

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-26-21

PETITIONERS: Seth Schowalter and Sarah Haddock

No. Description

1. Application
2. Site Plan
- 3(a-j). Elevation Plans
4. Subdivision Plat
5. Color Photos, A thru K
6. Notice from Neighbor
7. Permit Application Case #59508-2019-00
8. Permit History
9. PGAtlas Printout
10. SDAT Property Printout
11. Aerial Photos, A thru F
12. Aerial Photos, Neighboring Properties, A & B
13. Notice of Virtual Hearing, 8/10/2021
14. Persons of Record List, 8/10/2021
15. Certification of Posting, w/photos, 8/12/2021
16. Affidavit of Posting
- 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

(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 Seth Schowalter, Sarah Haddock
(AS SHOWN ON DEED)
Address of Owner(s) 4116 Hamilton Street
City Hyattsville State MD Zip Code 20781
Telephone Number (home) _____ (cell) 706-296-8347 (work) _____
E-mail address: sethschowalter@gmail.com

Location and Legal Description of the Property involved:

Street Address 4116 Hamilton Street
City Hyattsville
Lot(s) 2 Block 1 Parcel _____
Subdivision Name Hyattsville Hills

Professional Service:

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

Name: Danny Stroup Phone Number: 240-508-6883
Address: 4112 Hamilton St Email Address: DWStroup@yahoo.com

Attorney representing applicant: (If applicable)

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

EXH. # 1
V-26-21

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

Name: Hyattsville Preservation Association, Inc.
Address: Po Box 375 Hyattsville, MD 20781

Municipality (Incorporated City/Town)

Name Hyattsville

What will be or has been constructed on the property which has required a variance? Detached,
2 floor garage to replace existing 1 floor garage.
The existing garage is falling apart and home insurance
will not cover. 2nd floor space for storage

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: _____

Seth Schowalter
Signature of Owner/Attorney

Seth Schowalter
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/>.

CELEBRATING 15 YEARS OF SERVICE



MILLENNIUM ENGINEERING, LLC

PARK PLACE PROFESSIONAL CENTER
5825 ALLENTOWN ROAD CAMP SPRINGS, MARYLAND 20746

301-433-0888 301-433-0897 FAX

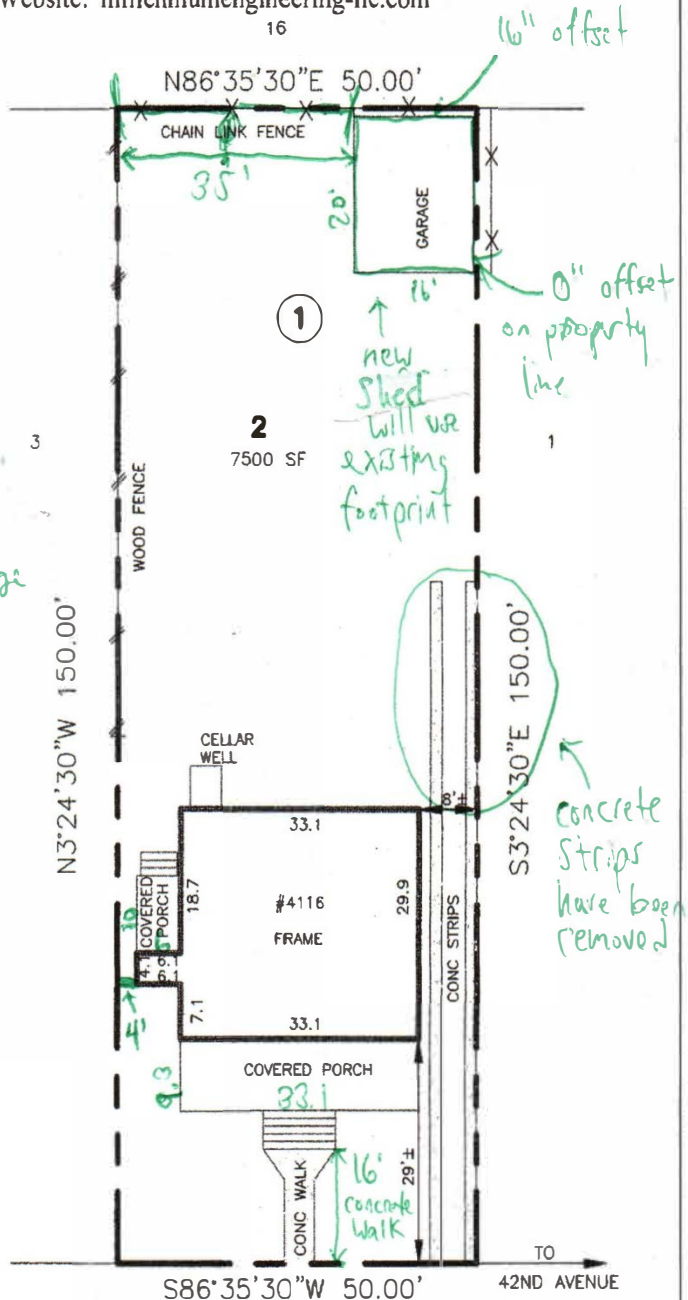
Email: surveyorders@millenniumengineering-llc.com

Website: millenniumengineering-llc.com

16



* Please note that the shed will not be used for a car. It will be used as a work shop/storage for bicycles, lawn mower, etc.



SURVEYOR'S CERTIFICATE
LICENSE EXPIRATION DATE 04-30-2016

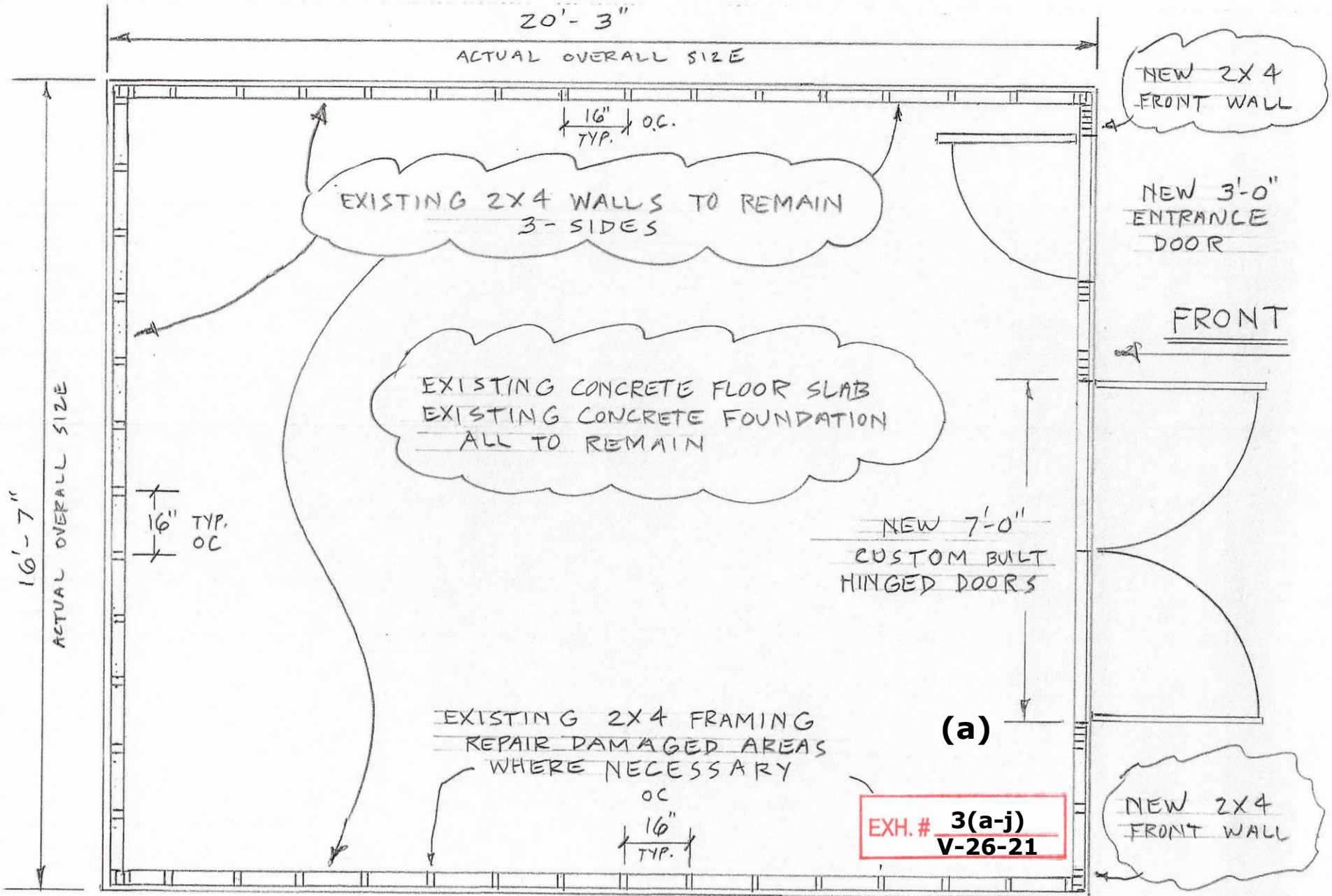
I hereby certify that this drawing is based on a field survey made on 10/17/2014 by me or directly under my supervision and to the best of my knowledge information & belief correctly represents the facts found at the time of survey.

