

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-93-24

PETITIONER: Alfred Thomas Diotte

No. Description

1. Application
2. Statement of the Petitioner
3. Site Plan
4. Elevation Plans, A thru D
5. Color Photos, A thru D
6. SDAT Property Printout
7. PGAtlas Printout
8. Aerial Photos, A thru F
9. Aerial Photos, Neighboring Properties, A thru D
10. Notice of Virtual Hearing, 1/29/25
11. Persons of Record List, 1/29/25
12. Certified Mail Receipts
13. Certification of Posting, w/photos, 1/29/25
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.



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

Received: 12/24/4

Received Stamp

APPLICATION FOR A VIRTUAL VARIANCE

(USE BLACK INK ONLY)

PLEASE READ ALL INSTRUCTIONS BEFORE FILLING OUT APPLICATION

Owner(s) of Property Alfred Thomas Diotte, IV

(AS SHOWN ON DEED)

Address of Owner(s) 6006 Queens Chapel Rd

City Hyattsville **State** MD **Zip Code** 20782

Telephone Number (home) 301-928-5620 **(cell)** 301-928-5620 **(work)** 202-781-1905

E-mail address: diotte3@gmail.com

Location and Legal Description of the Property involved:

Street Address 6006 Queens Chapel Rd

City Hyattsville

Lot(s) 38 **Block** 18 **Parcel** 0000

Subdivision Name Queens Chapel Manor

Professional Service:

► Engineer ► Contractor ► Architect ► Permit Service: (circle one) **If none, use N/A:**

Business Name: Fence and Deck Connection **Phone Number:** 410-757-5511 202-571-1241

Representative Name: David King **Email Address:** dking@fencedeckconnect.com

Address: 1544 Whitehall Rd, Annapolis, MD 21409

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-93-24

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

Name: Alfred Diotte

Address: 6006 Queens Chapel Rd, Hyattsville, MD 20782

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

Name Hyattsville

PROPOSED WORK:

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

Replacing deck that was installed years prior to the purchase of this house in 2019 with a new structure of the exact same shape and size. The setback issue with the current deck was unknown to me until the permit application was filed, despite a home inspection prior to purchase. The front of the property is taken up by a steep slope, requiring the house to be set towards the back and limiting room for a reasonable outdoor entertaining area. If this variance is denied, the new deck would need to be about 40% smaller, which combined with the locations of the back sliding door and access steps, would pose an undue burden by severely limiting the usefulness of this space.

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: N/A

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. # N/A Date Issued: N/A

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: N/A

SIGNATURE PAGE

No Electronic Signatures are permitted. Wet Signatures only.



Signature of Property Owner by deed

Legal Representative (Attorney)

Alfred T. Diotte
Printed Name

12/23/2024
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

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>

(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);

- The 6006 Queens Chapel Rd lot features a steep slope in the front, resulting in the house being located towards the rear of the available area. There is insufficient space to the front or either side to locate an outdoor entertaining area such as a deck given the topological features and the even closer proximity to those property lines, necessitating its current location to the rear of the property.

(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;

- This property was purchased with an existing deck that provided adequate outdoor entertaining area. The issue with the zoning offsets was not brought to the attention of the owner during a full inspection prior to purchase of the property and thus was only discovered upon entry into the permitting process to replace the existing structure. The goal is to merely replace the existing structure, which has been used for the last 5 years including as a safe space during the pandemic to host small get togethers with close friends. In order to comply with the zoning requirements, the existing structure would need to be reduced by 40%, rendering it essentially unusable for its intended purpose. Options to alter the shape of the deck, such as by elongating it while keeping it within the required offset, are extremely limited given the installation of the existing HVAC unit, positioning of windows on rear of the house, and the arrangement of the driveway.

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

- The requested variance is just to maintain the existing footprint of the deck with no additions in any direction. Reduction of the existing footprint would pose an undue burden given that the current items located on the deck – a modest 4-person table and chairs, a BBQ, an umbrella, and a storage box – have few options to arrange on the current structure while maintaining safe access paths for the steps and the rear sliding door with the current deck footprint, and would be near impossible to arrange together given a reduced size.

(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;

- A modest deck would seem to be clearly within the intent, purpose, and integrity of a single-family home within a neighborhood of similar homes with similar sized decks attached to many of them. The requested variance is to permit the construction of a structure not dissimilar from those in the local area as can be seen on a satellite view such as through Google Maps.

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

- The requested variance replaces an existing structure with one of equal size and shape. The existing structure has been used for the last five years without any concerns from my neighbors. The existing deck was likely built many years prior to when I bought the house given the aging of the planks and the wear of the paint job that was present when I bought the house. I discussed replacement of the current deck with my nearest neighbor (6004 Queens Chapel Rd) who I share a driveway with and no concerns were raised. The house directly behind mine (6009 37th Ave) is located near the front of their property and there are trees and a fence between our properties. I also discussed whether there were any issues with the existing property with my other next-door neighbor (6008 Queens Chapel Rd) when I coordinated with him in 2022 to replace the fence that divides our properties and there were no comments or complaints raised then.

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

- The issues being addressed by the variance are not self-inflicted and merely seeking to maintain the status quo of the property and to have a similar outdoor entertaining space as other similar houses in the local area. There was no awareness of the existing issue until the permitting process was begun, despite a thorough home inspection prior to purchase and two separate contractors examining the property and preparing quotes for this project. The existing design of the house and property including the siting of the house on the lot, the topography of the lot, the existing HVAC installation, the driveway location, and access paths from the house to the outside and from the driveway to the rear of the house severely impair the ability to abide by the zoning restrictions of the lot while maintaining a modest space capable of small gatherings and enjoyment of the outdoors. This likely drove the original building of the deck size and shape, which I am now seeking to replace with an identical size and shape design using more robust structure and longer lasting materials.

