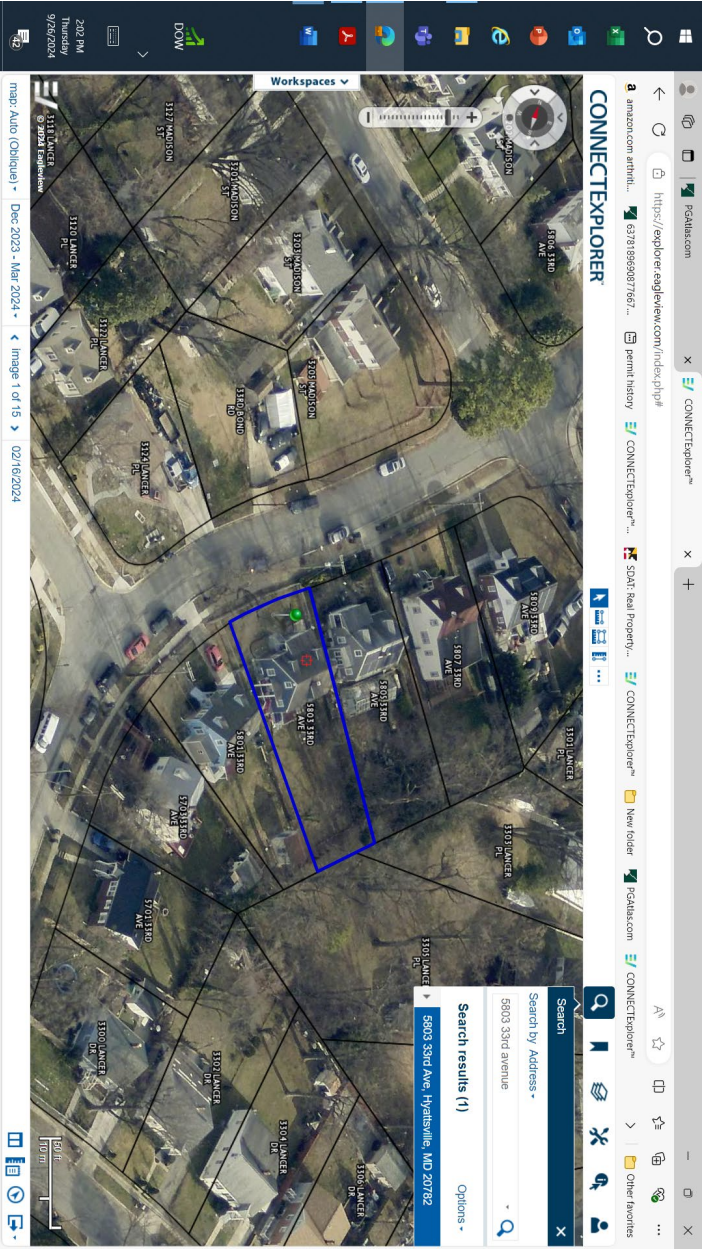


9(F)

V-65-24
Neighboring Properties



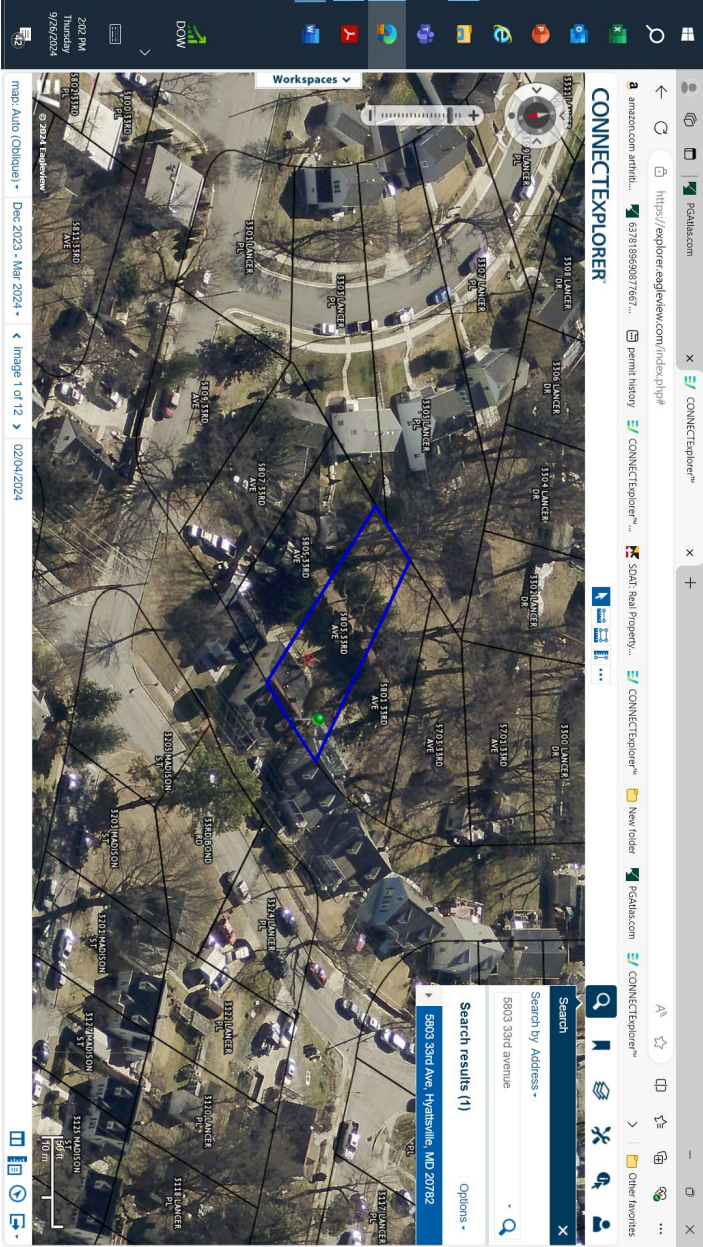
10(A)