HAMILTON STREET
(FORMERLY JACKSON AVENUE)

EXH. # **2**
V-26-21

"NOTE: EXISTING ROOF TO BE DEMOED"

SHEET 1 of 9



← NORTH

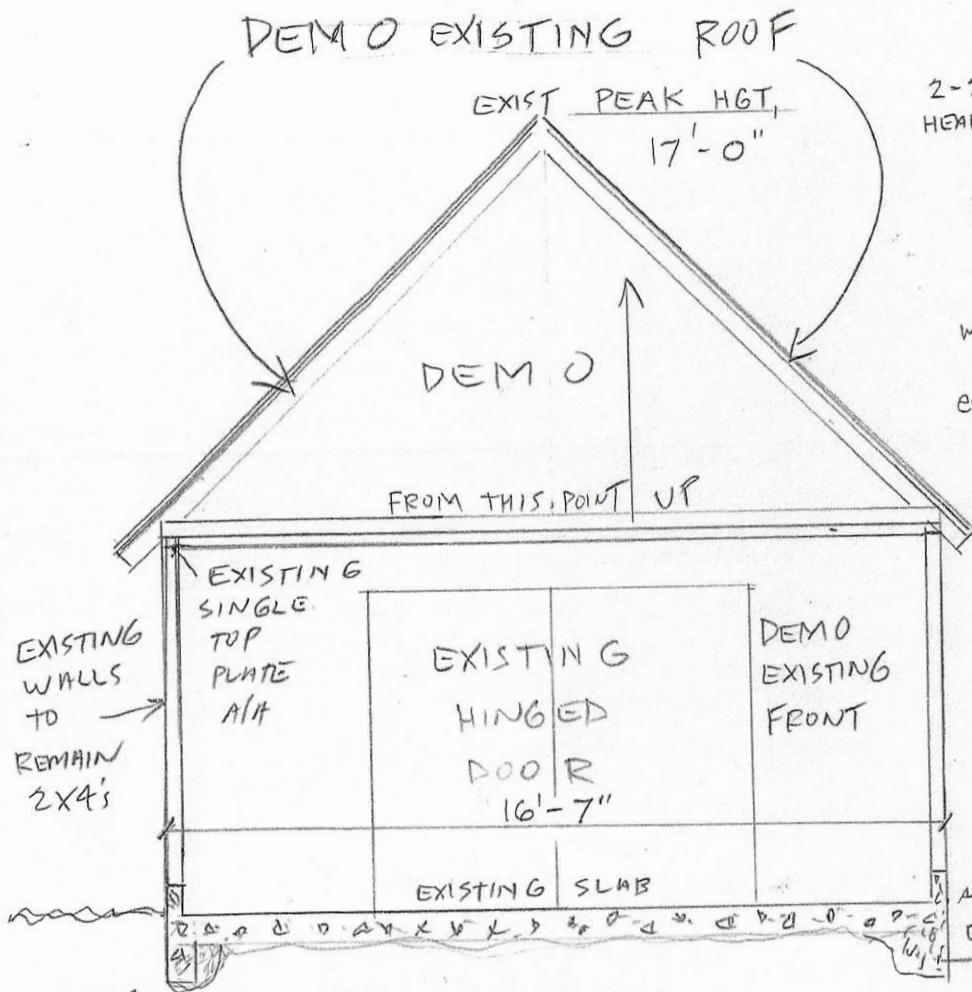
EXISTING GARAGE PLAN

3/8" = 1'-0"

SETH & SARAH SCHOWALTER
4116 HAMILTON STREET
HYATTSVILLE, MD 20781

"REVISED PER 1ST REVIEW"

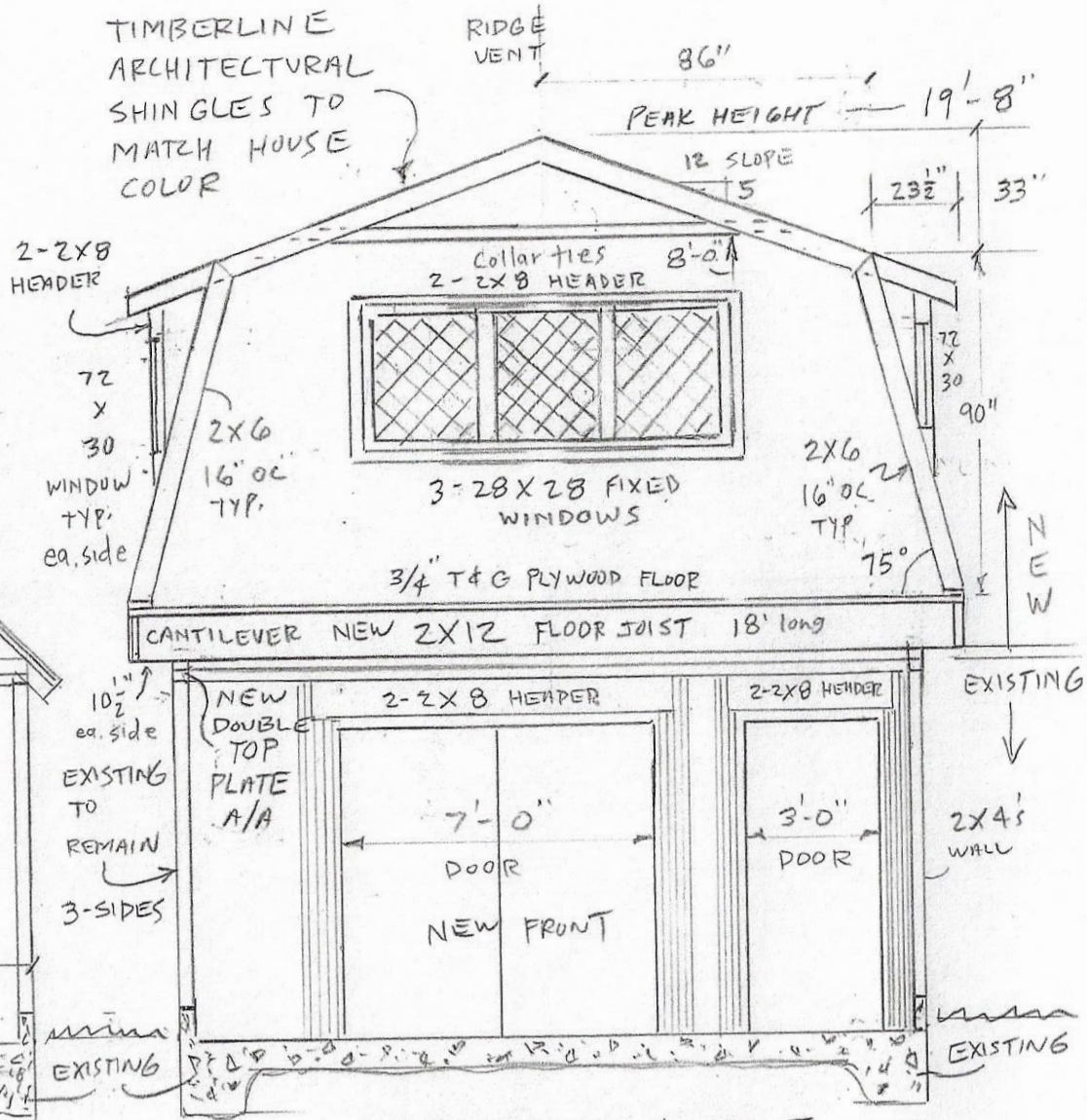
SHEET 3 of 9
REVISED



EXISTING FRONT ELEVATION VIEW

1/4" = 1'-0"

LOOKING NORTH



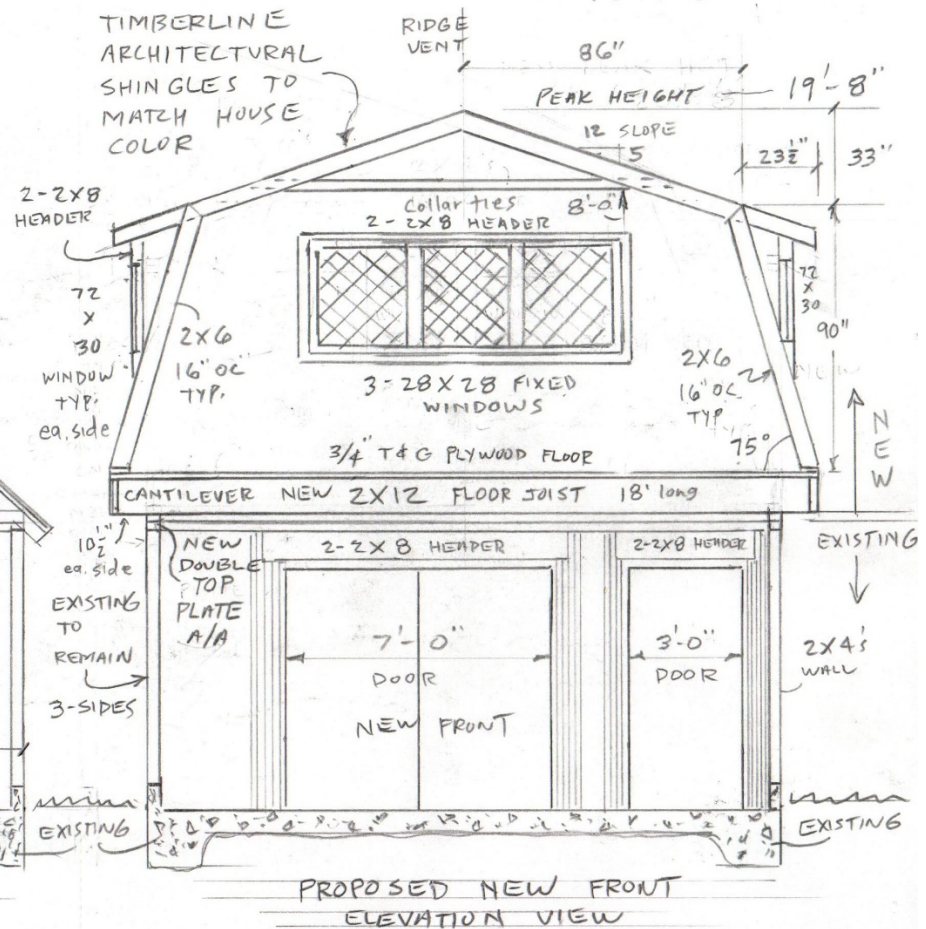
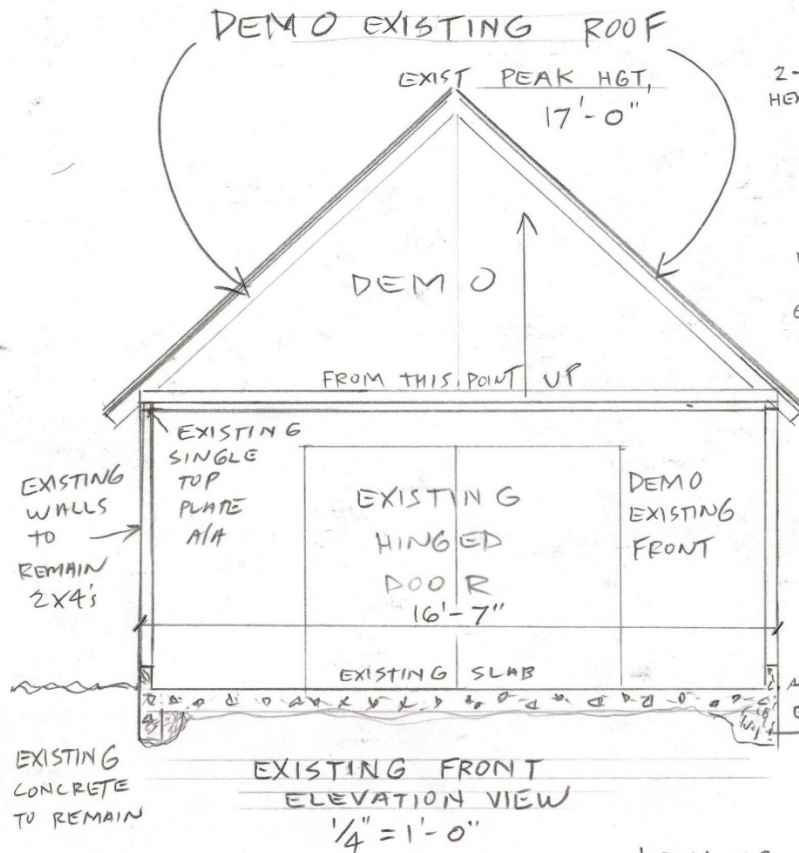
PROPOSED NEW FRONT ELEVATION VIEW