CONSUMER INFORMATION NOTES:

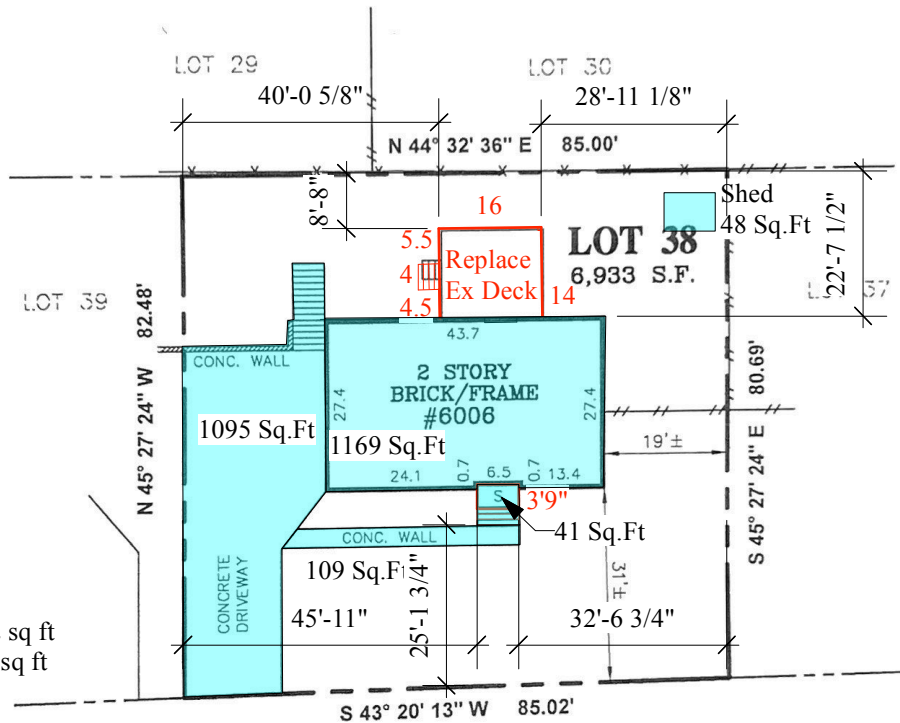
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. Fences, if shown, have been located by approximate methods.



Impervious Area:
 Shed: 48 sq ft
 House: 1169 sq ft
 Driveway: 1095 sq ft
 Walkway: 109 sq ft
 Covered Stair: 41 sq ft
 Total Impervious Area: 2,462 sq ft
 Total Area of Property: 6933 sq ft
 % Impervious: 35.5%



QUEENS CHAPEL ROAD (MD ROUTE No. 500)

LOCATION DRAWING
 LOT 38, BLOCK 18
 SECTION FIVE
 QUEENS CHAPEL MANOR
 PRINCE GEORGE'S COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

REFERENCES

SNIDER & ASSOCIATES LAND SURVEYORS

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

PLAT BK. 78
 PLAT NO. 88

EXH. # 3
 V-93-24

19544 Amaranth Drive
 Germantown, Maryland 20874
 301/948-5100 Fax 301/948-1286
 WWW.SNIDERSURVEYS.COM

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
 Expires: 04-02-2021

LIBER
 FOLIO

DATE OF LOCATIONS

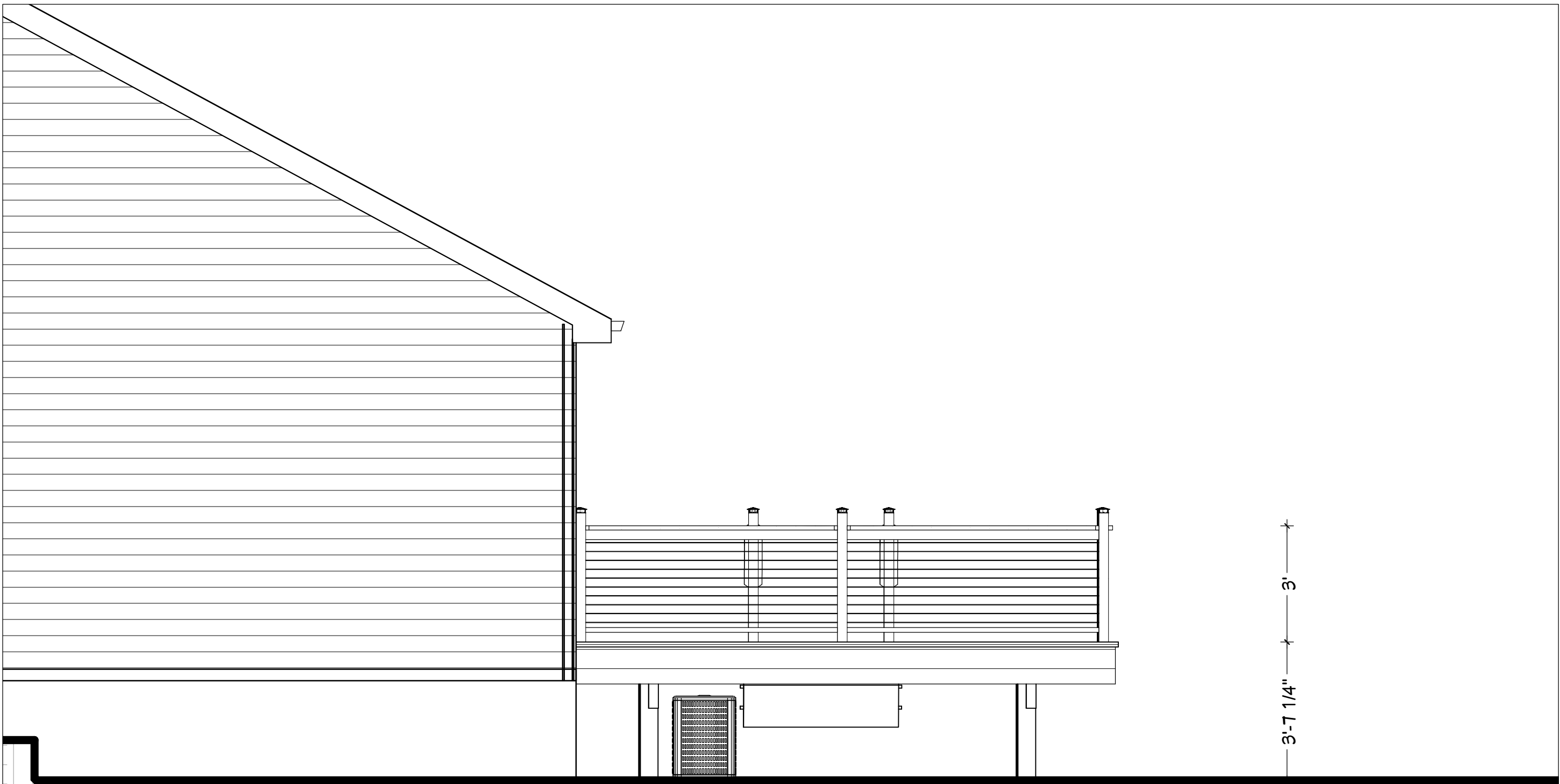
SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: D.M.L.

