

BOARD OF APPEALS  
EXHIBIT SHEET  
VARIANCES

APPLICATION NO. V-78-20

PETITIONER: Routel Renovations, LLC

No. Description

---

1. Application
2. Site Plan
3. Elevation Plans
4. Subdivision Plat
5. E-mail Correspondence, Stone to Ostroff, 1/7/2021, Ostroff to Stone, 1/7/2021, BOA to Nichols, 12/30/2020, Nichols to BOA, 12/30/2020
6. Letter Montero Law Group LLC, 1/9/2021
7. Color Photos, A thru G
8. Project Description
9. Permit History
10. SDAT Property Printout
11. PGAtlas Printout
12. Aerial Photos, A thru H
13. Notice of Virtual Hearing, 2/9/2021
14. Persons of Record List, 2/9/2021
15. Certification of Signs Posting, w/photos, 2/10/2021
16. The Maryland-National Capital Park and Planning Commission, 2/23/2021
- 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) 952-3230

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

APPEAL NO. V-78-20



HEARING DATE 2/24/21

## 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 Route 1 RENOVATIONS LLC RYAN Hehman Principal  
(AS SHOWN ON DEED)  
Address of Owner(s) 8201 SPLASHING BROOK Ct.  
City LAUREL State Md Zip Code 20723  
Telephone Number (home) 443-990-1236 (work) 301-565-2523  
E-mail address: RYAN@GOBRENT.CO RHehman@gmail.com

### Location and Legal Description of the Property involved:

Street Address 4013 MADISON STREET  
City HYATTVILLE, MARYLAND  
Lot(s) 10A Block 21A Parcel \_\_\_\_\_  
Subdivision Name HYATTVILLE HTS.

### Professional Service:

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

Name: GAVIN NICHOLS AIA Phone Number: 703-362-8482 cell  
Address: 319 E. MONROE AVE Email Address: GNARCHITEC@aol.com  
ALEXANDRIA, VA. 22301

Attorney representing applicant: (If applicable)

Name: MICHAEL A. OSTROFF Phone Number: 301-688-8100  
Address: 1738 ELTON RD #105 Email Address: mostroff@monterolawgroup.com  
SILVER SPRING MD 20903

Rev. 01/01/2020

7

EXH. # 1  
V-78-20

MAP 0042  
GRID 00B4  
SECTION 01  
BLOCK 21A  
LOT 10A  
PLAT NO.  
A-0409

REV. 12/31/20  
REV. 1/19/21

①

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

Name: N/A

Address: \_\_\_\_\_

Municipality (Incorporated City/Town)

Name HYATTSVILLE, MARYLAND

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

WE REQUEST A VARIANCE FROM THE 20' REAR YARD SETBACK REQUIREMENT IN ORDER TO CONSTRUCT A 12' x 24.0' ADDITION TO THE REAR OF THE EXISTING HOME (SEE COVER LETTER)

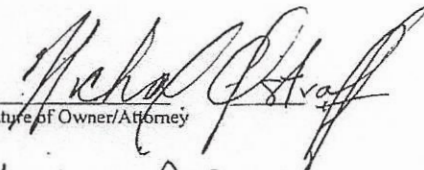
Has a Violation Notice / Stop Work Order /Correction Notice been issued to the Property Owner regarding this property?

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

MICHAEL A OSTROFF  
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/>.

REV. 12/31/20  
REV 1/19/21

2

\*\*\*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: I.e.: Variance, PB Action.	
Violation Notice #: Yes <input type="radio"/> No <input type="radio"/>	

Variance(s) required:

\_\_\_\_\_

\_\_\_\_\_


\_\_\_\_\_

**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.

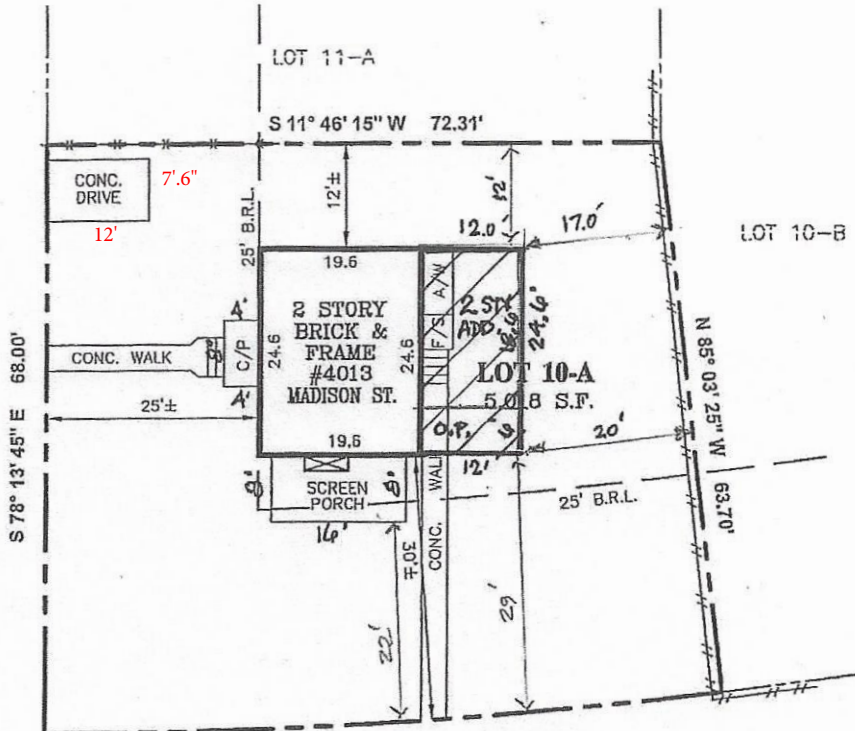
**Notes:**

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.  
No property corners found.
2. Fences, if shown, have been located by approximate methods.

 2-STORY ADDITION



**MADISON STREET**  
(RHEEM AVENUE PER PLAT)  
(50' R/W)





A=79.97'  
R=671.0'

**EXH. # 2**  
**V-78-20**

**40th PLACE**  
(DRURY ROAD PER PLAT)  
(40' R/W)

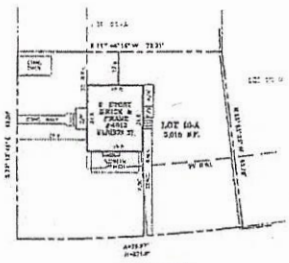
LOCATION DRAWING  
LOT 10-A, BLOCK 21-A  
**HYATTSVILLE HILLS**  
PRINCE GEORGE'S COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 19544 Amaranth Drive Germentown, Maryland 20874 301/948-5100 Fax 301/948-1286 WWW.SNIDERSURVEYS.COM		
"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.	4		DATE OF LOCATIONS		SCALE: 1" = 20'
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592 Expires: 04-07-2021		PLAT NO.	30		WALL CHECK:		DRAWN BY: D.M.L.
		LIBER			HSE. LOC.: 10-18-20		JOB NO.: 20-04261HL
		FOLIO					

## SITE DATA

**NOTES**

1. Notwithstanding to whom the ownership of this project, the owner shall be responsible for all costs of the project, including but not limited to the cost of the project, including but not limited to the cost of the project, including but not limited to the cost of the project.
2. Payment of these fees shall be made to the appropriate authority.