SETH & SARAH SCHOWALTER
4110 HAMILTON STREET
HYATTSVILLE, MD 20781

(b)

"REVISED PER 1ST REVIEW"
 Height to roof mid-point: 14' 1"

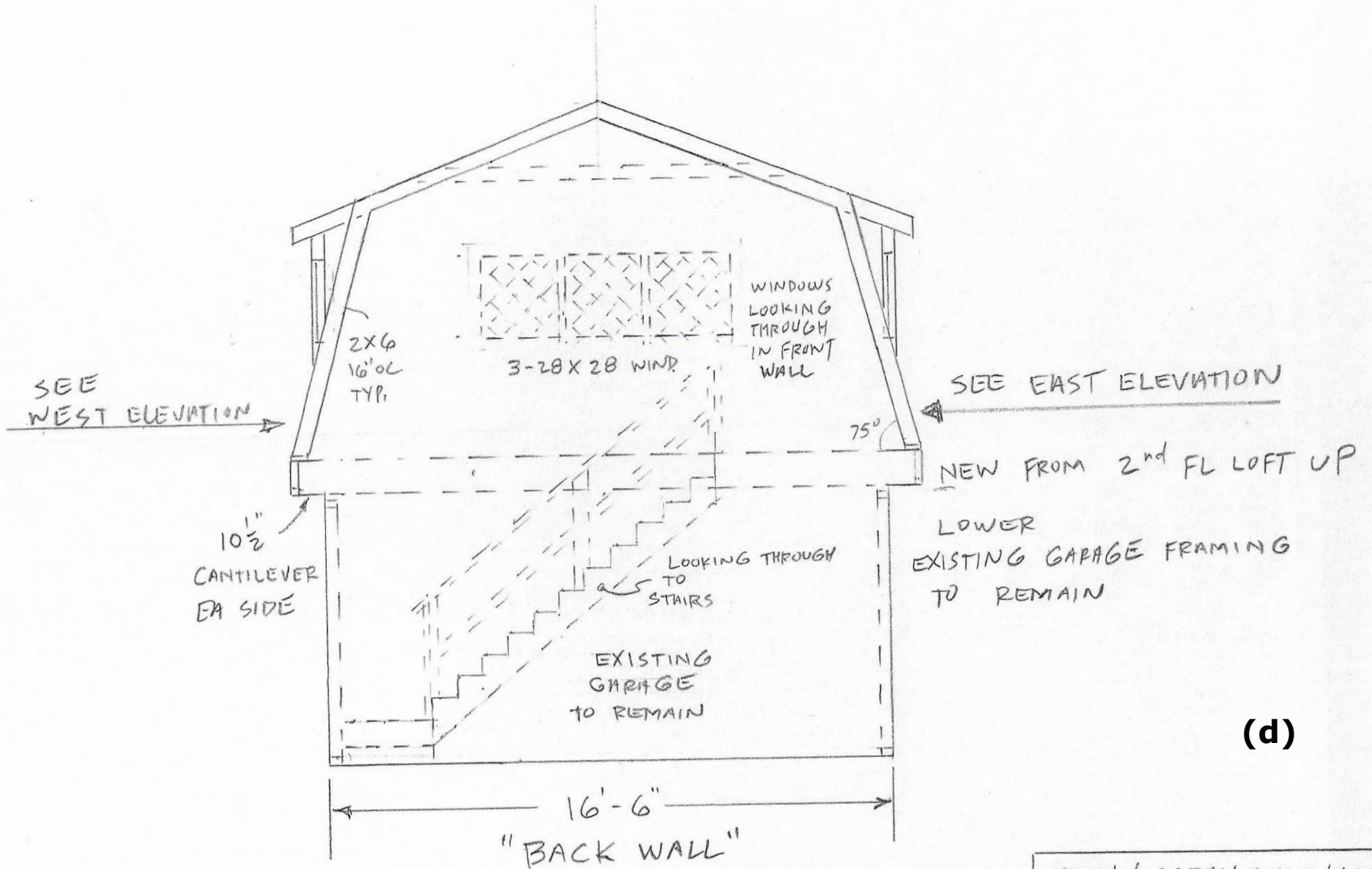
SHEET 3 of 9
 REVISED



LOOKING NORTH

SETH & SARAH SCHOWALTER
 4110 HAMILTON STREET
 HYATTSVILLE, MD 20781

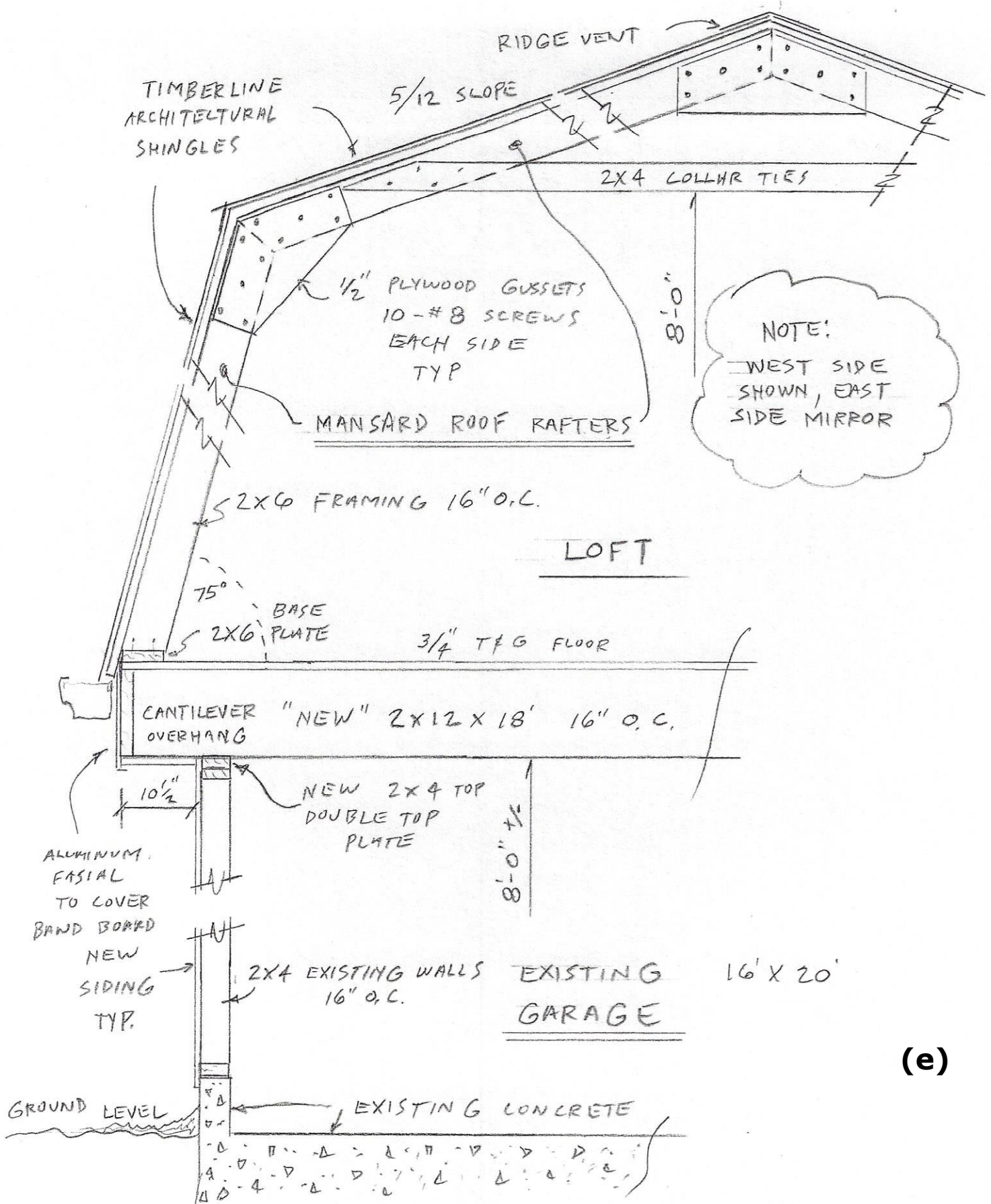
(c)