HSE. LOC.: 08-28-19

JOB NO.: 19-03422



REAR LEFT ELEVATION

3/8 in = 1 ft

Diotte Alfred FLOOR PLAN

4(A)

EXH. # 4(A-D)
V-93-24

SHEET INDEX

- 1 P FRAMING
- 2 P DECKING
- 3 FRAMING
- 4 DECK
- 5 P LEFT ELEVATION
- 6 P FRONT ELEVATION
- 7 P RIGHT ELEVATION
- 8 LEFT ELEVATION
- 9 FRONT ELEVATION
- 10 RIGHT ELEVATION
- 11 ROOF FRAMING
- 12 CAD DETAILS
- 13 FRONT RENDERINGS
- 14 DECK RENDERINGS

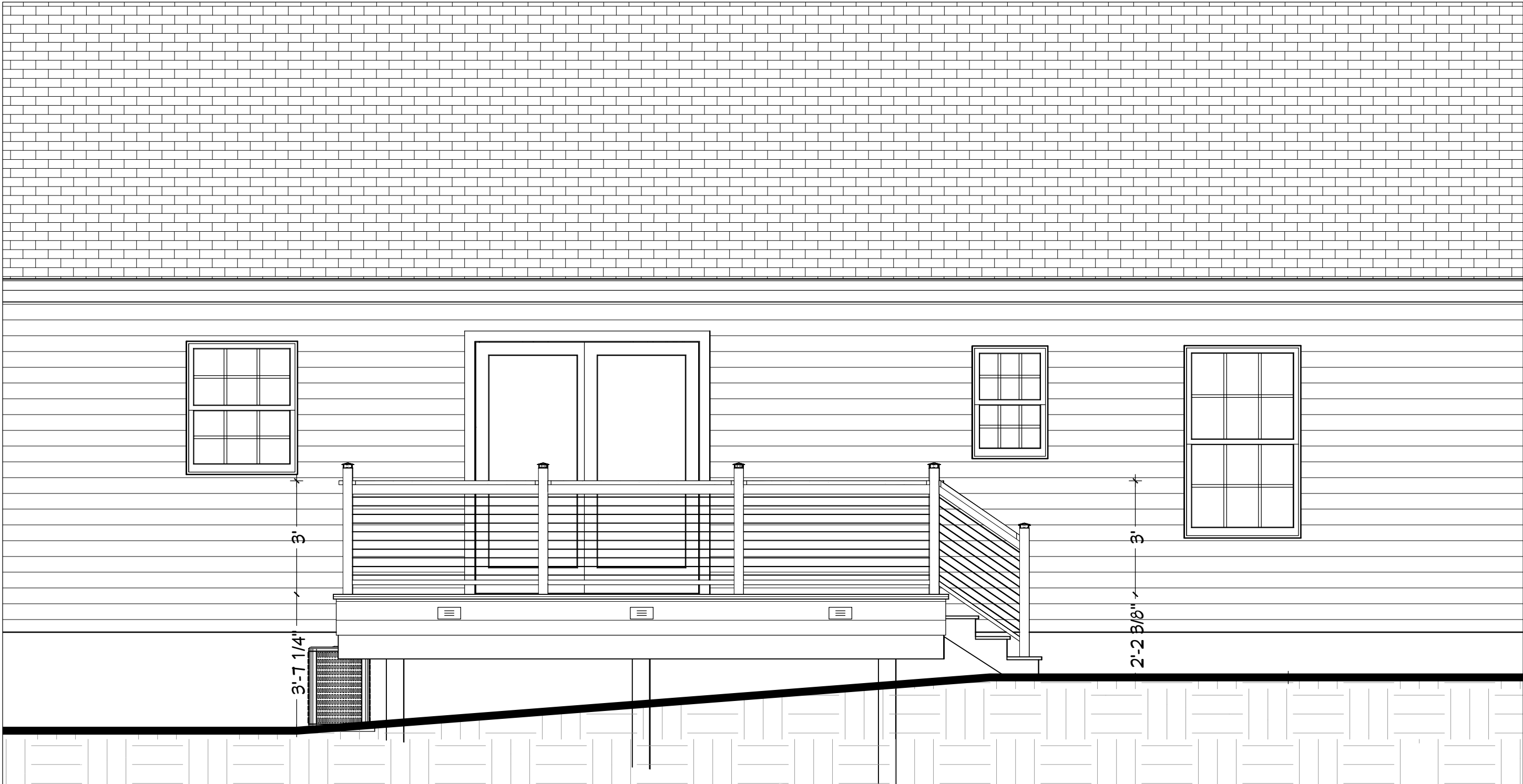
PROJECT DESCRIPTION:

Diotte Alfred Covered Porch & Deck Layout
Alfred Diotte
6006 Queens Chapel Road
Hyattsville, MD 20782

DRAWINGS PROVIDED BY:

Fence & Deck Connection, Inc.
8057 Veterans Highway
Millersville, MD, 21108
410-969-4444
www.fencedeckconnection.com

DATE:
10/21/2024
SCALE:
PER PLAN
SHEET:
8



REAR FRONT ELEVATION 3/8 in = 1 ft

Diotte Alfred FLOOR PLAN

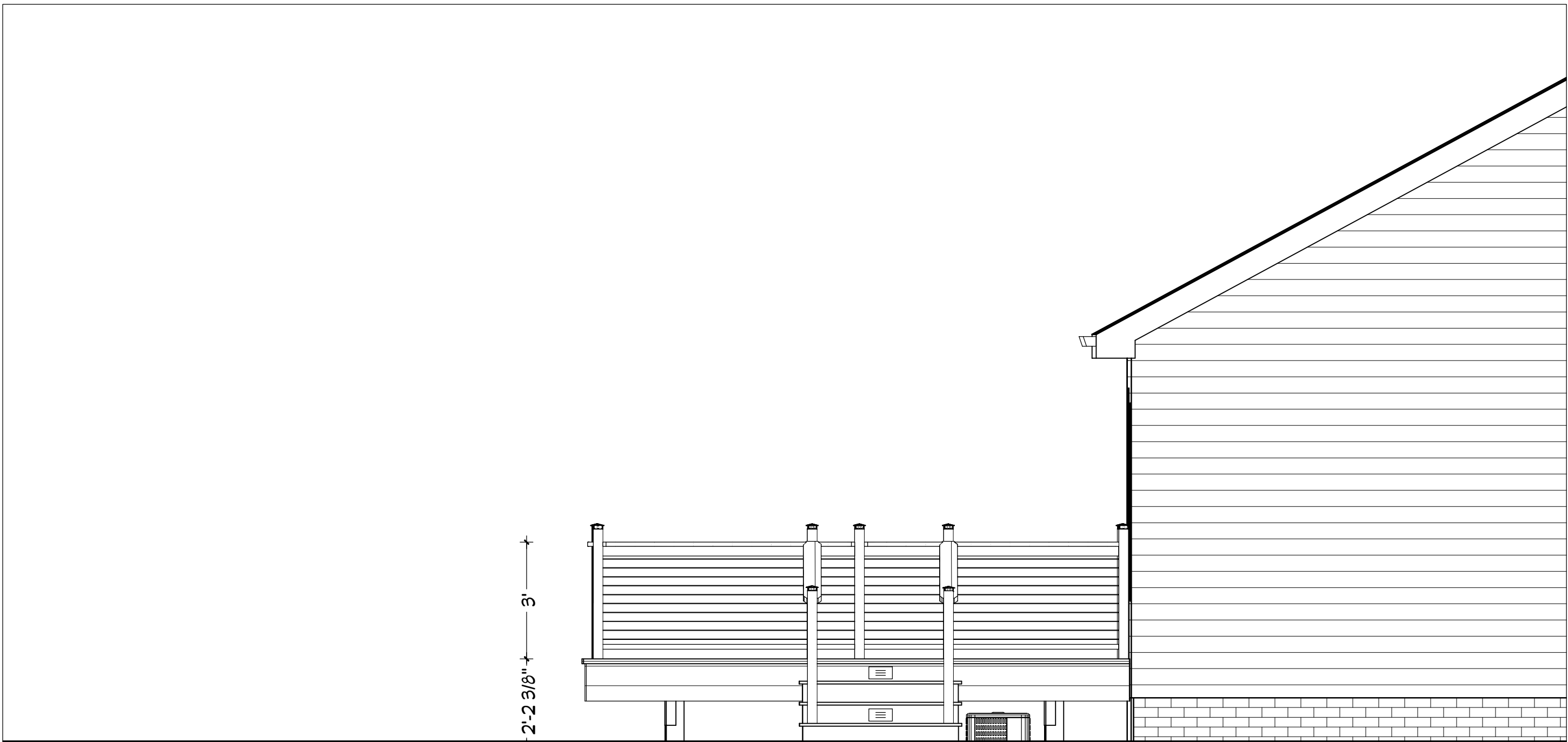
4(B)