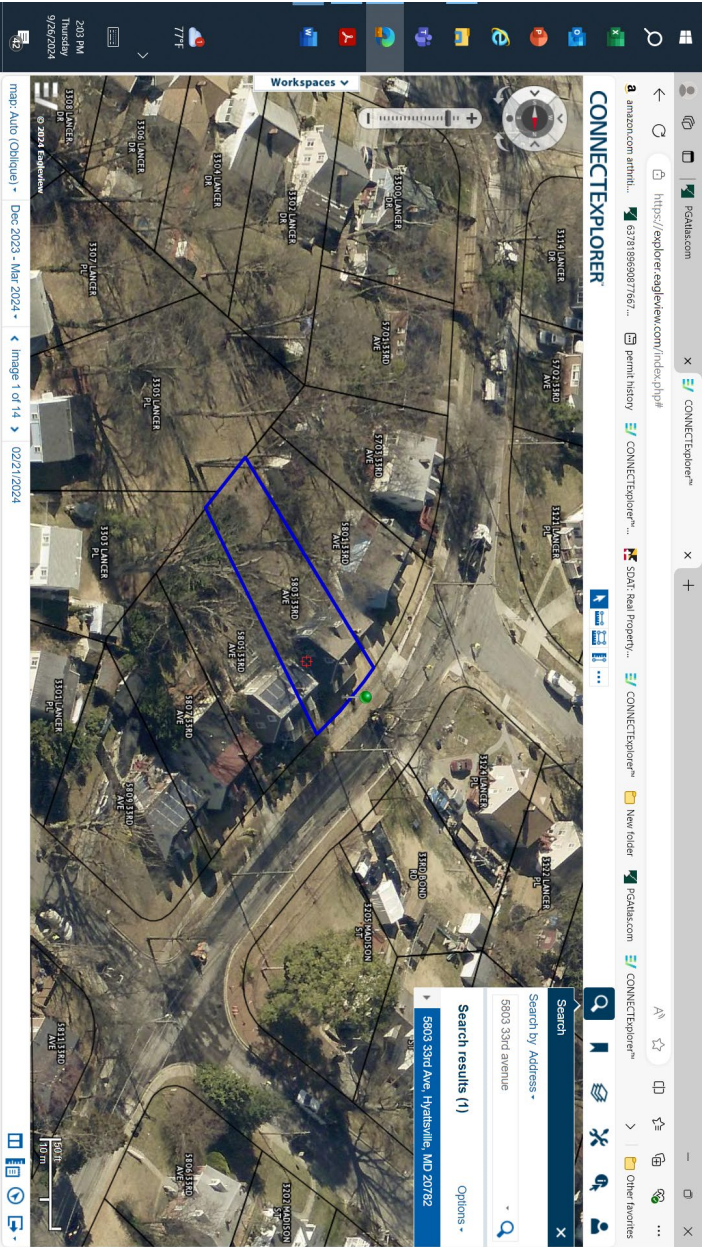
10(B)

EXH. # 9(F-A)
V-65-24

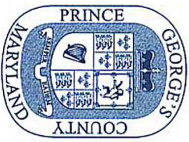
V-65-24
Neighboring Properties



10(c)



10(D)



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: October 8, 2024

Petitioner: Kesete G Kidane

Appeal No.: V-65-24

Hearing Date: WEDNESDAY, OCTOBER 23, 2024, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Case Reviewer: Olga Antelo Vasquez