ELEVATION VIEW LOOKING SOUTH
 $\frac{1}{4}'' = 1'-0''$

(d)

SETH & SARAH SCHOWALTER
4116 HAMILTON ST.
HYATTSVILLE, MD 20781



WALL SECTION LOOKING NORTH

3/4" = 1'-0"

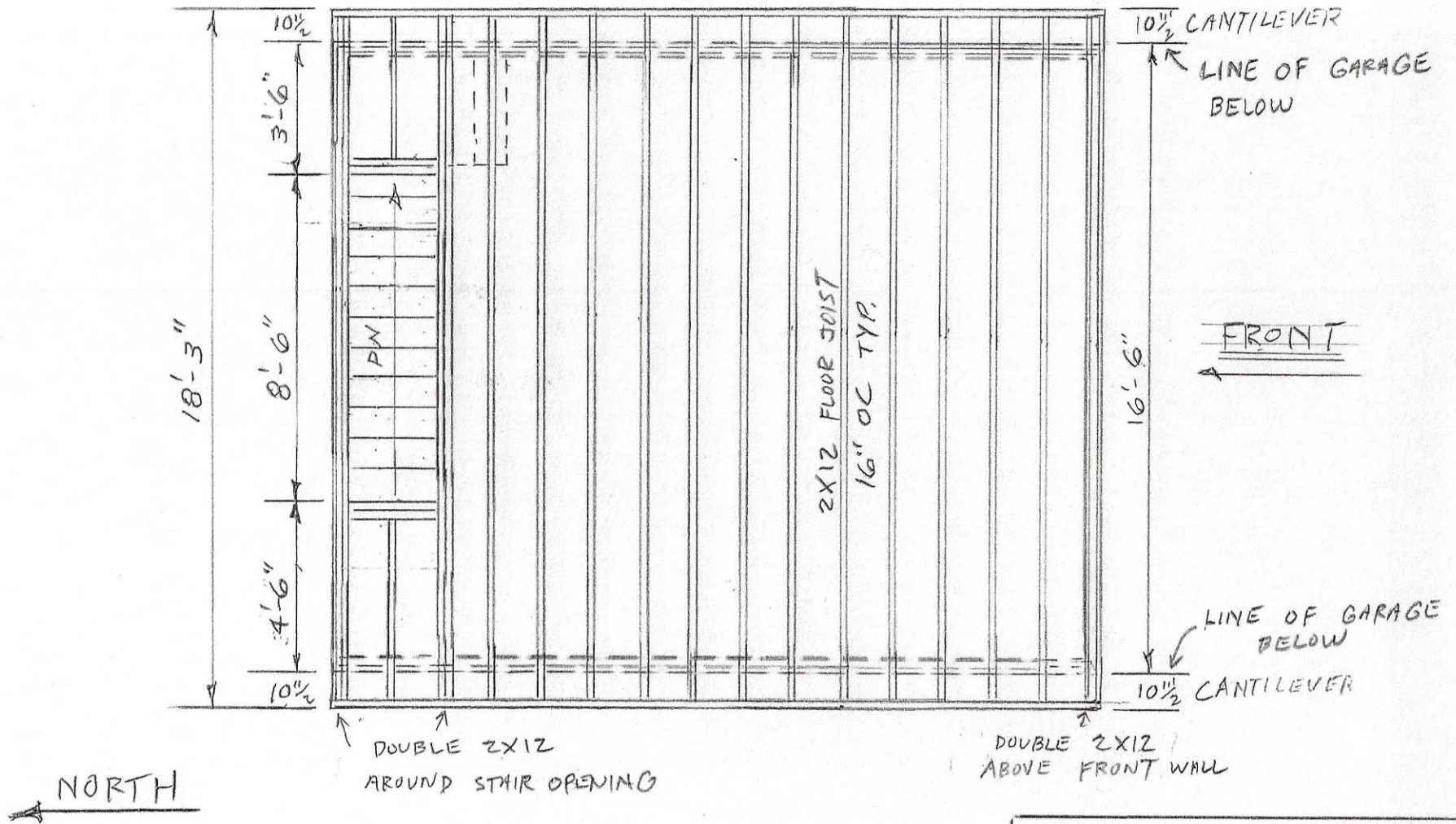
DETAIL SHEET

(e)

SHEET

4 of 9

"NEW PROPOSED FLOOR FRAMING"

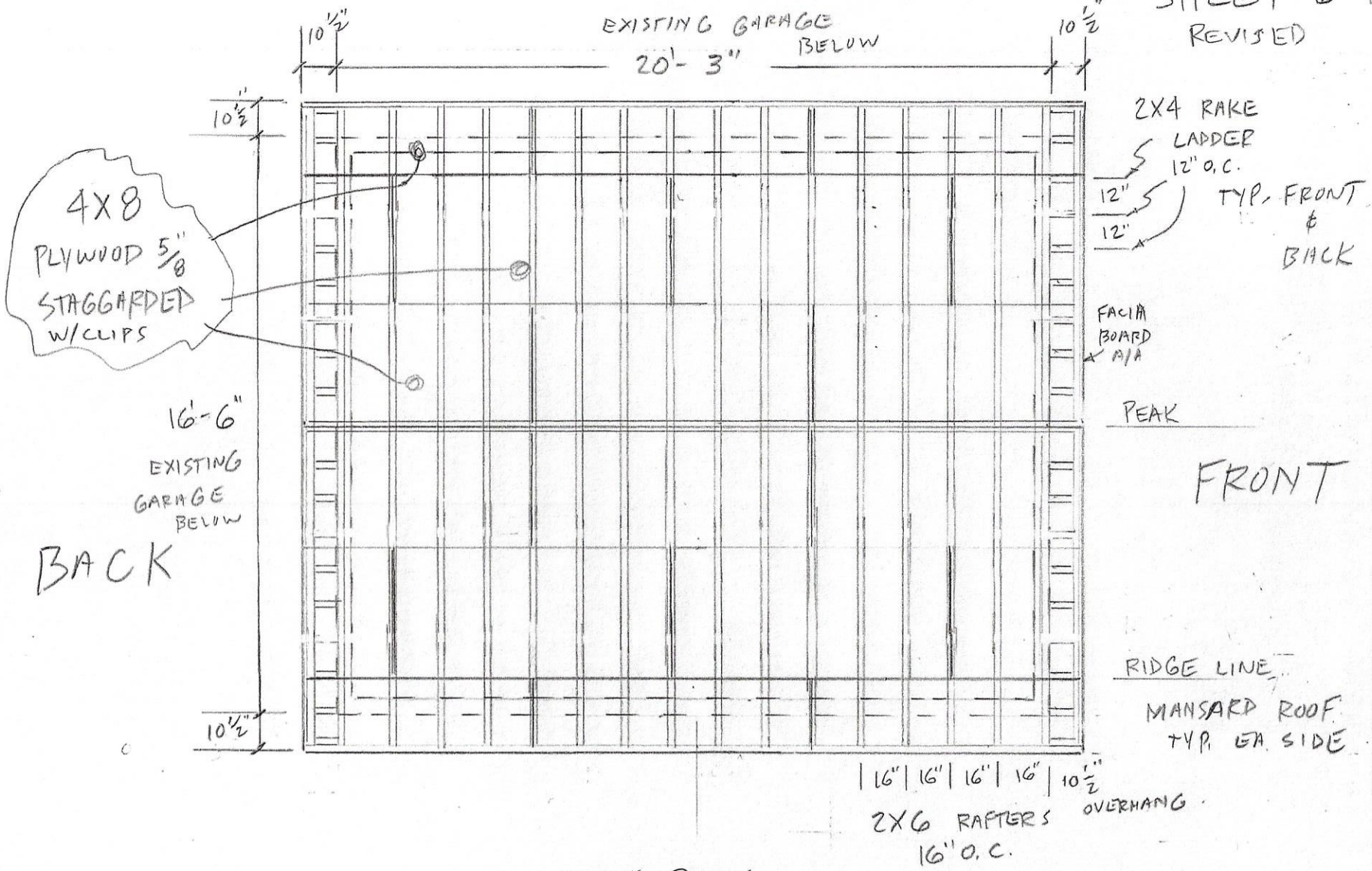


(f)

2ND FLOOR LOFT FRAMING

1/4" = 1'-0"