LOCATION DRAWING  
LOT 10-A, BLOCK 21-A  
HYATTSVILLE HILLS  
PRINCE GEORGES COUNTY, MARYLAND

**MUNICIPALITY CERTIFICATE**  
I, the undersigned, being the duly authorized official of the Municipality of Hyattsville Hills, Prince Georges County, Maryland, do hereby certify that the above described property is located within the boundaries of the Municipality of Hyattsville Hills, Prince Georges County, Maryland.

PLAT NO.	DATE	SCALE	BY	DATE
1847	08/14/04	1" = 10'	GA	08/14/04

## ZONING DATA

ZONING CLASSIFICATION: RESIDENTIAL  
R-AR

LOT SIZE: 5,018 sq. ft.  
OPEN SPACE REQUIRED: 15%  
OPEN SPACE PROPOSED: 15%  
FRONT YARD SETBACK: 5'0" to 10'  
REAR YARD SETBACK: 10' to 15'  
SIDE YARD SETBACK: 10' to 15'

PARKING: 1 space per 100 sq. ft.

ZONING VARIANCE DATA: N/A

B.A.R. DATA: 10'

## INDEX TO DRAWINGS

- COVER SHEET A1
- INDEX TO PLANS, ZONING & CODE DATA A2
- FLOOR PLANS A3
- ELEVATIONS A4
- DOOR & TRIM DETAILS A5
- STRUCTURAL - NOTES & DETAILS S0
- STRUCTURAL - FLOOR PLANS S1
- STRUCTURAL - ROOF FRAMING S2
- MECHANICAL - NOTES, SYMBOLS, PLAN, SCHEDULE M00
- MECHANICAL - FLOOR PLANS M01
- ELECTRICAL - NOTES & SYMBOLS E00
- ELECTRICAL - FLOOR PLANS E01
- EXISTING CONDITIONS - FLOOR PLANS/ELEV. E0-1
- E0-2

A2

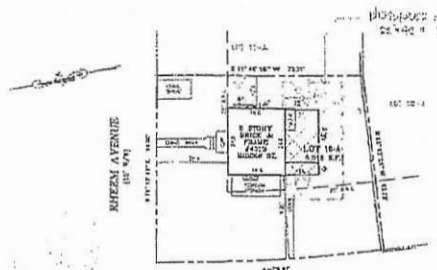
INDEX TO DRAWINGS  
ZONING & CODE DATA

GAVER  
NICHOLS  
ARCHITECT

## PROJECT DESCRIPTION

The project involves the design and construction of a 2 STORY RESIDENTIAL BUILDING.

## CHESAPEAKE BAY PRESERVATION ACT



LOCATION DRAWING  
LOT 10-A, BLOCK 21-A  
HYATTSVILLE HILLS  
PRINCE GEORGES COUNTY, MARYLAND

**KEY**  
 DISTURBED AREA  
 EXISTING DRIVEWAY  
 EXISTING SIDEWALK

**Disturbed Area Certificate**  
I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Hyattsville Department of Transportation and Environmental Services.

**Drainage Certificate**  
I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance or exacerbation of any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Hyattsville Department of Transportation and Environmental Services.

Gaver Nichols Architect

## CODE DATA

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE  
JURISDICTION CITY, COUNTY: PRINCE GEORGES COUNTY, MARYLAND  
APPLICABLE CODE: 18-10000  
OCCUPANCY CLASSIFICATION: RESIDENTIAL  
CONSTRUCTION TYPE: 2B

## MODEL ENERGY CODE

Energy Code  
TRADE-OFF WORKSHEET  
Compliance with Whole House Performance Approach

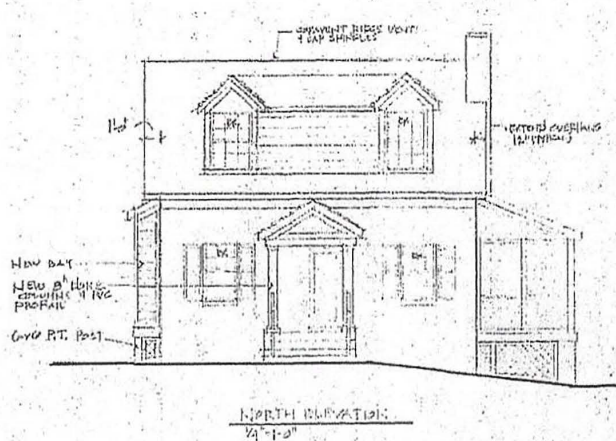
Building Name: \_\_\_\_\_ Date: 11/20/17  
Address: \_\_\_\_\_  
Submitted By: GAVR NICHOLS ARCHITECT, INC. Phone No. \_\_\_\_\_  
Project Address: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
General Building Description: \_\_\_\_\_

YOUR HOUSE	Minimum Allowable	A	B	C	CODE HOUSE	
					Minimum Allowable	Maximum Allowable
ADDRESSING						
1. Flat Ceiling (ft <sup>2</sup> )	1,000	1,000	1,000	1,000	1,000	1,000
2. Ceiling (ft <sup>2</sup> )	1,000	1,000	1,000	1,000	1,000	1,000
3. Window	1,000	1,000	1,000	1,000	1,000	1,000
4. Floor (ft <sup>2</sup> )	1,000	1,000	1,000	1,000	1,000	1,000
5. Attic	1,000	1,000	1,000	1,000	1,000	1,000
6. Garage	1,000	1,000	1,000	1,000	1,000	1,000
7. Basement	1,000	1,000	1,000	1,000	1,000	1,000
8. Stair	1,000	1,000	1,000	1,000	1,000	1,000
9. Wall	1,000	1,000	1,000	1,000	1,000	1,000
10. Window	1,000	1,000	1,000	1,000	1,000	1,000
11. Door	1,000	1,000	1,000	1,000	1,000	1,000
12. Other	1,000	1,000	1,000	1,000	1,000	1,000
13. Total	1,000	1,000	1,000	1,000	1,000	1,000
14. Total	1,000	1,000	1,000	1,000	1,000	1,000

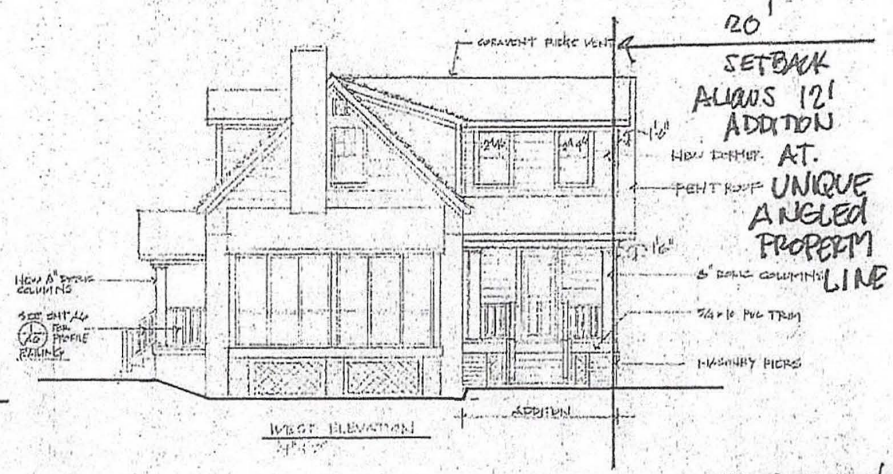
FOUNDER INFORMATION  
15. Name: \_\_\_\_\_  
16. Title: \_\_\_\_\_  
17. Signature: \_\_\_\_\_  
18. Date: \_\_\_\_\_