SHEET INDEX	
1	P FRAMING
2	P DECKING
3	FRAMING
4	DECK
5	P LEFT ELEVATION
6	P FRONT ELEVATION
7	P RIGHT ELEVATION
8	LEFT ELEVATION
9	FRONT ELEVATION
10	RIGHT ELEVATION
11	ROOF FRAMING
12	CAD DETAILS
13	FRONT RENDERINGS
14	DECK RENDERINGS

PROJECT DESCRIPTION:	
Diotte Alfred Covered Porch & Deck Layout	
Alfred Diotte	
6006 Queens Chapel Road	
Hyattsville, MD 20782	

DRAWINGS PROVIDED BY:	
Fence & Deck Connection, Inc.	
8057 Veterans Highway	
Millersville, MD, 21108	
410-969-4444	
www.fencedeckconnection.com	

DATE:
10/21/2024
SCALE:
PER PLAN
SHEET:
9



REAR RIGHT ELEVATION

3/8 in = 1 ft

Diotte Alfred FLOOR PLAN

4(C)

SHEET INDEX

- 1 P FRAMING
- 2 P DECKING
- 3 FRAMING
- 4 DECK
- 5 P LEFT ELEVATION
- 6 P FRONT ELEVATION
- 7 P RIGHT ELEVATION
- 8 LEFT ELEVATION
- 9 FRONT ELEVATION
- 10 RIGHT ELEVATION
- 11 ROOF FRAMING
- 12 CAD DETAILS
- 13 FRONT RENDERINGS
- 14 DECK RENDERINGS

PROJECT DESCRIPTION:

Diotte Alfred Covered Porch & Deck Layout
Alfred Diotte
6006 Queens Chapel Road
Hyattsville, MD 20782

DRAWINGS PROVIDED BY:

Fence & Deck Connection, Inc.
8057 Veterans Highway
Millersville, MD, 21108
410-969-4444
www.fencedeckconnection.com

DATE:
10/21/2024
SCALE:
PER PLAN
SHEET:
10



SHEET INDEX	
1	P FRAMING
2	P DECKING
3	FRAMING
4	DECK
5	P LEFT ELEVATION
6	P FRONT ELEVATION
7	P RIGHT ELEVATION
8	LEFT ELEVATION
9	FRONT ELEVATION
10	RIGHT ELEVATION
11	ROOF FRAMING
12	CAD DETAILS
13	FRONT RENDERINGS
14	DECK RENDERINGS

PROJECT DESCRIPTION:
Diotte Alfred Covered Porch & Deck Layout
Alfred Diotte
6006 Queens Chapel Road
Hyattsville, MD 20782

DRAWINGS PROVIDED BY:
Fence & Deck Connection, Inc.
8057 Veterans Highway
Millersville, MD, 21108
410-969-4444
www.fencedeckconnection.com

DATE:
10/21/2024
SCALE:
PER PLAN
SHEET:
14





5(A)

EXH. # 5(A-E)
V-93-24



5(B)



5(C)



5(D)



5(E)

Real Property Data Search ()
Search Result for PRINCE GEORGE'S COUNTY

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

Special Tax Recapture: None

Account Number: District - 16 Account Identifier - 1792092

Owner Information

Owner Name:	DIOTTE ALFRED	Use:	RESIDENTIAL
Mailing Address:	6006 QUEENS CHAPEL RD HYATTSVILLE MD 20782-3073	Principal Residence:	YES
		Deed Reference:	/42622/ 00001

Location & Structure Information

Premises Address:	6006 QUEENS CHAPEL RD HYATTSVILLE 20782-0000	Legal Description:	
--------------------------	---	---------------------------	--

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-7934
0042	00A3	0000	16017500.17	7500	05	18	38	2025	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1985	1,144 SF	YES	6,933 SF	001

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
Split Foyer	YES	SPLIT FOYER	FRAME/3	3 full	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	110,500	140,500		
Improvements	314,700	458,600		
Total:	425,200	599,100	425,200	483,167
Preferential Land:	0	0		

Transfer Information

Seller: FONGUM DOROTHY A	Date: 10/15/2019	Price: \$425,000
Type: ARMS LENGTH IMPROVED	Deed1: /42622/ 00001	Deed2:
Seller: FORKWAR BAH J & LAWRENCE MBAH	Date: 07/16/2013	Price: \$174,407
Type: NON-ARMS LENGTH OTHER	Deed1: /34976/ 00055	Deed2:
Seller: NWACHUKWU,ADAKU A & SAMUEL N CHUKW	Date: 06/29/2001	Price: \$165,000
Type: ARMS LENGTH IMPROVED	Deed1: /14786/ 00337	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	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 04/12/2022