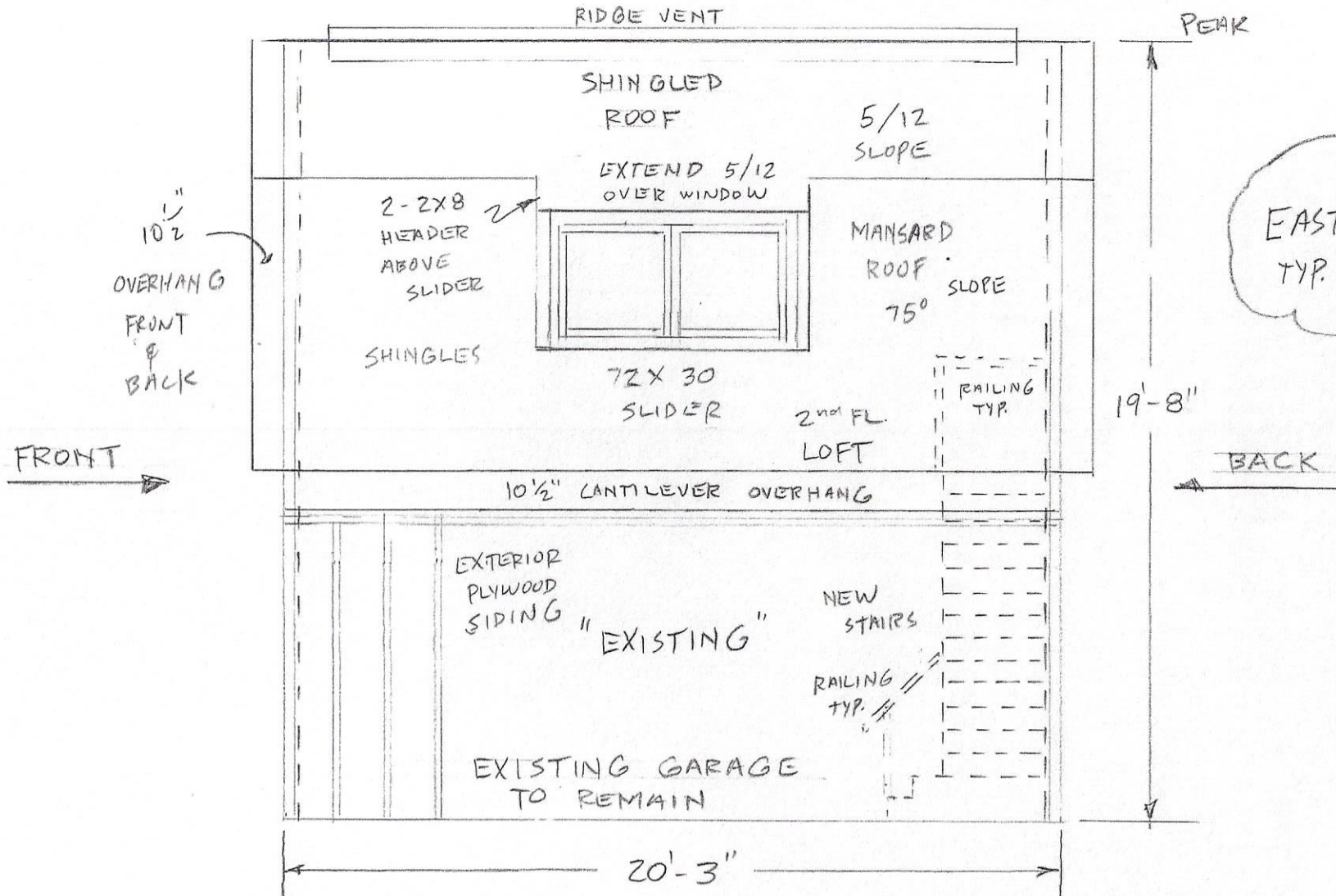
SETH & SARAH SCHOWALTER
4116 HAMILTON STREET
HYATTSVILLE, MD 20781



ROOF PLAN
 $\frac{1}{4}'' = 1'-0''$

(h)

SETH & SARAH SCHOWALTER
4116 HAMILTON ST.
HYATTSVILLE, MD 20781

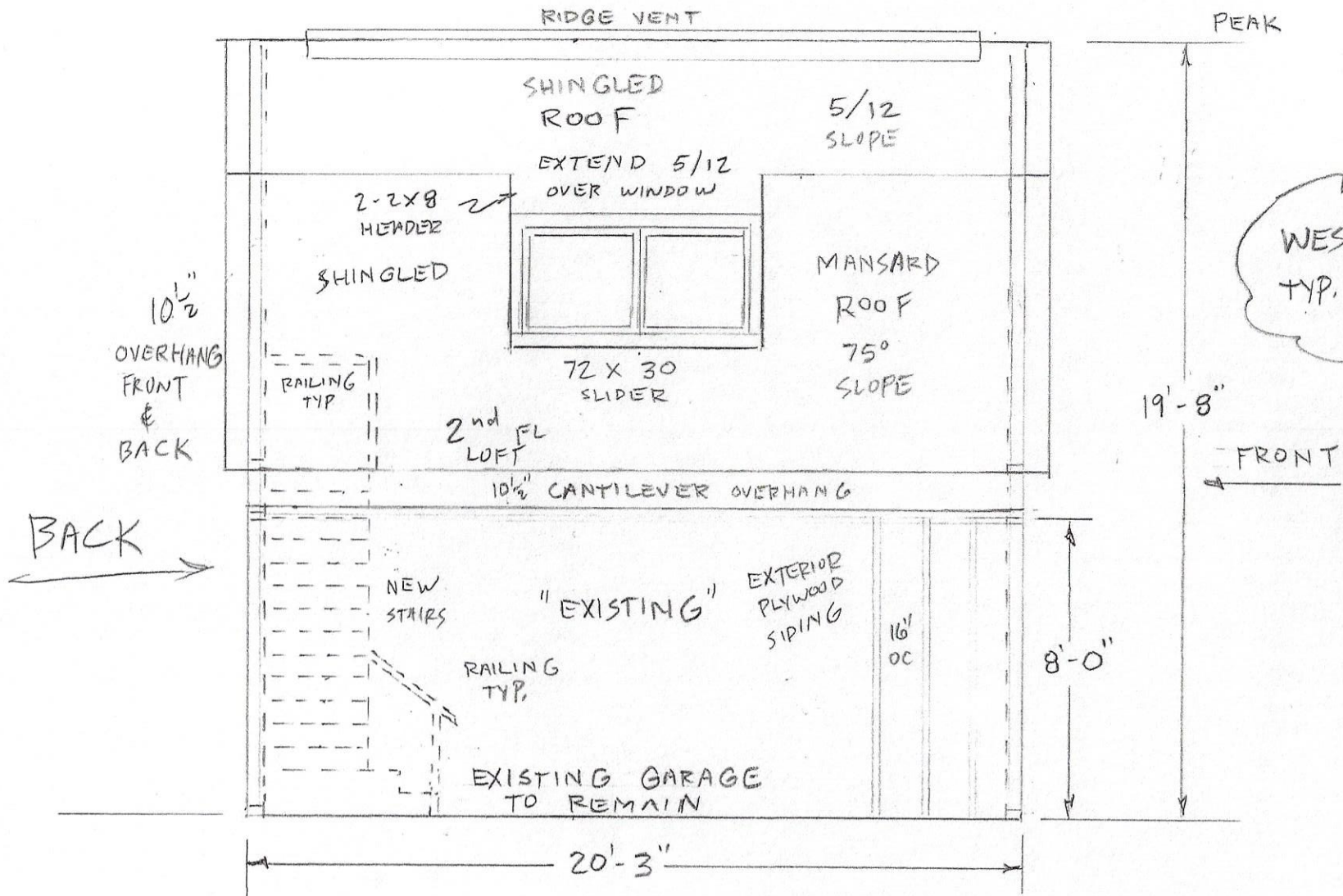


EAST ELEVATION
TYP. BUT OPPOSITE

(i)

ELEVATION VIEW LOOKING WEST
1/4" = 1'-0"

SETH & SARAH SCHOWALTER
4116 HAMILTON ST.
HYATTSVILLE, MD 20781

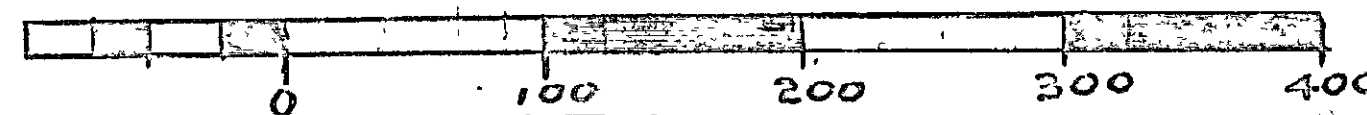


ELEVATION VIEW LOOKING EAST
1/4" = 1'-0"