NOTES: See notes on drawings for details.  
TOTAL US: 1,000  
TOTAL UK: 1,000

4013 Madison Street  
Hyattsville, Maryland



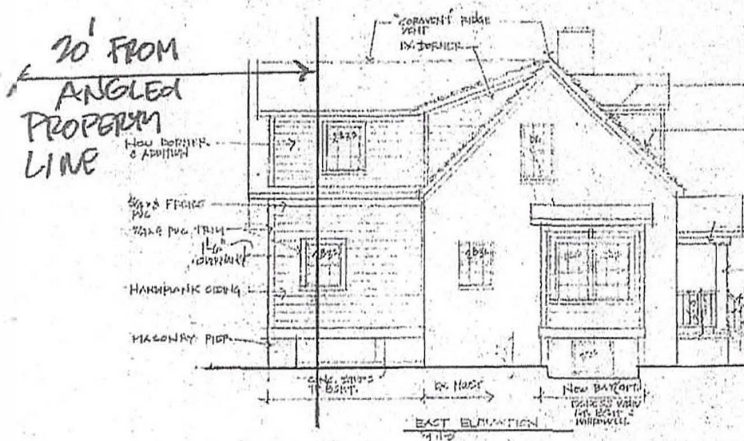
NORTH ELEVATION  
1/4" = 1'-0"



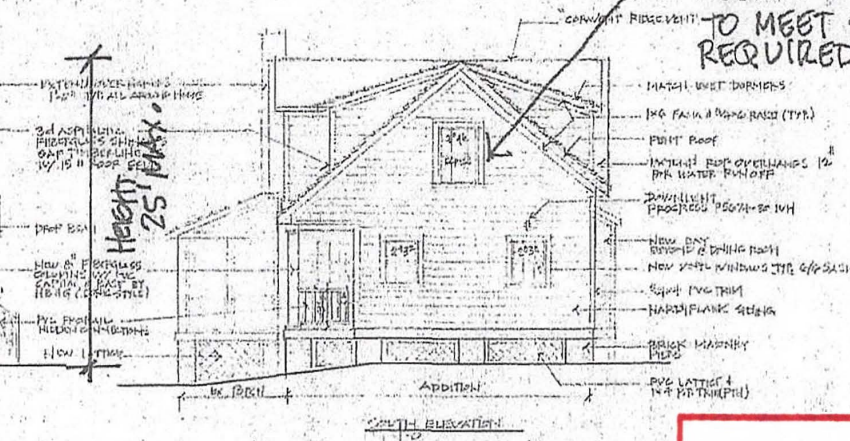
WEST ELEVATION  
1/4" = 1'-0"

20'  
SETBACK  
ALLOWS 12'  
ADDITION  
NEW ENTRY AT  
UNIQUE  
ANGLED  
PROPERTY  
LINE

REAR FACADE  
NEEDS A VARIANCE  
TO MEET 20'  
REQUIRED SETBACK



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



SOUTH ELEVATION  
1/4" = 1'-0"

↑ SETBACK LINE CREATES A HARDSHIP WITH ITS UNIQUE LOT SHAPE

EXH. # 3  
V-78-20

\* ↑ VARIANCE REQUESTED TO ALLOW A SQUARE ADDITION PARALLEL TO EXIST HOME

4-30

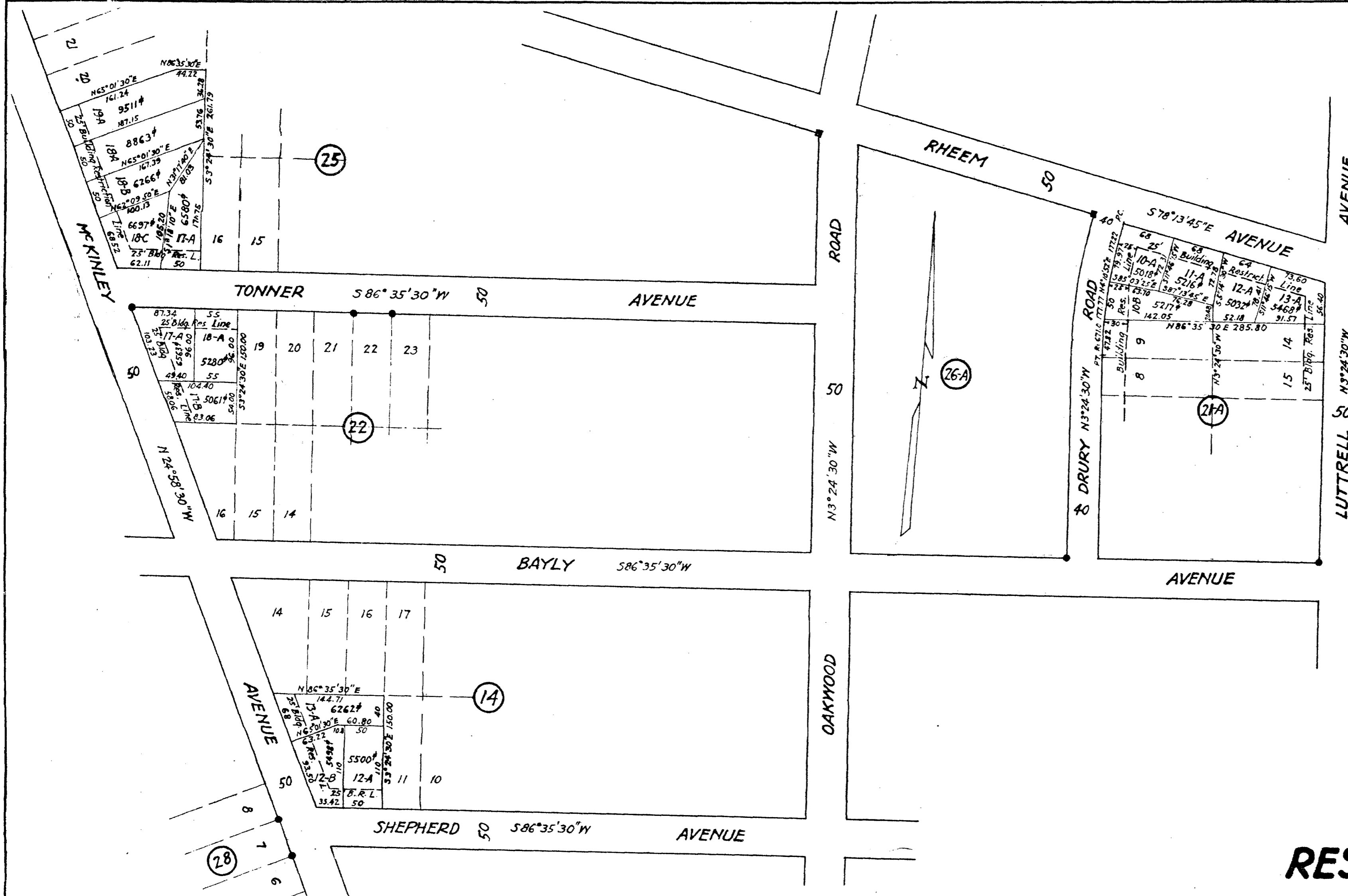
OWNER'S DEDICATION

We, Vinton D. Cockey, Harry R. Hall, Robert B. Morse and Charles H. Stanley, owners of the property described in the Engineer's Certificate hereby adopt the plan of resub-division delineated hereon; And establish the minimum building restriction lines as shown hereon.