Reviewer E-mail: OAvasquez@co.pg.md.us

An appeal has been made to this Board for permission to validate existing conditions (net lot area, lot width at the building line, front yard depth) and obtain a building permit for the proposed driveway (25' x 20') partially in front of the house on RSF-65 (Residential, Single-Family-65) Zoned, property known as Lot 14, Block O, Queens Chapel Manor Subdivision, being 5803 33rd 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(e) prescribes that each lot shall have a minimum net lot area of 6,500 square feet. Section 27-4202(e)(1) prescribes that a lot shall have a minimum width of 65 feet at the building line and a lot frontage a minimum width of 52 feet at the front street line. Section 27-4202(e)(2) prescribes that each lot shall have a front yard at least 25 feet depth. Section 27-11002 (1)(a) prescribes that no parking space, parking area, or parking surface other than a driveway no wider than its associate garage, carport, or other parking structure may be built in the front yard of a dwelling, except a "dwelling, in the area between the front street line and the sides of the dwelling. Variances of 600 square feet net lot area, 6 feet lot width at the building line, 3 feet front yard depth, and 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. 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://pgcouncil.us/BOA>

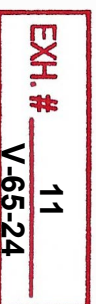
BOARD OF ZONING APPEALS

By: *Ellis Watson*

Ellis Watson
Administrator

cc: Petitioner

Adjoining Property Owners
Park and Planning Commission
City of Hyattsville



V-65-23
KESETE G KIDANE
5801 33RD AVENUE
HYATTSVILLE, MD 20782

V-65-23
KESETE G KIDANE
5803 33RD AVENUE
HYATTSVILLE, MD 20782

V-65-23
HUNG N TRAN
33RD AVENUE
HYATTSVILLE, MD 20782

V-65-23
MARK SHAPIRIO & JENNIFER KUBIT
5805 33RD AVENUE
HYATTSVILLE, MD 20782

V-65-23
HUSSEY RICHARD L & CLAUDIA J
3303 LANCER PLACE
HYATTSVILLE MD 20782

V-65-23
FLOR M CONTRERAS & MARIA IRAHETA
3124 LANCER PLACE
HYATTSVILLE, MD 20782

V-65-23
HUSSEY RICHARD L & CLAUDIA J
3303 LANCER PL, HYATTSVILLE, MD
20782

V-65-23
ISAURA FUENTES
3305 LANCER PLACE
HYATTSVILLE, MD 20782

V-65-23
JOSE O & ANA R PARADA
3205 MADISON STREET
HYATTSVILLE MD 20782

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EXH. # 13
V-65-24

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33RD AVENUE
HYATTSVILLE, MD 20782

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

BOARD OF APPEALS-POSTING OF SIGNS

Petitioner(s): Kesete Kidane

Appeal No.: V-65-24

The sign(s) must be posted on the property for a period of at least 15 days prior to the public hearing before the board of appeals. Person who posts sign(s) must complete certification of posting. Person who inspects sign(s) must complete certification of sign inspection. Certification of posting form must be filed, together with photograph(s) of sign(s), with the board of appeals no later than five (5) business days after the first day of the required 15-day posting period, noted below.

SIGN ARE NOT TO BE FASTENED TO ANY TREE or FENCE

POSTING PERIOD: 10/8/24 thru 10/23/24

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),
BY NO LATER THAN: 10/15/24

CERTIFICATION OF POSTING

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN
ACCORDANCE WITH SECTION 27-3407 (B)(6)(B)(V) OF THE PRINCE GEORGE'S COUNTY ZONING
ORDINANCE ON (Date) 10/8/2024, BY (Name) Kesete G. Kidane (Address)
5803 33rd Avenue Hyattsville MD 20782

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

Signature of Person Who Posted Sign(s)

Printed Name

Kesete Gebrehiwet Kidane

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

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

EXH. # 14
V-65-24

HEARING

Board of Appeals

Date

October 23, 2024

Time

6:00 p.m.

Place of Hearing

Virtual

Case Type

Variance

Case ID #

165-24

Address

1414 S. 10th St.

Legal Description

SE 1/4 Sec 34, T4N, R10E, S14

Zone

RS-65

Zoning Appeal

Description of Request

Proposed 20' x 25' driveway

THIS IS AN OPEN HEARING TO THE PUBLIC.

ANY INTERESTED PARTY IS WELCOME TO ATTEND.

If you wish to attend to support or oppose any pending case, you must register to speak in order to receive the hearing link. Please visit our website's main page to register.