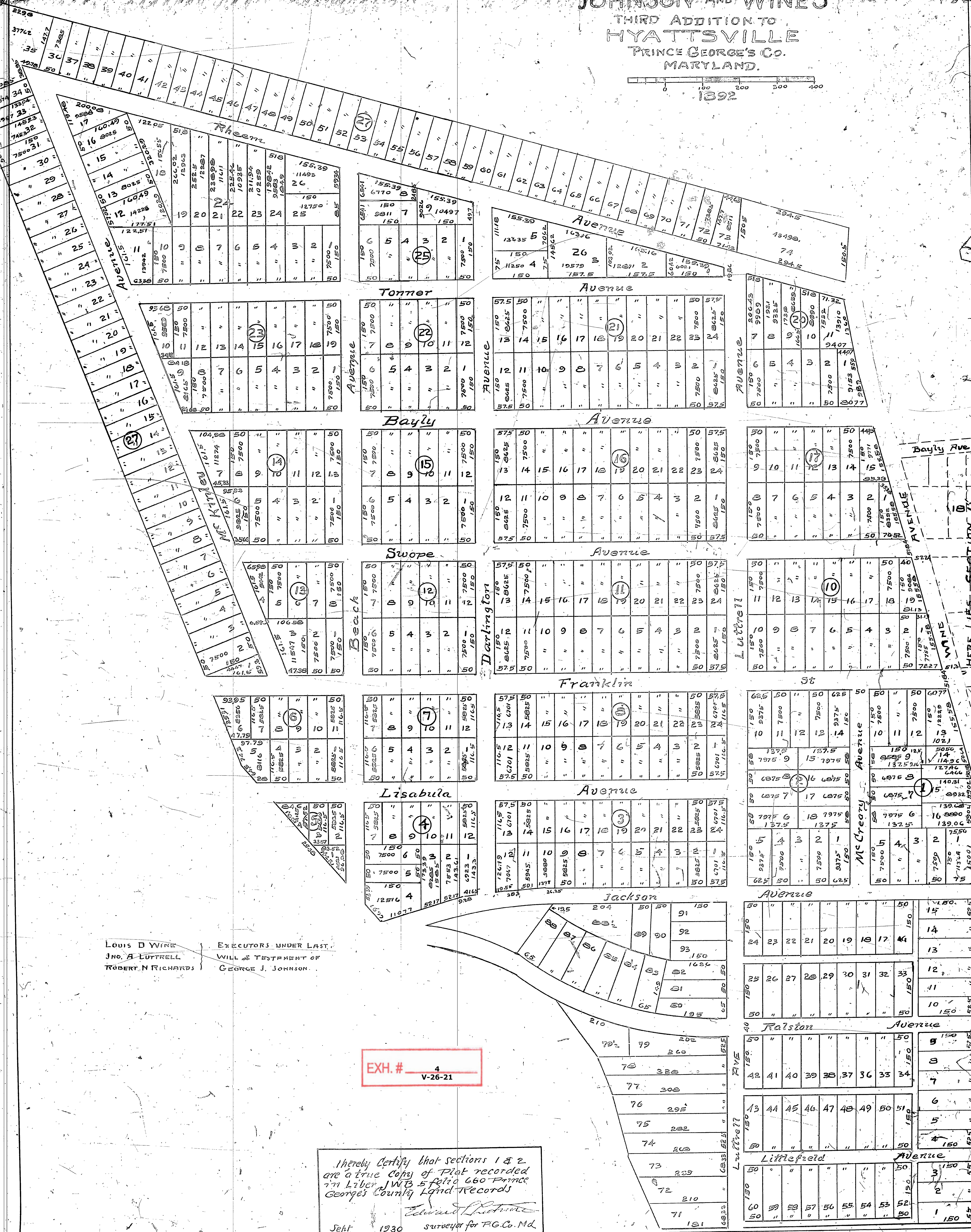
SETH & SARAH SCHOWALTER
4116 HAMILTON ST.
HYATTSVILLE, MD 20781

JOHNSON AND WINES

THIRD ADDITION TO
HYATTSTVILLE
PRINCE GEORGE'S CO.
MARYLAND.



1892



LOUIS D WINE
JNO. A LUTTRELL
ROBERT N RICHARDS

EXECUTORS UNDER LAST
WILL & TESTAMENT OF
GEORGE J. JOHNSON.

EXH. # 4
V-26-21

I hereby certify that sections 1 & 2
are a true copy of Plat recorded
in Liber JW 5 folio 660 Prince
Georges County Land Records
Edward Luttrell
Sept 1930 surveyor for P.G. Co. Md.



A

EXH. # 5(A-K)
V-26-21







D



E



F





H

H



I





K

To whom it may concern,

As a property owner adjacent to 4116 Hamilton Street that will be directly affected by the detached garage remodel, which is the subject of the Variance, I am not against reconstruction occurring at its current footprint which is directly on our property line.

Pat Yinkey, 5300 42nd Avenue

Signature:



Tom Smith, 5304 42nd Avenue

Signature:



EXH. # 6
V-26-21

PRINCE GEORGE'S COUNTY
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900



YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

PERMIT APPLICATION FILING FEES ARE NON-REFUNDABLE

Date : 01/24/2020

PERMIT APPLICATION

Case Number: 59508-2019-00

ACTIVITY: DPIE RGW
WORK DESCRIPTION: Repair to existing detached garage as required by home insurance. Replacing roof and adding a storage block. Will also change door arrangement of
USE TYPE: Single Family
EXISTING USE: SFH
PROPOSED USE: SFH

LOT: 2
PARCEL :

SITE INFORMATION

SITE ADDRESS: 4116 HAMILTON ST HYATTSVILLE 20781		PROJECT NAME: Schowalter SHED SUBDIVISION: HYATTSVILLE HILLS	EST. CONSTRUCTION COST: \$ 8,000.00 ELECTION DISTRICT: 16 PROPERTY TAX ACCOUNT #: 1801802
<u>OWNER</u>	<u>OCCUPANT</u>	<u>CONTRACTOR</u>	<u>ARCHITECT</u>
Seth Schowalter 4116 Hamilton ST Hyattsville MD 20781		Seth Schowalter 4116 Hamilton Hyattsville MD 20781	

FOR OFFICE USE ONLY

	Reviewer	Date		Reviewer	Date
	M-NCPPC			Fire Eng.	
	Site / Road Eng.			Mechanical Eng.	
	Structural Eng.			Health	
	Electrical Eng.			Issuance	

EXH. # 7
V-26-21

I hereby certify that I have permission of the property owner to submit this application on his/her behalf and that the information is complete and correct.

APPLICANT Seth Schowalter N/A (706) 296 - 8347

NAME COMPANY PHONE SIGNATURE

Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
9/23/2015 12:00:00 AM	43564-2015-0	ADVANCE CONSTRUCTION INTERPRISE LLC	DPIE ER	HVY-UP (200amps)	PERMITTED	9/23/2015 12:00:00 AM
7/2/2018 12:00:00 AM	32929-2018-0	SCHOWALTER FENCE	DPIE RW	68' OF 6' FENCE	PERMITTED	7/9/2018 12:00:00 AM
1/24/2020 12:00:00 AM	59508-2019-0	Schowalter SHED	DPIE RGW	Repair to existing detached garage as required by home insurance. Replacing roof and adding a storage attic space. Will also change door arrangement on the front for ease of access.	APPLICATION	

EXH. # 8
V-26-21

Property

Tax Account: 1801802

Owner Name: SCHOWALTER SETH P ETAL

Premise Address: 4116 Hamilton St, Hyattsville, MD 20781

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1801802	Owner Name: SCHOWALTER SETH P ETAL	Tax Map Grid: 050B1
Assessment District: 16	Owner Address: 4116 Hamilton St, Hyattsville, MD 20781	WSSC Grid: 206NE04
Lot: 2 Block: 1 Parcel:	Liber: 36458 Folio: 139	Tree Conservation Plan 1:
Description: -NCOA2ND2010-	Transfer Date: 11/6/2014	Tree Conservation Plan 2:
Plat: E16-0918	Current Assessment: \$394,300.00	Councilmanic District: 2
Subdivision: HYATTSVILLE HILLS	Land Valuation: \$108,633.00	
Acreage: 0.1720	Improvement Valuation: \$285,667.00	
	Sale Price: \$373,000.00	
	Structure Area (Sq Ft): 1485	

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

Historic District National Register (HAWP Not Required)

Name: Hyattsville Historic District

ID: 68-010-00

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: 50-B1

WSSC Grid

Grid: 206NE04

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: 0822

DNR 12 Digit Designator: 021402050822

Tributary Strategy Watershed: MIDDLE POTOMAC

NRCS HUA14 Digit Code: 02070010030135

NRCS HUA11 Digit Code: 02070010030

NRCS HUA8 Digit Code: 02070010

Acreage: 14246.749023

Zip Code

Zip Code: 20781

City: Hyattsville

Alternate Names: N/A

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 -** 1801802

Owner Information

Owner Name:	SCHOWALTER SETH P ETAL HADDOCK SARAH E	Use:	RESIDENTIAL
Mailing Address:	4116 HAMILTON ST HYATTSVILLE MD 20781-	Principal Residence:	YES
		Deed Reference:	/36458/ 00139

Location & Structure Information

Premises Address:	4116 HAMILTON ST HYATTSVILLE 20781-0000	Legal Description:	-NCOA2ND2010-
--------------------------	--	---------------------------	---------------

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	E-0918
0050	00B1	0000	16024700.17	4700	01	1	2	2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1900	1,485 SF		7,500 SF	001

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

EXH. #	10
	V-26-21

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2019	As of 07/01/2020	As of 07/01/2021
Land:	75,300	125,300		
Improvements	297,400	279,800		
Total:	372,700	405,100	394,300	405,100
Preferential Land:	0	0		

Transfer Information

Seller: PERLMETER CAROL G	Date: 11/06/2014	Price: \$373,000
Type: ARMS LENGTH IMPROVED	Deed1: /36458/ 00139	Deed2:
Seller: GLASGOW DORCAS T	Date: 06/20/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33718/ 00423	Deed2:
Seller: GLASGOW,AUGUSTUS R JR & DORCAS	Date: 08/20/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00004	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