JULY 8, 1935

Witness signatures: Charles R. Beaumont, Harry R. Hall, Robert B. Morse, Charles H. Stanley, Vinton D. Cockey, Noble L. Orange, Mona G. Cockey, Laura G. Hall, Nathaniel Howard Deane, Carrie E. Morse.

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION APPROVED JULY 12, 1935. Chairman: Lee H. Palmer, Chief Engineer: Irving Root, Secretary: Chas. M. Jones. M-N-C.P. & P.C. RECORD FILE NO. 434



ENGINEER'S CERTIFICATION

I hereby certify that the plat hereon delineated is correct; That it is a resubdivision of Lots 10, 11, 12 & 13, Block 21-A, Hyattsville Hills, recorded among the Land Records of Prince George's County, Maryland, in Plat Book R.N.R. No. 2, Plat No. 71; also Lots 12 and 13, Block 14, Lots 17 and 18, Block 22, and Lots 17, 18 and 19, Block 25, Hyattsville Hills, and recorded among said Land Records in Plat Book R.N.R. No. 2, Plat No. 64; That the original Lots 10, 11, 12 and 13, Block 21-A, were conveyed by Otway B. Zantzing and Sarah C. Zantzing to Robert B. Morse, Vinton D. Cockey and Charles H. Stanley, by deed dated Nov. 28, 1913 and recorded among the said Land Records in Liber S.D.H. 203 at Folio 499. That the original Lots 12 and 13, Block 14 were conveyed by Vinton D. Cockey and Harry R. Hall to Robert B. Morse by deed dated July 6, 1935 and recorded among the said Land Records in Liber B.8 423, at Folio 16; That the original Lots 17 and 18, Block 22, were conveyed by Zantzing Properties, Inc., to Vinton D. Cockey and Harry R. Hall by deed dated Dec. 11, 1934, and recorded among the said Land Records in Liber B.8 407 at Folio 47; That the original Lots 17, 18 and 19, Block 25, were conveyed by Zantzing Properties, Inc., to Vinton D. Cockey and Harry R. Hall by deed dated Dec. 11, 1934 and recorded among the said Land Records in Liber B.8 407 at Folio 47; That stones shown thus [stone symbol] and pipes shown thus [pipe symbol] are in place where indicated. W. Galleyworth July 8, 1935

WASHINGTON SUBURBAN SANITARY DISTRICT APPROVED JULY 8, 1935 AS TO SUITABILITY FOR WATER AND SEWER Robert B. Morse CHIEF ENGINEER

RESUBDIVISION OF LOTS 12 & 13, BLOCK 14 LOTS 10, 11, 12 & 13, BLOCK 21-A LOTS 17 & 18, BLOCK 22 LOTS 17, 18 & 19, BLOCK 25 HYATTSVILLE HILLS PRINCE GEORGE'S COUNTY MARYLAND

JULY 1935

SCALE 1"=100'

EXH. # 4 V-78-20

Handwritten signature and date 4-30



**Stone, Barbara J.**

---

**From:** Stone, Barbara J.  
**Sent:** Thursday, January 07, 2021 4:14 PM  
**To:** 'Michael Ostroff'  
**Subject:** FW: Zoning variance Application for 4013 Madison Street, Hyattsville, Md

Mr. Ostroff,

Below you will find the email that was addressed to Gaver Nichols, AIA. I believe Mr. Nichols forwarded the comments to Ryan. If you have any questions, please contact me at the phone number and email listed below.

Thank you,  
Barbara Stone

---

**From:** Board of Appeals  
**Sent:** Wednesday, December 30, 2020 3:02 PM  
**To:** Gaver Nichols Architect <gnarchitec@aol.com>  
**Subject:** RE: Zoning variance Application for 4013 Madison Street, Hyattsville, Md

Hi Mr. Nichols,

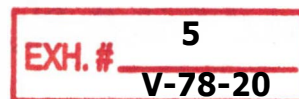
The Board of Appeals is in receipt of your request for variance. There are a few things I see right of the bat:

- Because the property is an LLC, we require legal counsel to represent the LLC. Meaning, the legal counsel must present the Board with a letter of representation, be present at the hearing and sign the application. So we will need a letter of representation and a revised application with the signature of legal counsel.
- Please provide the actual subdivision name on the application as shown on the record plat.
- This site plan seems to be cut off, please provide a legal description box to show the legal description of the property or provide the full site plan.
- Please provide dimensions of the driveway, screened porch, front covered porch.

Just one other item.. the black and white photos seems to have notes (in red ink) on them. The notes are illegible, if notes are important you may want to rewrite the notes in black ink so they can be read.

Thank you much!

*Barbara J. Stone*  
*Administrator*  
*Board of Appeals*



*Prince George's County Council*  
*Legislative Branch*

**Stone, Barbara J.**

---

**From:** Michael Ostroff <MOstroff@monterolawgroup.com>  
**Sent:** Thursday, January 07, 2021 10:06 AM  
**To:** Stone, Barbara J.  
**Subject:** Zoning variance Application for 4013 Madison Street, Hyattsville, Md

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Ms. Stone:

The owner (Route 1 Renovations, LLC) of the property located at 4013 Madison Street, in Hyattsville, has retained this firm to assist it with the submission/amendment to the variance application recently submitted. I was hoping to chat with you for a couple of minutes regarding the posture of the present application and any specific issues you were looking to be addressed.

Please feel free to give me a call at 301-588-8100, or let me know when would be a good time to give you a call.

Sincerely,

**MONTERO**  
Law Group, LLC

**Michael A. Ostroff, Esq.**  
Executive Court  
1738 Elton Road, Suite 105  
Silver Spring, MD 20903  
Tel: 301-588-8100  
Fax: 301-588-8101  
Cell: 443-542-8361  
[mostroff@monterolawgroup.com](mailto:mostroff@monterolawgroup.com)  
[www.monterolawgroup.com](http://www.monterolawgroup.com)

**Selected as a 2015-2020 Super Lawyers Rising Star in Maryland and District of Columbia** ([www.superlawyers.com](http://www.superlawyers.com))

**AVVO Rated Superb - 10.0**

([www.avvo.com](http://www.avvo.com))

\*\*\*This communication is from a debt collector. Any information obtained will be used for that purpose. Additionally, this office is a debt relief agency. We help people file cases and seek relief under the United States Bankruptcy Code. This does not however, act to limit the range of services offered by this law firm.\*\*\*

This email message contains privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please immediately notify this office by calling the sender of this email at (301) 588-8100 and delete the original message and destroy all copies.