Homeowners' Tax Credit Application Information

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

EXH. # 6
V-93-24

Property

Tax Account: 1792092**Owner Name:** DIOTTE ALFRED**Premise Address:** 6006 Queens Chapel Rd, Hyattsville, MD 20782**Parcel Details****Tax Account #:** 1792092**Assessment District:** 16**Lot:** 38 **Block:** 18 **Parcel:****Description:****Plat:** A16-7934**Subdivision:** QUEENS CHAPEL
MANOR**Acreage:** 0.1590**Ownership Information****Owner Name:** DIOTTE ALFRED**Owner Address:** 6006 Queens Chapel
Rd, Hyattsville, MD 20782**Liber:** 42622 **Folio:** 001**Transfer Date:** 10/15/2019**Current Assessment:** \$425,200.00**Land Valuation:** \$110,500.00**Improvement****Valuation:** \$314,700.00**Sale Price:** \$425,000.00**Structure Area (Sq Ft):** 1144**Administrative Details****Tax Map Grid:** 042A3**WSSC Grid:** 207NE03**Councilmanic District:**

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. #	7
V-93-24	

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: 42-A3

Watershed (DOE)

Name: NORTHWEST BRANCH (ANA)

Watershed - 12 digit (DNR)

MDE 6 Digit Code: 021402
MDE 6 Digit Name: WASHINGTON METROPOLITAN
MDE 8 Digit Code: 02140205
MDE 8 Digit Name: Anacostia River
Watershed Code: 0818
DNR 12 Digit Designator: 021402050818
Tributary Strategy Watershed: MIDDLE POTOMAC
NRCS HUA14 Digit Code: 02070010030130
NRCS HUA11 Digit Code: 02070010030
NRCS HUA8 Digit Code: 02070010
Acreage: 4987.130371

WSSC Grid

Grid: 207NE03

Zip Code

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

Zoning (Current)

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

Zoning (Prior)

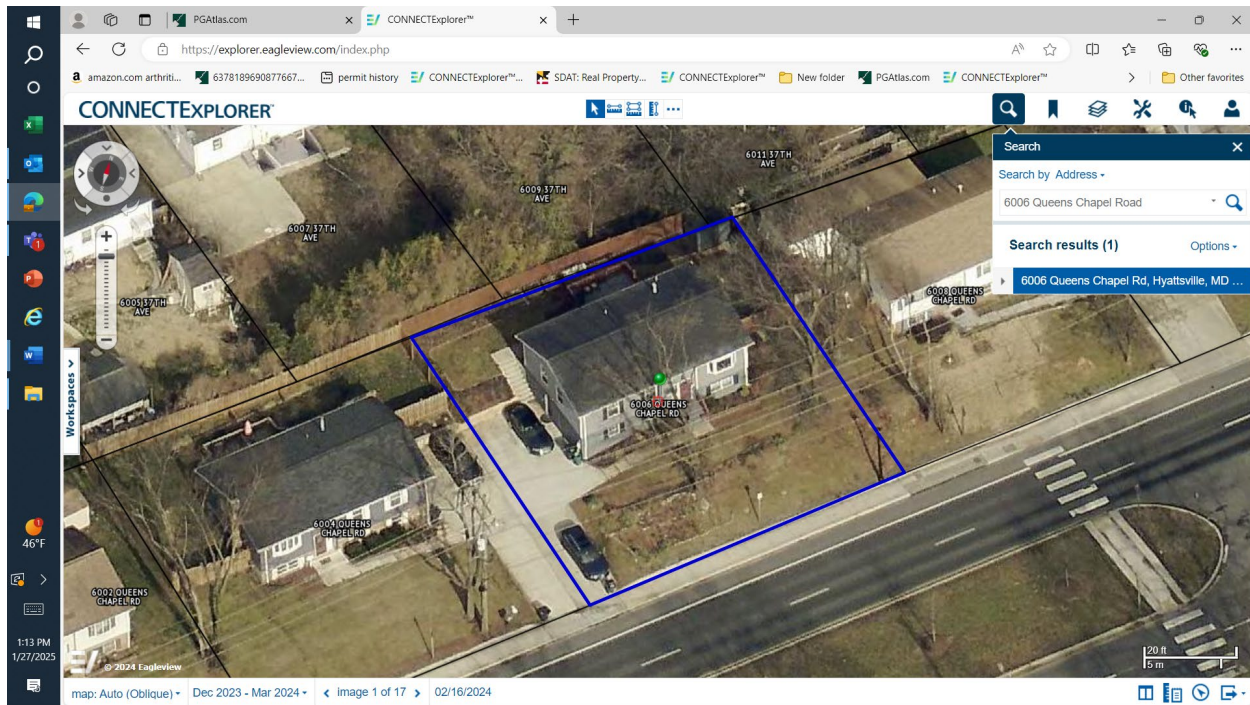
Class: R-55 (One-Family Detached Residential)
Zone Type: Residential

The screenshot shows a web browser window with the PGAtlas.com website. The map displays a residential area with streets labeled 36TH, 37TH, 38TH, OLIVER, and PLACE. A red dot is marked on a lot, and a cyan square highlights it. A search box is open in the top right corner, showing search criteria for 'Property' and 'Address'. The search box contains the text 'Example: 1600 Ring Road' and '6006 Queens Chapel Rd, Hyattsville, MD 20782'. The browser's address bar shows the URL 'https://www.pgatlas.com'. The browser's taskbar shows various applications, including Amazon, PGAtlas.com, and CONNECTExplorer. The system clock in the bottom left corner shows the time as 1:08 PM on 1/27/2025.