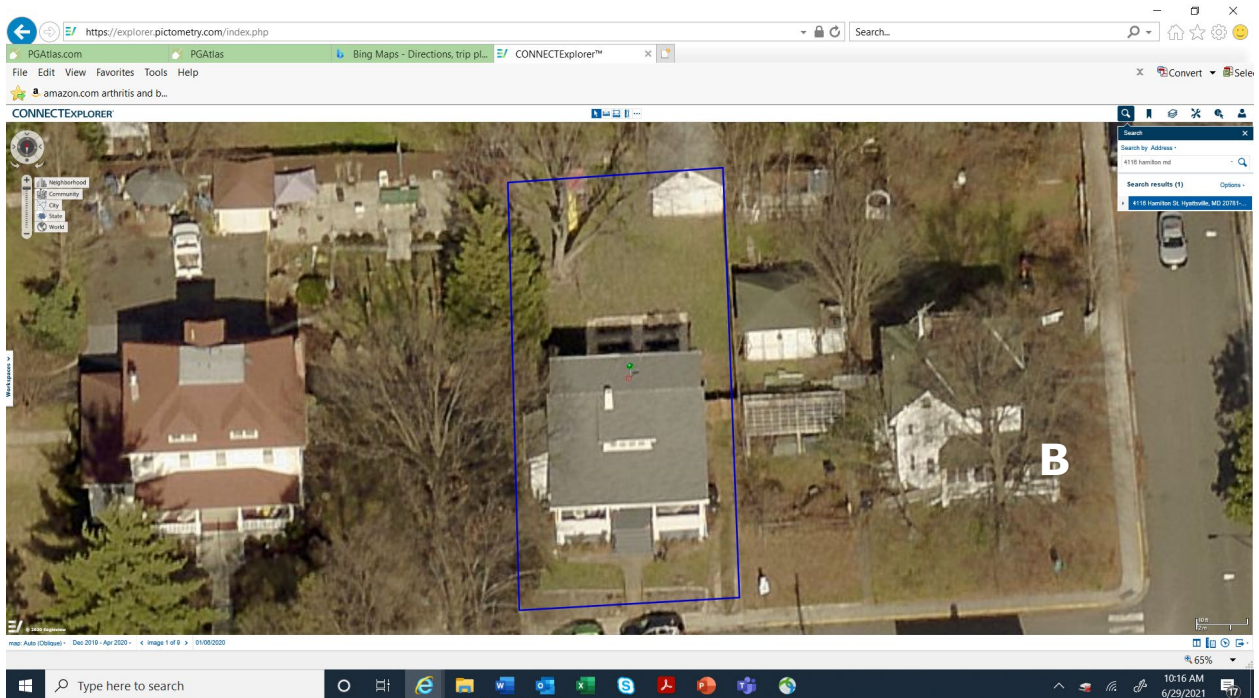
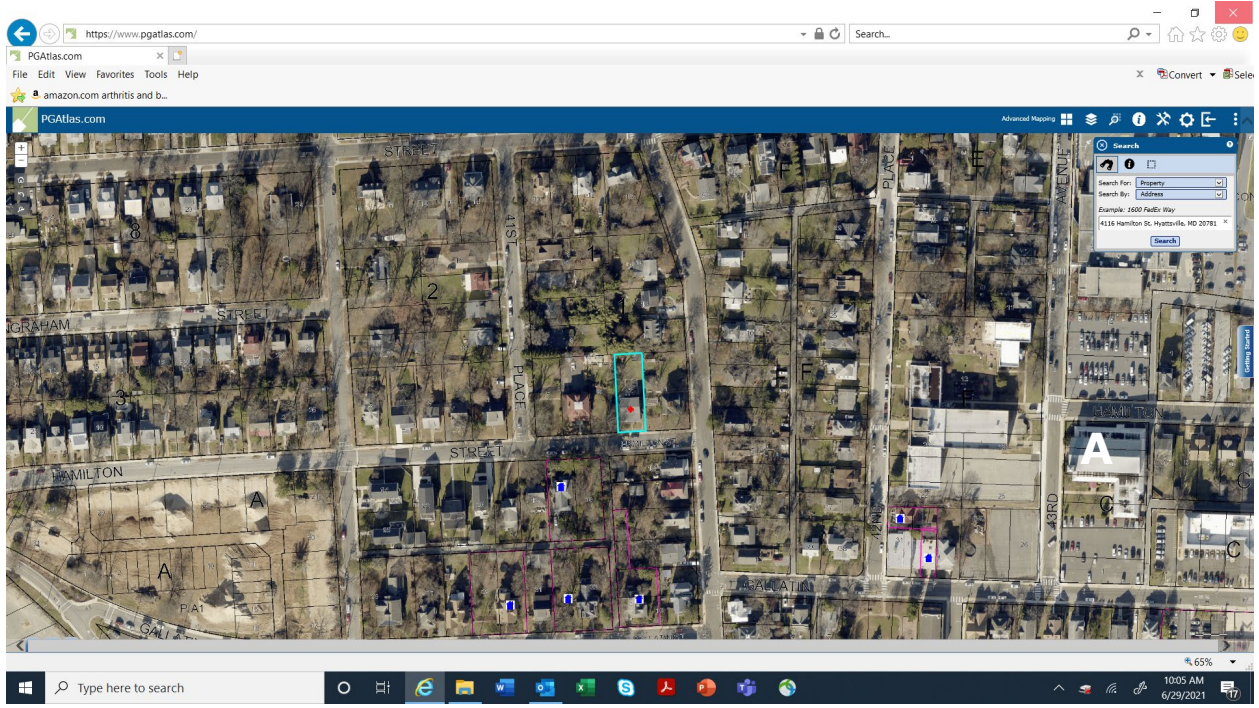
Homestead Application Information

Homestead Application Status: Approved 02/23/2015

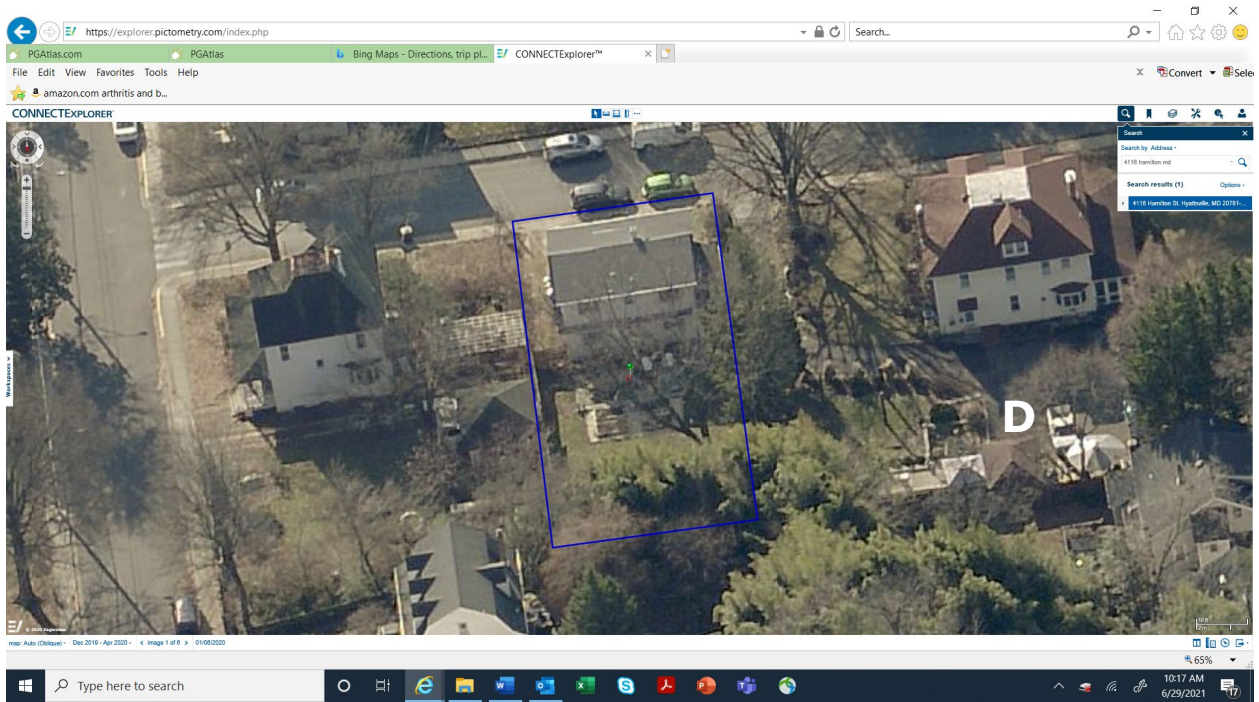
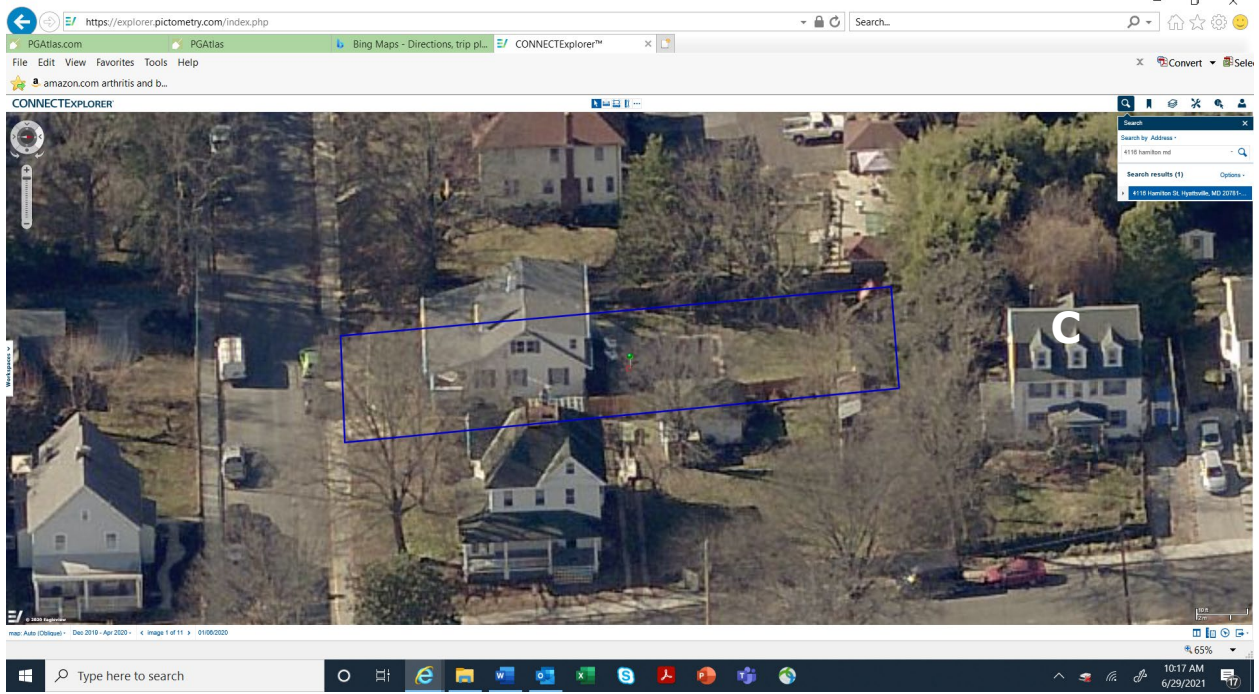
Homeowners' Tax Credit Application Information

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.