**Stone, Barbara J.**

---

**From:** Board of Appeals  
**Sent:** Wednesday, December 30, 2020 3:02 PM  
**To:** Gaver Nichols Architect  
**Subject:** RE: Zoning variance Application for 4013 Madison Street, Hyattsville, Md

Hi Mr. Nichols,

The Board of Appeals is in receipt of your request for variance. There are a few things I see right of the bat:

- Because the property is an LLC, we require legal counsel to represent the LLC. Meaning, the legal counsel must present the Board with a letter of representation, be present at the hearing and sign the application. So we will need a letter of representation and a revised application with the signature of legal counsel.
- Please provide the actual subdivision name on the application as shown on the record plat.
- This site plan seems to be cut off, please provide a legal description box to show the legal description of the property or provide the full site plan.
- Please provide dimensions of the driveway, screened porch, front covered porch.

Just one other item.. the black and white photos seems to have notes (in red ink) on them. The notes are illegible, if notes are important you may want to rewrite the notes in black ink so they can be read.

Thank you much!

*Barbara J. Stone*

*Administrator  
Board of Appeals*

*Prince George's County Council  
Legislative Branch  
14741 Governor Oden Bowie Drive  
Lower Level, Room L-200  
County Administration Building  
Upper Marlboro, Maryland 20772*

*Voice: 301-952-3221  
Fax: 301-780-8194  
[bjstone@co.pg.md.us](mailto:bjstone@co.pg.md.us)*

**Stone, Barbara J.**

---

**From:** Gaver Nichols Architect <gnarchitec@aol.com>  
**Sent:** Wednesday, December 30, 2020 11:45 AM  
**To:** Board of Appeals  
**Subject:** Zoning variance Application for 4013 Madison Street, Hyattsville, Md  
**Attachments:** BZA 4013 Madison st .pdf

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good Morning ....

Attn..

**.Barbara Stone, Administrator**  
Board of Appeals

Barbara, thank you so much for your help on education me as to the process for a minor Zoning variance in Hyattsville , Md .

I have enclosed 15 pages of our zoning variance application for  
**4013 Madison Street Hyattsville , Md**

and am hopeful I have completed the application in keeping with your rules ...

PLEASE LET ME KNOW the next steps

thanks

**Gaver Nichols Architect**  
AIA. NCARB. AIBD  
703-362-8482 cell

# MONTERO Law Group, LLC

Executive Court  
1738 Elton Road, Suite 105  
Silver Spring, Maryland 20903  
TEL: 301-588-8100, FAX: 301-588-8101

R. Manny Montero (MD)  
Jude Wikramanayake (MD,DC)  
Michael A. Ostroff (MD)  
Lawrence F. Regan (MD, DC)  
Lorena P. Zabetakis (MD)

January 19, 2021

Via first-class mail and electronically to

Board of Appeals  
Zoning and Administrative  
County Administration Building, L-200  
14741 Gov. Oden Bowie Drive  
Upper Marlboro, MD 20772

**Re: Application for A Variance – 4013 Madison Street, Hyattsville  
Lot 10A, Block 21A, Subdivision 4700: “Section One, Hyattsville Hills”**

Dear Board:

This firm represents Route 1 Renovations, LLC, the property owner of 4013 Madison Street, Hyattsville, MD 20781 (“Premises”) related to the enclosed application for a variance (“Application”), originally on or about December 30, 2020. The purpose of this letter is to supplement the Application, to address the statutory requirements for granting the variance, and to provide an updated survey and site plan.

**SUMMARY OF VARIANCE REQUEST:** The enclosed Application requests a variance from the 20’ setback requirement of Section 27-441, in order to complete an addition of the rear of the existing single-family detached residence. Specifically, the property owner intends to construct a two-story, 12’ x 24’6” addition on the rear of existing structure to enlarge the existing kitchen and add an exterior porch on the first floor and add a bathroom and bedroom on the second floor. Because the rear property line is angled, the proposed addition would infringe on the rear setback by approximately 36.75 sq. ft., in order to construct a squared addition to the existing structure, in conformance with the current design and corresponding neighborhood style. Accordingly, a variance is requested to extend into the setback in a triangular shape from 0’ on the west rear side of the proposed structure to up to 3’ on the east rear side, per the architectural drawings attached hereto.

**EXISTING STRUCTURE AND PROPOSED CONSTRUCTION:** The Premises is located in Subdivision 4700: “Section One, Hyattsville Hills,” and is identified as Lot 10A, Block 21A. The premises is a corner lot, fronting Madison Street on the north side and 40<sup>th</sup> Place on the west side. The existing structure is a two-story brick and frame single-family detached residence, with two (2) bedrooms and one (1) bathroom, for a total living space of approximately 720 sq. ft. Due to the skewed angle of the rear property line, the existing structure lies between approximately 29’ and 32’ from the property line.

EXH. # 6  
V-78-20

The property owners proposes to construct an addition on the rear of the property, which would enlarge the existing kitchen and add an exterior porch on the first floor and add a bathroom and bedroom on the second floor. The addition is necessary to provide the single-family residence the utility required by a modern family, i.e., the enlargement of number of sleeping quarters from two to three and the addition of a bathroom. Without the expansion, there is an undue hardship on the property owner, as a modern family is not able to enjoy the full benefit and potential of the living space. The variance – though minor – is necessary so that the addition provides a squared rear façade, in conformance with the current design and architectural style of the neighborhood, while maintaining the utility of the additional space, the proposed construction would necessarily encroach on the rear setback requirements.

#### **SECTION 27-230 VARIANCE FACTORS:**

**(1) Exceptional narrowness, shallowness, or shape:** As demonstrated by the site plan and architectural drawings, the Premises is a corner lot with a front entrance off Madison Street and a closed porch on the 40<sup>th</sup> Place side. The existing structure is not centered on the lot; instead, it sits back from Madison Avenue approximately 25' and from 40<sup>th</sup> Place approximately 29' but only approximately 12' from the eastern boundary line and between approximately 29' and 32' from the rear property line. Despite the modest 12' extension of the rear of the structure, the proposed addition, which seeks to provide a squared rear façade, would not encroach on the setback on the westerly side, but up to 3' of the easterly side, of the rear of the structure. Due to the skewed property line, the modest approximately 36.75 sq. ft. infringement of the rear setback prevents the property owner from simply reducing the depth of the proposed extension by a foot; instead, would require a design that would either eliminate utility of the extension or create a design that is aesthetically divergent from the neighborhood design.

**(2) Peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the owner of the property:** As demonstrated by the site plan and architectural drawings, the Premises is a corner lot with a front entrance off Madison Street and a closed porch on the 40<sup>th</sup> Place side. The existing structure is not centered on the lot; instead, it sits back from Madison Avenue approximately 25' and from 40<sup>th</sup> Place approximately 29' but only approximately 12' from the eastern boundary line and between approximately 29' and 32' from the rear property line. In order to build an addition that meets the design and style of the neighborhood while providing the necessary utility of said addition, the homeowner is limited to construction off the rear of the existing structure. However, the skewing of the property line by three feet over the distance of the rear of the existing structure creates both practical difficulties and undue hardship as any theoretical design that keeps the proposed addition within the setback boundaries simultaneously (a) reduces the utility of the addition and (b) causes the design to diverge from the standard square (i.e., flat) rear façade that is consistent throughout the neighborhood.