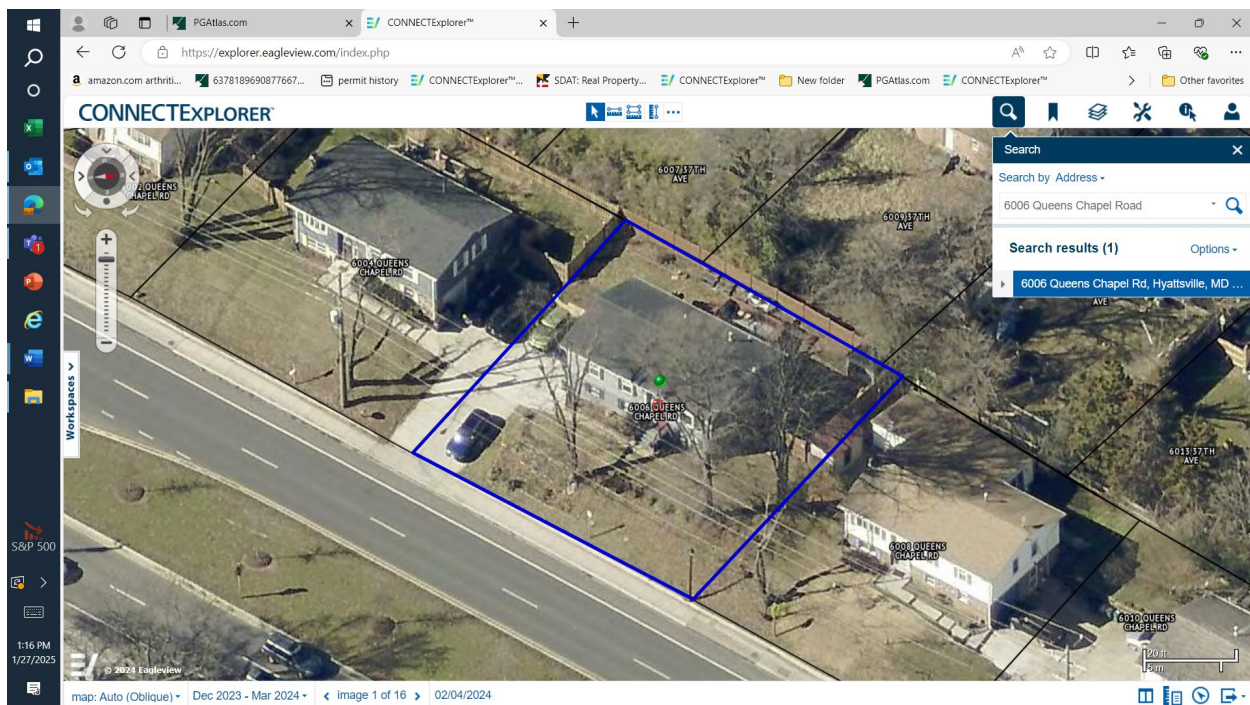
The screenshot displays the EagleView CONNECT Explorer web application. The main view is an aerial photograph of a residential area. A property at 6006 Queens Chapel Rd is highlighted with a blue outline. The map includes street names: 6010 QUEENS CHAPEL RD, 6008 QUEENS CHAPEL RD, 6006 QUEENS CHAPEL RD, 6004 QUEENS CHAPEL RD, 6007 137TH AVE, 6005 137TH AVE, 6003 137TH AVE, 6001 137TH AVE, 6000 137TH AVE, 6009 137TH AVE, 6008 137TH AVE, 6007 137TH AVE, 6006 137TH AVE, 6005 137TH AVE, 6004 137TH AVE, 6003 137TH AVE, 6002 137TH AVE, 6001 137TH AVE, 6000 137TH AVE, 6009 137TH AVE, 6008 137TH AVE, 6007 137TH AVE, 6006 137TH AVE, 6005 137TH AVE, 6004 137TH AVE, 6003 137TH AVE, 6002 137TH AVE, 6001 137TH AVE, 6000 137TH AVE. The interface includes a search bar at the top right, a map navigation panel on the left, and a sidebar with various tools and information. The bottom status bar shows the map type as 'Auto (Oblique)', the date range as 'Dec 2023 - Mar 2024', and the current image as 'Image 1 of 10' dated '02/21/2024'.

EXH. # 8(A-F)
V-93-24

V-93-24
Aerial Photos

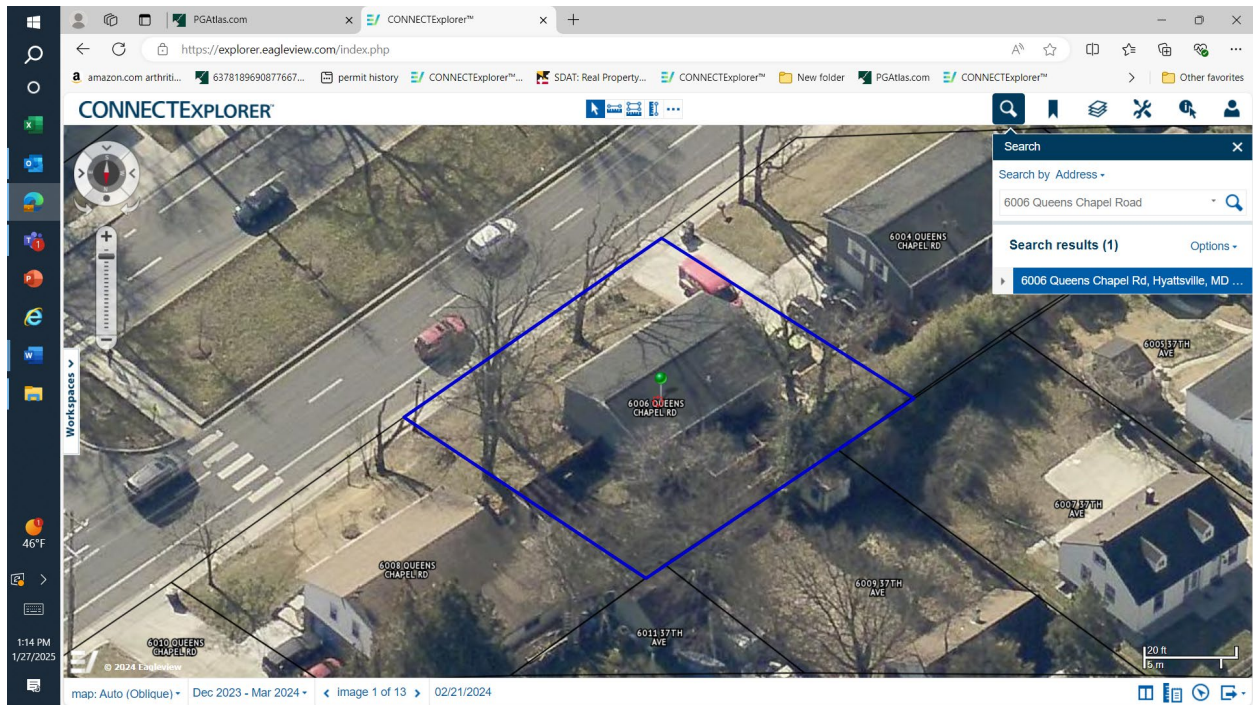


8(C)