<http://pgccouncil.us/BOA>

CONTACT INFORMATION

301-952-3220

boardofappeals@co.pg.md.us

Prince George's County
Planning and Zoning Administration Building 207A
Wayne K. Corbin Drive, Largo, Maryland 21074
1301 McCormick Road, Suite 100, Annapolis, MD 21403

HEARING

Board of Appeals

Date	October 23, 2024				
Time	6:00 p.m.				
Place of Hearing	Virtual				
Cause Type	Cause ID #	Address	Legal Description	Zone	
Variance	V18-24	4414, South O	250, 314, 414	R2F-25	
Zoning Appeal					
Description of Request					
Appeal 20 x 25 driveway					

THIS IS AN OPEN HEARING TO THE PUBLIC.
ANY INTERESTED PARTY IS WELCOME TO ATTEND.

If you wish to attend to support or oppose any pending case, you must register to speak in order to receive the hearing link. Please visit our website's main page to register:
<http://pgccouncil.us/BOA>

CONTACT INFORMATION
301-952-3220
boardofappeals@co.pg.md.us

Prince George's County
Wynne, 1300 Administration Building
1300 Macomber's Drive, Suite 200, Silver Spring, MD 20914
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HAPPY HALLOWEEN

5803



HEARING

Board of Appeals

Date	October 23, 2024				
Time	6:00 p.m.				
Place of Hearing	Virtual				
Case Type	Case # 3	Address	Legal Description	Date	
Variance	V185-24	Lot 15, Block O	1850 34th Ave	25-25	
Zoning Appeal	Description of Request				
Proposed 20 x 25 driveway					

THIS IS AN OPEN HEARING TO THE PUBLIC.

ANY INTERESTED PARTY IS WELCOME TO ATTEND.

If you wish to attend to support or oppose any pending case, you must register to speak in order to receive the hearing link. Please visit our website's main page to register: <http://pgcouncil.us/BOA>

CONTACT INFORMATION

301-952-3220

boardofappeals@co.pg.md.us

Prince George's County
Wayne E. Carr Administration Building
1201 Rockledge Drive, Suite 400, Rockville, MD 20851






From: [Jeff Ulysse](#)
To: [Antelo Vasquez, Olga A.](#)
Cc: [Watson, Ellis F.](#); [Michelle Lee](#); [Barlow, Celeste P.](#)
Subject: Re: Variance Application for 5803 33rd Avenue
Date: Friday, October 18, 2024 9:31:51 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image737893.png](#)
[image890501.png](#)
[image928935.png](#)
[image580491.png](#)
[image159844.png](#)
[image373419.png](#)

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Good Morning Olga,

Staff is in receipt of the subject application but will not be reviewed by the council until our next available council meeting scheduled for Nov. 4th. Please reschedule the application for the next available date post Nov. 4th.

best regards,

 **JEFF ULYSSE**
City Planner
City of Hyattsville
240 610 8004
julyse@hyattsville.org
www.hyattsville.org
Follow us:    

4310 Gallatin Street, Hyattsville, Maryland, 20781, United States



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From: Antelo Vasquez, Olga A. <OAVasquez@co.pg.md.us>
Sent: Thursday, October 17, 2024 5:26 PM

To: Jeff Ulysse <julysse@hyattsville.org>
Cc: Watson, Ellis F. <efwatson@co.pg.md.us>; Michelle Lee <mlee@hyattsville.org>; Barlow, Celeste P. <CPBarlow@co.pg.md.us>
Subject: RE: Variance Application for 5803 33rd Avenue

The attached document is case V-65-24, the binder on which the City of Hyattsville must review and submit its comments. Be advised that this case has been scheduled for October 23, 2024. If the City needs additional time, please let us know on a letterhead paper. Thank you for your prompt response.

Attentively,
Olga Antelo Vasquez





From: Jeff Ulysse <julysse@hyattsville.org>
Sent: Thursday, September 26, 2024 1:46 PM
To: Antelo Vasquez, Olga A. <OAVasquez@co.pg.md.us>
Cc: Barlow, Celeste P. <CPBarlow@co.pg.md.us>
Subject: RE: Variance Application for 5803 33rd Avenue

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Ok thank you Olga for the update



JEFF ULYSSE
City Planner
City of Hyattsville

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julysse@hyattsville.org
www.hyattsville.org
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From: Antelo Vasquez, Olga A. <OAVasquez@co.pg.md.us>
Sent: Thursday, September 26, 2024 12:52 PM
To: Jeff Ulysse <julysse@hyattsville.org>
Cc: Barlow, Celeste P. <CPBarlow@co.pg.md.us>
Subject: RE: Variance Application for 5803 33rd Avenue