**(3) Not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan:** The Premises is located within the boundaries of the Gateway Arts District Sector Plan (2004), and is classified as within the Traditional Residential Neighborhood (TRN) character area. The Sector Plan is a continuation of the County's Approved General Plan (2002) and the Area 68 Master Plan (1994), which seeks to promote the revitalization of the County, district,

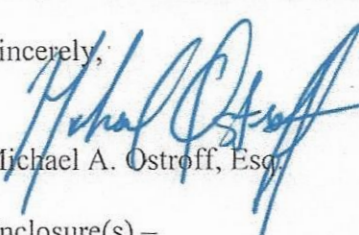
and, ultimately, Hyattsville. The Plans' goal for the TRN is "to preserve the single-family residential neighborhood character as anchor of the Arts District, while supporting artists who produce and teach from their homes." The Plan recommends "[r]einforcing existing single-family detached residential neighborhoods as community-oriented, quiet, low-traffic, and child-safe [and to m]aintain the integrity of residential streetscape. Front yards should not be paved, nor should wide driveway aprons be constructed." More generally, the Plans seek to maintain the style and appearance of existing structures while promoting robust community growth and development.

The proposed addition subject to this Application stays within the confines of the Plans. The proposed addition, which looks to add a third bedroom, second bathroom, and extended kitchen, conforms to the Plans' goals of maintaining the integrity of the residential streetscape while promoting the upgrade of single-family detached homes that would be attractive to a modern family. The current limitation of two (2) bedrooms and one (1) bathroom is less attractive to the modern family seeking to purchase a long-term home. In order to satisfy the desires for additional interior space without compromising the streetscape of the premises from both Madison Street and 40<sup>th</sup> Place, the proposed addition extends the rear of the structure in a manner that conforms with the existing rear façade (i.e., a squared façade). For the reasons stated more fully above, the minimal encroachment on the setback is a result of the unique shape of, and practical difficulties of construction, on the premises. Nevertheless, the proposed construction confirms to the goals of the Plans.

\* \* \* \* \*

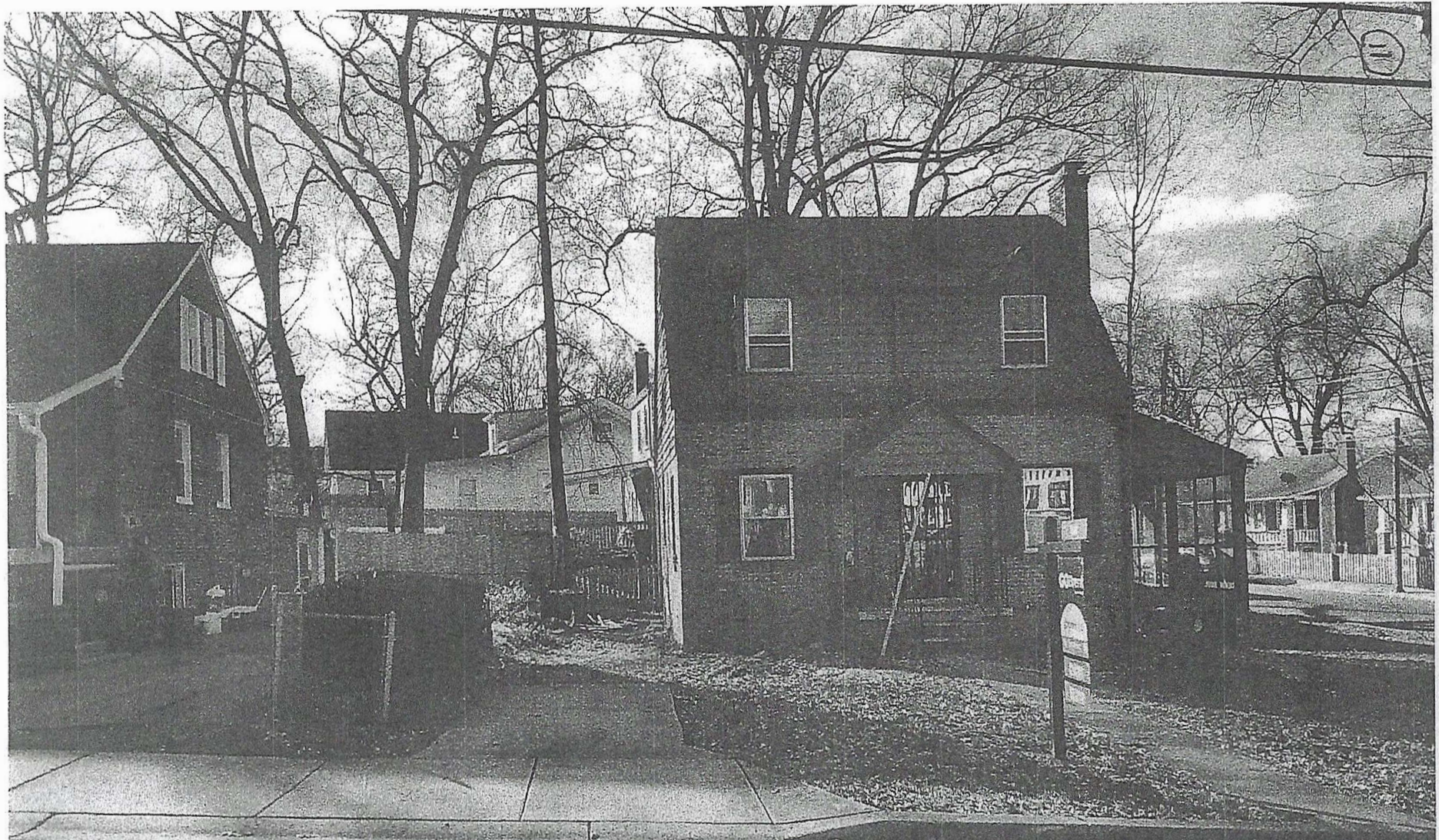
For the forgoing reasons and the attached Application, the Property Owner seeks a variance to the rear set back, and hereby requests consideration and approval of the Variance Application.

Sincerely,

  
Michael A. Ostroff, Esq.