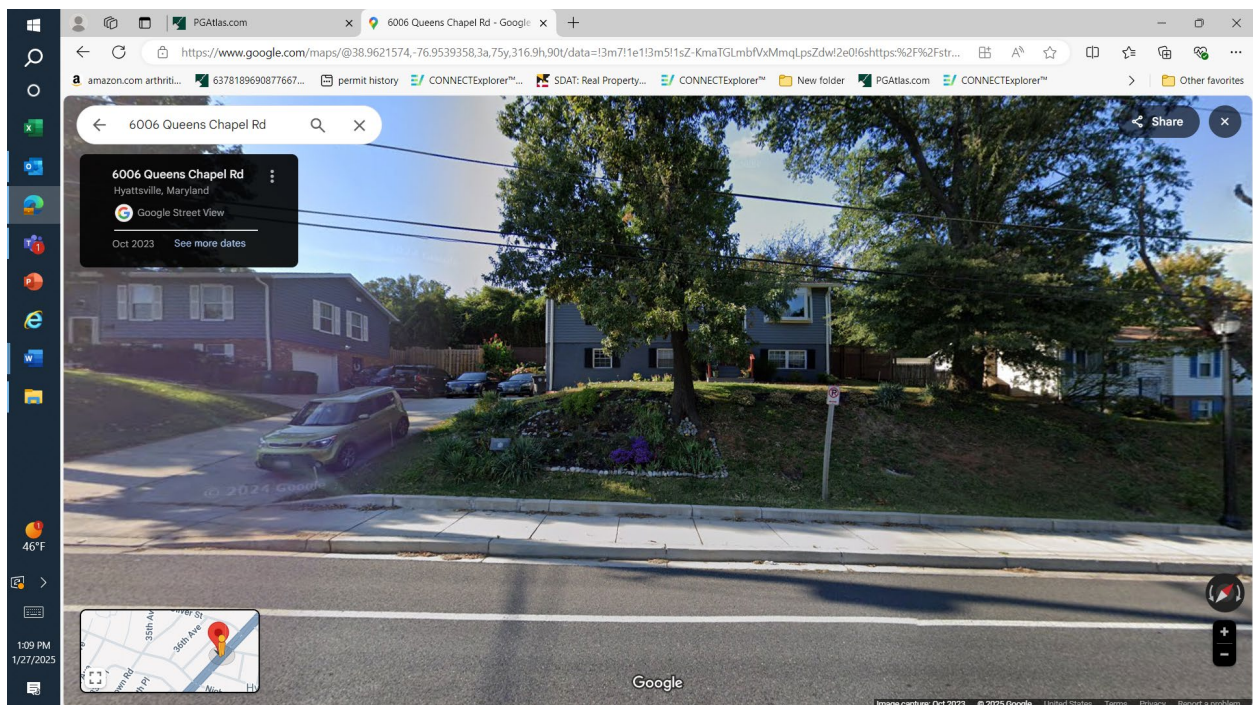


8(D)

V-93-24
Aerial Photos



8(E)



8(F)

Neighboring Properties



EXH. # 9(A-D)
V-93-24



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: January 29, 2025

Petitioner: Alfred Thomas Diotte, IV

Appeal No.: V-93-24

Hearing Date: WEDNESDAY, FEBRUARY 12, 2025, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Case Reviewer: Olga Antelo Vasquez

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

Appeal has been made to this Board for permission to obtain a building permit to replace the existing deck of 16' x 14' on RSF-65 (Residential, Single-Family-65) Zoned property known as Lot 38, Block 18, Queens Chapel Manor Subdivision, being 6006 Queens Chapel Road, 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 **27-11003. Decks, Porches, and Balconies** (a)(1) prescribes that Decks, porches (screened or unscreened), stoops, or exterior stairways may extend up to five feet into any required yard, except those decks and porches on a dwelling, townhouse; dwelling, two-family; or dwelling, three-family may extend to a rear lot line that abuts permanent open space or to within three (3) feet of a rear lot line that abuts another Rural and Agricultural or Residential lot. Any stairs leading to the deck or porch shall be located at least three (3) feet from the rear lot line. A variance of 6'.33" (sf) rear lot line 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>

BOARD OF ZONING APPEALS

By: Ellis Watson
Ellis Watson
Administrator

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville
David King, Contractor

EXH. # 10
V-93-24

V-93-24
DIOTTE ALFRED
6006 QUEENS CHAPEL ROAD
HYATTSVILLE MD 20782

V-93-24
MARIA M MATA & JULIO C BLANCO
6011 37TH AVENUE
HYATTSVILLE MD 20782

V-93-24
Q OFFERS A LLC
9450 SW GEMINI DRIVE
PMB 42979
BEAVERTON OR 97008

V-93-24
WILLIAM J & AUTUMN PINARD
6004 QUEENS CHAPEL ROAD,
HYATTSVILLE, MD 20782

V-93-24
GEORGE E & LINDA L SAMUELS
6007 QUEENS CHAPEL ROAD
HYATTSVILLE, MD 20782

V-93-24
TEODORO A MILLAN
6008 QUEENS CHAPEL RD,
HYATTSVILLE, MD 20782

V-93-24
ANTONIO & ORNELLA DISANDRO
6009 QUEENS CHAPEL ROAD
HYATTSVILLE, MD 20782

V-93-24
SHAHID M KHAN
6007 37TH AVENUE
HYATTSVILLE, MD 20782

V-93-24
DAVID KING
1544 WHITEHALL ROAD
ANNAPOLIS MD 21409

1/29/25

9589 0710 5270 2410 5382 70

U.S. Postal ServiceTM
MAIL[®] RECEIPT

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

OFFICIAL USE

V-93-24
DIOTTE ALFRED
6006 QUEENS CHAPEL ROAD
HYATTSVILLE MD 20782

Postmark Here

Box No.

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2410 5382 00

U.S. Postal ServiceTM
MAIL[®] RECEIPT

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

OFFICIAL USE

V-93-24
MARIA M MATA & JULIO C BLANCO
6011 37TH AVENUE
HYATTSVILLE MD 20782

Postmark Here

Box No.

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2410 5382 31

U.S. Postal ServiceTM
MAIL[®] RECEIPT

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

OFFICIAL USE

V-93-24
Q OFFERS A LLC
9450 SW GEMINI DRIVE
PMB 42979
BEAVERTON OR 97008

Postmark Here

Box No.

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2410 5381 87

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT

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

OFFICIAL USE

V-93-24

WILLIAM J & AUTUMN PINARD
6004 QUEENS CHAPEL ROAD,
HYATTSVILLE, MD 20782

Postage box, add fee as appropriate)
\$
\$
very \$
\$
elivery \$

Postmark
Here

Box No.

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2410 5382 17

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT

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

OFFICIAL USE

V-93-24

GEORGE E & LINDA L SAMUELS
6007 QUEENS CHAPEL ROAD
HYATTSVILLE, MD 20782

Postage box, add fee as appropriate)
\$
\$
very \$
\$
elivery \$

Postmark
Here

Box No.

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2410 5382 48

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT

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

OFFICIAL USE

V-93-24

TEODORO A MILLAN
6008 QUEENS CHAPEL RD,
HYATTSVILLE, MD 20782

Postage box, add fee as appropriate)
\$
\$
very \$
\$
elivery \$

Postmark
Here

Box No.