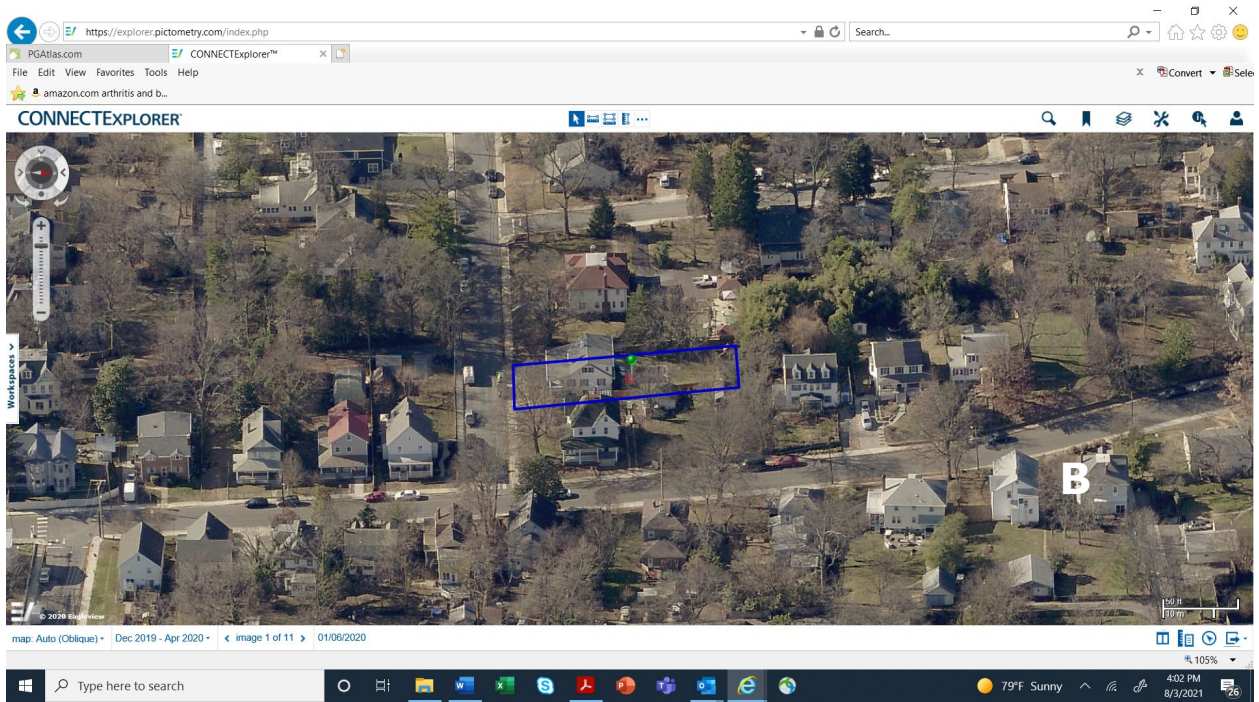
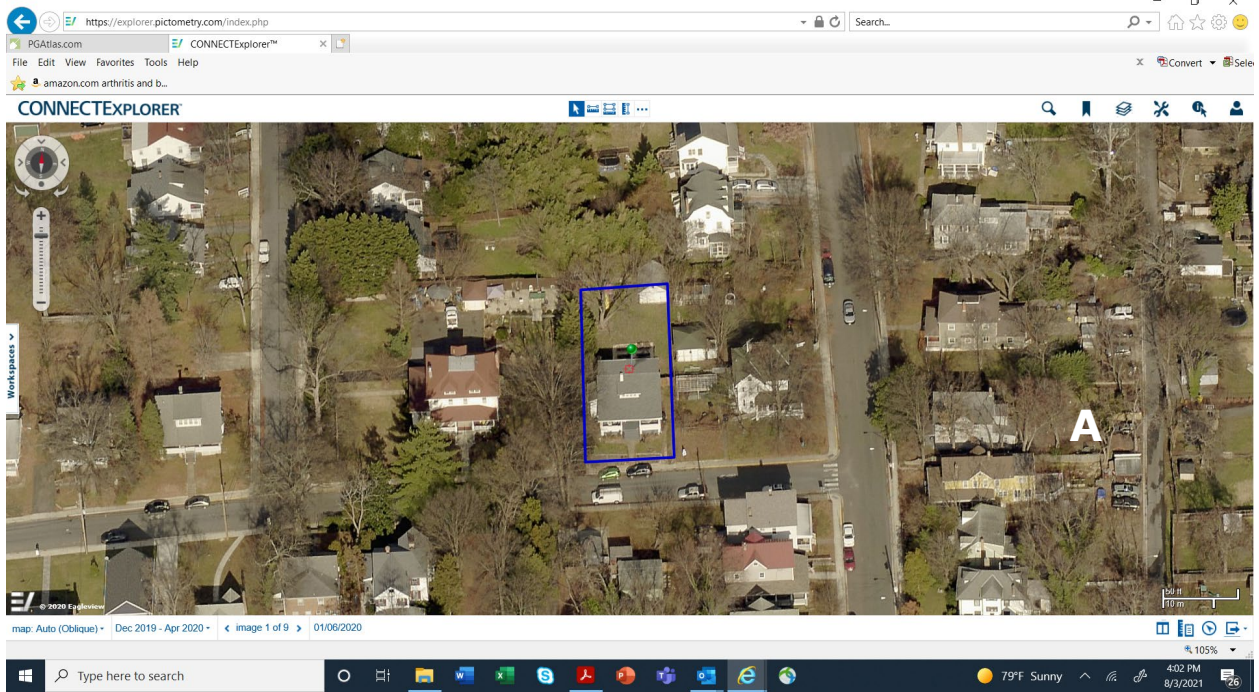


EXH. # 11(A-F)
V-26-21





V-26-21 Neighboring Properties



EXH. # **12(A-B)**
V-26-21



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: August 10, 2021

Petitioners: Seth Schowalter and Sarah Haddock

Appeal No.: V-26-21

Hearing Date: WEDNESDAY, AUGUST 25, 2021, AT 6:00 P.M. EVENING

Place: Virtual Hearing

Appeal has been made to this Board for permission to validate existing conditions (front building line width, front yard depth and side yard width) and obtain a building permit for the construction of a two-story shed on R-55 Zoned (One-Family Detached Residential) property known as Lot 2, Block 1, Hyattsville Hills Subdivision, being 4116 Hamilton Street, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

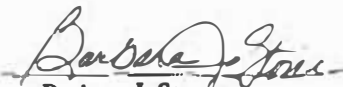
The specific violation resides in the fact that Zoning Ordinance Section 27-442(d)(Table III) prescribes that each lot shall have a minimum width of 65 feet measured along the front building. Section 27-442(c)(Table IV) prescribes that each lot shall have a front yard at least 25 feet in depth and a side yard at least 8 feet in width. Section 27-442(i)(Table VIII) prescribes that accessory buildings shall be set back 2 feet from any side or rear lot line, shall not exceed 15 feet in height and generally be located only in the rear yard. Variances of 15 square feet front building line width, 5.3 feet front yard depth, 4 feet left side yard width, 2 feet side lot line setback and 1.7 feet rear lot line setback for an accessory building (two-story shed) 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 or visit the Board's website 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. Strop
Administrator

cc: Petitioners
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville
Hyattsville Preservation Association Inc
Danny Stroop, Contractor

EXH. # 13
V-26-21

V-26-21
SETH SCHOWALTER
SARAH HADDOCK
4116 HAMILTON STREET
HYATTSVILLE MD 20781

V-26-21
THOMAS SMITH & SUZANNE NUYS
5304 42ND AVENUE
HYATTSVILLE MD 20781

HYATTSVILLE PRESERVATION
ASSOCIATION
PO BOX 375
HYATTSVILLE MD 20781

V-26-21
SUSAN CARLSON
MELISSA MILLER
5208 42ND AVENUE
HYATTSVILLE MD 20781

V-26-21
DANIEL & JACKIE STROUP
4112 HAMILTON STREET
HYATTSVILLE MD 20781

V-26-21
CHARLES & EDITH YINKEY
5300 42ND AVENUE
HYATTSVILLE MD 20781

V-26-21
CITY OF HYATTSVILLE
ECONOMIC REVIEW
4310 GALLATIN STREET
HYATTSVILLE MD 20781

EXH. # 14
V-26-21

BOARD OF APPEALS – POSTING

Petitioner(s): Seth Schowalter & Sarah Haddock

Appeal No.: V-26-21

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: 8/10/21 thru 8/25/21

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),
BY NO LATER THAN: 8/17/21

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) 8/10/21, BY (Name) Seth Schowalter, (Address) 4116 Hamilton St Hyattsville, MD 20781. PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.

Seth Schowalter
Signature of Person Who Posted Sign(s)
Seth Schowalter
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
County Administration Building, Room L200
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301) 952-3220

EXH. # 15
V-26-21



BOARD OF APPEALS

AFFIDAVIT OF POSTING

Petitioner(s): **Seth Schowalter & Sarah Haddock**

Appeal No.: **V-26-21**

The sign or signs required to be posted on the subject property to advertise the public hearing on the above case:

1. Remained standing as posted continuously from the 10 day of August, 2021, through 25 day of August, 2021. The sign(s) was (were) inspected at least one time during the required posting period to ensure that the sign(s) was (were) maintained.

OR

2. Was (were) not posted or did not remain posted continuously for the required 15-day period. (Explain further what happened to the sign or signs if #2 applies.)

I solemnly affirm under the penalties of perjury that the contents of the foregoing affidavit are true to the best of my knowledge, information and belief.

Seth Schowalter
Signature of Petitioner/Attorney

Seth Schowalter
Name (Print or Type)

4116 Hamilton St.
Address

Hyattsville, MD 20781

EXH. # 16
V-26-21