Enclosure(s) –

1. Copy of Revised Application
2. Lot Survey
3. Site Plan (2 pgs)
4. Architectural Drawings
5. Site Photos (6 pgs)



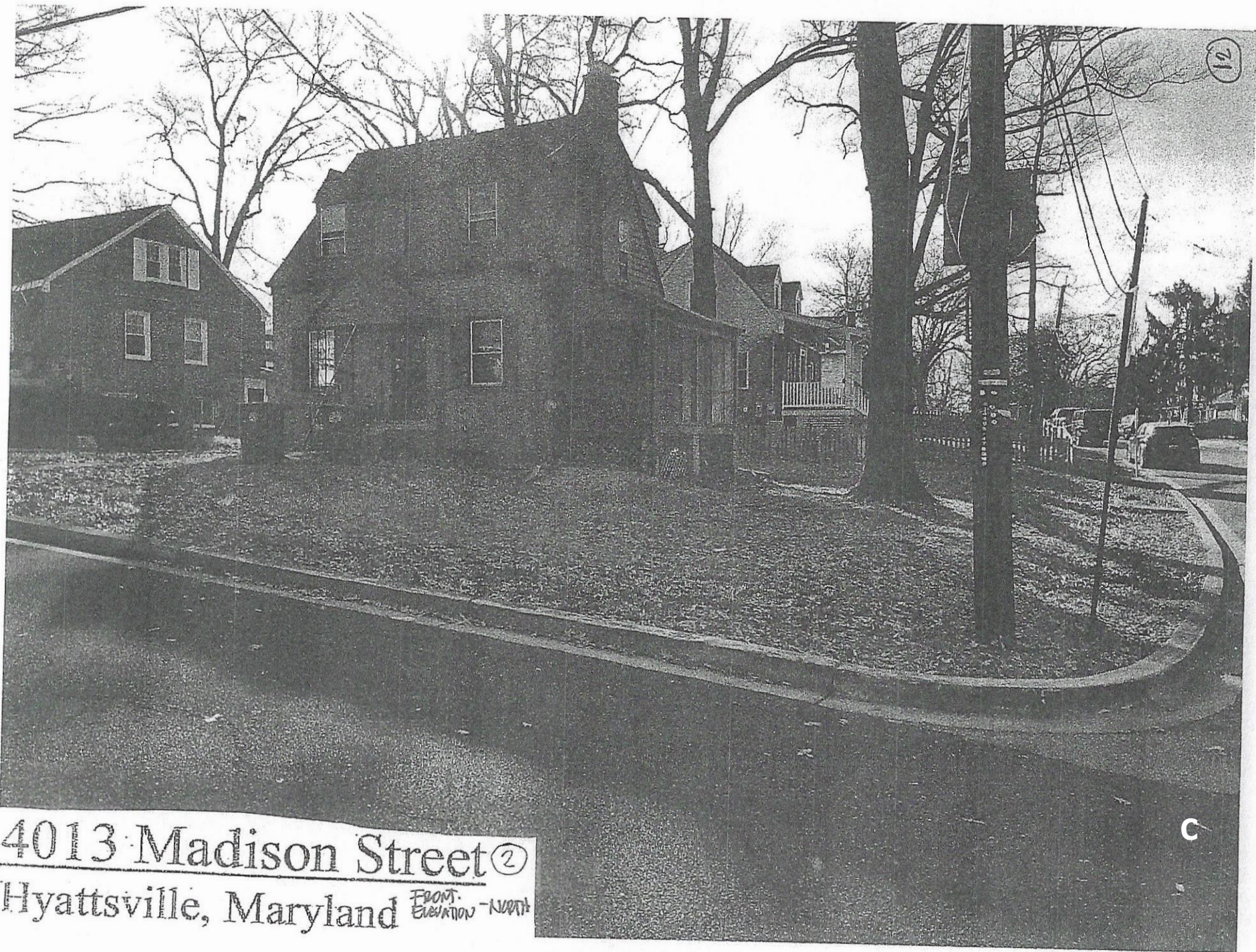
EXH. # 7(A-G)  
V-78-20

4013 Madison Street ①

Hyattsville, Maryland SIDE VIEW 120

A





4013 Madison Street ②  
Hyattsville, Maryland FRONT ELEVATION - NORTH



4013 Madison Street ③

Hyattsville, Maryland *Revised shot.*

ANGLED  
SetBACK  
LINE  
REQUEST  
VARIANCE  
*Per 12/1/20*



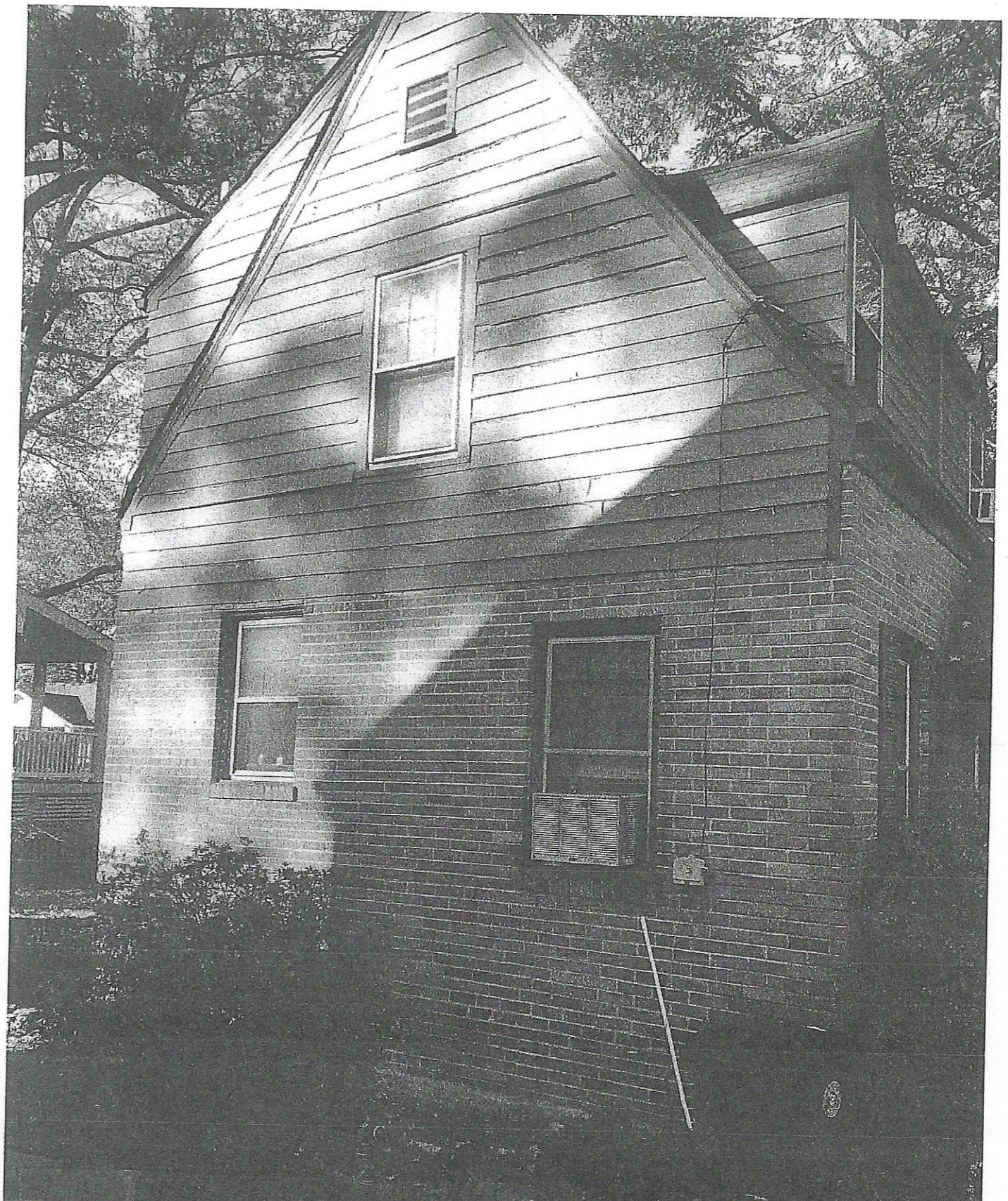
← 20' SETBACK LINE APPROX

← APPROXIMATE  
17'-0" SETBACK LINE  
REQUEST VARIANCE  
Per. 12/31/20

E

4013 Madison Street ④

Hvattsville Maryland REAR YARD VARIATION



4013 Madison Street (5)  
Hyattsville, Maryland EAST-SIDE  
ELEVATION

F



4013 Madison Street ⑥

Hyattsville, Maryland

REAR  
ELEVATION  
SOUTH

G

PROJECT

4013 MADISON STREET

GAVERNICHOLS  
ARCHITECT  
Studio: Alexandria, VA, Baltimore, Cambridge, MD

PROJECT DESCRIPTION.