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2410 5381 94

U.S. Postal Service™

MAIL® RECEIPT

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

OFFICIAL USE

V-93-24
ANTONIO & ORNELLA DISANDRO
6009 QUEENS CHAPEL ROAD
HYATTSVILLE, MD 20782

For each box, add fee as appropriate)

\$ _____
\$ _____
Delivery \$ _____

Postmark
Here

Box No. _____

City, State, and ZIP

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2410 5382 24

U.S. Postal Service™

MAIL® RECEIPT

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

OFFICIAL USE

V-93-24
SHAHID M KHAN
6007 37TH AVENUE
HYATTSVILLE, MD 20782

For each box, add fee as appropriate)

\$ _____
\$ _____
Delivery \$ _____

Postmark
Here

Box No. _____

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

OWNERS' DEDICATION

We, Mary H. Boswell and Mary L. Boswell, owners of the property shown hereon and described in the Surveyors Certificate, hereby adopt this plan of resubdivision and establish the minimum building restriction lines.

May 12, 1972

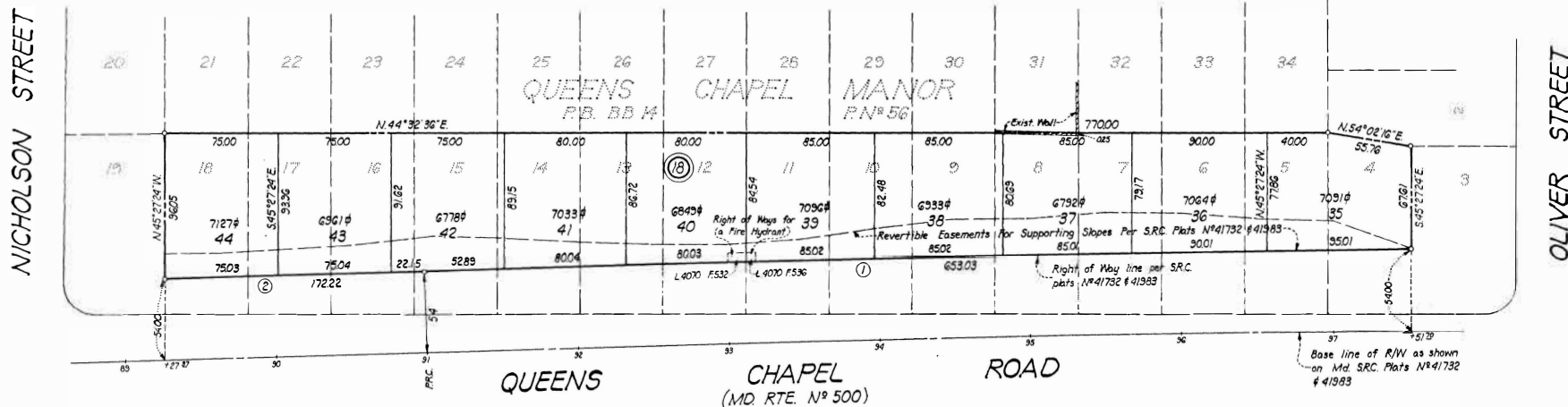
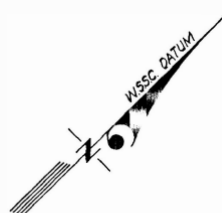
Yates P. Boswell
Witness

Yates P. Boswell
Witness

Mary H. Boswell
Mary H. Boswell

Mary L. Boswell
Mary L. Boswell

Mackenzie L. Kelly
MACKENZIE L. KELLY
Registered Professional Land Surveyor
Md. N°8011



CURVE DATA							
Stk	Nº	RADIUS	Δ	ARC	TAN	CHORD	BEARING
18	1	26685.73	01°24'07"	65303	326.53	65301	S 43°18'25"W
	2	22864.31	00°25'54"	17222	86.11	17222	S 42°49'22"W

EXH. # 13
V-93-24

LOTS 35 THROUGH 44, INCLUSIVE, BLOCK 18
A RESUBDIVISION OF PART OF LOTS 4 THROUGH 18, INCLUSIVE, BLOCK 18
SECTION FIVE
QUEENS CHAPEL MANOR
HYATTSVILLE (16TH) DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 50' MAY, 1972

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

Maryland-National Capital Park and Planning Commission
Prince Georges County Planning Board

APPROVED: May 25, 1972
Philip R. Hoque, Chairman
MNG-P&PC RECORD FILE NO. 57207B

RECORDED: _____
PLAT BOOK: _____
PLAT NO: _____

7-3-72 Harold Bismarck

FILE

GREENHORNE & O'MARA, INC.
Engineers · Architects · Planners · Surveyors
6715 Kenilworth Avenue
Riverdale, Maryland 20840

7199G
HWM
4567

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

BOARD OF APPEALS –POSTING OF SIGNS

Petitioner(s): Alfred Thomas Diotte, IV

Appeal No.: V-93-24

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: 1/27/2025-2/12/2025

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),
BY NO LATER THAN: 2/3/2025

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) 26 JAN 2025, BY (Name) Alfred T Diotte, (Address) 6006 Queens Chapel Rd, Hyattsville, MD 20782.

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



Signature of Person Who Posted Sign(s)

Alfred T. Diotte

Printed Name

PLEASE ATTACH PHOTOGRAPH(S) OF SIGN(S)

Affidavit and photos can be emailed to: boardofappeals@co.pg.md.us The Affidavit and photos may be mailed to 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-93-24

HEARING

Board of Appeals

Date	February 12, 2025			
Time	4:00 p.m.			
Place of Hearing	Virtual			
Case Type	Case #	Address	Legal Description	Owner
Appeal	V-95-34	1611 W. Cherry Chapel Road, Lot 34, Block 16, Shepherdville	Shepherd's Cherry, Rural	35F-65
Hearing Agenda				

Description of Project:

Replace existing deck

THIS IS A 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 appear to appear in person to attend the hearing. Please visit our website for more information to register.
<http://poc.com/ILUS/BOA>

CONTACT INFORMATION

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

Prince George's County
Shirley K. Carr Administration Building
1301 McCombs Drive
Largo, Maryland 20774



HEARING

Board of Appeals

February 12, 2025

Time	8:00 p.m.
Where	Virtual
Topic	16-45-34
Applicant	16-45-34
Project	16-45-34
Address	16-45-34
City	16-45-34
State	16-45-34
Zip	16-45-34
County	16-45-34
Country	16-45-34

Replace Existing deck

THIS IS A OPEN HEARING TO THE PUBLIC.
ANY INTERESTED PARTY IS WELCOME TO ATTEND.
If you wish to attend, please call the Board of Appeals at 301-952-3220.
You will be able to ask questions and provide input.
Public will be able to provide input on the project.
<http://pgcouncil.us/BOA>

CONTACT INFORMATION
301-952-3220
boardofappeals@pgc.md.us

Public Hearing Notice
Board of Appeals
16-45-34