- THE PROJECT IS A  
12' x 24.6' TWO STORY ADDITION  
TO THE REAR OF A TWO STORY EXISTING HOME  
THE LOT SIZE IS 5018  $\pm$  AND  
THE PROPERTY IS UNIQUE WITH

- (A) TWO FRONT YARDS - 2 STREET FRONT
- (B) A SKEWED REAR LOT LINE.

OUR PROPOSED DESIGN IS VERY MODEST  
AND AS MINIMAL AS POSSIBLE.  
WE ARE ENLARGING A KITCHEN AND  
ADDING A NEW BEDROOM AND BATH  
AT THE SECOND FLOOR.

A STRICT COMPLIANCE WITH THE  
REAR YARD SETBACK WOULD CREATE  
AN ODD SHAPED ADDITION WITH  
A WIDTH OF 8'-6" TO 12'-0"  
MAKING IT UNUSABLE.

OUR PROPOSED DESIGN HAS PROPOSED  
SETBACKS RANGING FROM 20' TO 17'  
WE REQUEST A 3'-0" VARIANCE  
TO ALLOW OUR 12'-0" WIDE ADDITION

EXH. # 8  
V-78-20

PROJECT 4013 MADISON STREET  
HYATTSVILLE, MARYLAND.

GAVER  
NICHOLS  
ARCHITECT  
studios Alexandria, VA, Baltimore, Cambridge, MD

## RATIONALE TO GRANT THE VARIANCE

IT IS OUR RATIONALE THAT

1. THE UNIQUE SHAPE OF THE LOT WITH THE SKEWED PROPERTY LINE AT THE SOUTH SIDE REAR PROHIBITS A MODEST AND USABLE ADDITION FROM BEING BUILT. A STRICT ENFORCEMENT OF THE REAR SETBACK REGULATION OF 20' CREATES A HARDSHIP.
2. THE UNIQUE LOT WITH 2 STREET FRONTS IS ALSO A DETERENT FOR EXPANSION TO AND TOWARDS THE FRONT YARD ON MADISON.
3. OUR DESIGN MAINTAINS THE ESTABLISHED HOME STYLE IN THE NEIGHBORHOOD AND IS SCALED TO PRESERVE NEIGHBORS LIFE & AIR.

PROJECT 4013 MADISON STREET  
HYATTSVILLE, MARYLAND.

GAVEN  
NICHOLS  
ARCHITECT  
studios: Alexandria, VA, Baltimore, Cambridge, MD

SUMMARY WE ASK THE BOARD TO GRANT A VARIANCE  
BY CONSIDERING THE FOLLOWING CONDITIONS FOR A VARIANCE

1. A VARIANCE FROM STRICT APPLICATION OF THE REAR YARD SET BACK REGULATIONS IS WARRANTED.
2. A STRICT APPLICATION OF THE CODE CREATES A HARDSHIP DUE TO THE PHYSICAL SHAPE OF THE LOT WITH ITS ANGLED REAR PROPERTY LINE.
3. THE HOMES EXISTING LOCATION ON THE LOT AND THE LOT LAYOUT WAS NOT CREATED BY THE OWNER.
4. THE PROPOSED DESIGN WILL BE IN HARMONY WITH THE INTENT OF THE ZONING CODE AND WILL NOT BE DETRIMENTAL TO THE PUBLIC OR OTHER NEARBY PROPERTIES.
5. THE VARIANCE REQUEST WILL NOT IMPAIR ADJACENT PROPERTIES LIGHT, AIR, WATER QUALITY.
6. THE REQUESTED VARIANCE OF 3'-0" WILL ALLOW A MODEST 12'-0" WIDE ADDITION.

THANK YOU FOR YOUR CONSIDERATION!



**Permit History**

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
5/5/2000 12:00:00 AM	41409-2000-0	DYNA	EC (ELECTRICAL COMMERCIAL)	install 30a meter, 3 battery ups on pole or pad	CLOSED	5/5/2000 12:00:00 AM
12/7/2020 12:00:00 AM	50387-2020-0	ROUTE 1 RENOVATIONS, LLC ADDITON	DPIE RGU	2 Story Addition12'x 24'5" 24' tall to Brick and Frame House plus interior alterations of kitchen,bathrooms,and basement	APPLICATION	

EXH. # 9  
V-78-20



Real Property Data Search

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 - 1821156**

**Owner Information**

<b>Owner Name:</b>	ROUTE 1 RENOVATIONS LLC	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	8201 SPLASHING BROOK CT LAUREL MD 20723-	<b>Deed Reference:</b>	/44535/ 00336

**Location & Structure Information**

**Premises Address:** 4013 MADISON ST  
HYATTSVILLE 20781-0000

**Legal Description:**

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-
0042	00B4	0000	16024700.17	4700	01	21A	10A	2019	Plat No:	0409
									Plat Ref:	

Town: HYATTSVILLE

**EXH. # 10**  
**V-78-20**

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1936	720 SF	YES	5,018 SF	001

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
---------	---------------	------------------	----------------	--------	-----------------------------------

1 1/2    YES    STANDARD    BRICK/ 3    1 full  
UNIT

### Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments	
			As of 07/01/2020	As of 07/01/2021
Land:	75,100	125,100		
Improvements	172,800	195,800		
<b>Total:</b>	<b>247,900</b>	<b>320,900</b>	<b>296,567</b>	<b>320,900</b>
Preferential Land:	0	0		

### Transfer Information

<b>Seller:</b> RUBINETTI FRANCES	<b>Date:</b> 12/15/2020	<b>Price:</b> \$200,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /44535/ 00336	<b>Deed2:</b>
<b>Seller:</b> RIGGIN,GEORGE P JR & EMILY H	<b>Date:</b> 06/15/2001	<b>Price:</b> \$106,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /14721/ 00055	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

### Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020	07/01/2021
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	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:**



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

[SOCIAL MEDIA DIRECTORY](#)

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

Outside the Baltimore Metro Area (888) 246-5941

## Property

Tax Account: 1821156

Owner Name: RUBINETTI FRANCES

Premise Address: 4013 Madison St, Hyattsville, MD 20781

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1821156	Owner Name: RUBINETTI FRANCES	Tax Map Grid: 042B4
Assessment District: 16	Owner Address: 4013 Madison St, Hyattsville, MD 20781	WSSC Grid: 207NE03
Lot: 10A Block: 21A Parcel: Description:	Liber: 14721 Folio: 055	Tree Conservation Plan 1:
Plat: A16-0409	Transfer Date: 6/15/2001	Tree Conservation Plan 2:
Subdivision: HYATTSVILLE HILLS	Current Assessment: \$296,567.00	Councilmanic District: 2
Acreage: 0.1150	Land Valuation: \$108,433.00 Improvement Valuation: \$188,133.00 Sale Price: \$106,000.00 Structure Area (Sq Ft): 720	

## Development District Overlay

Overlay Zone: D-D-0

Plan Name: GATEWAY ARTS DISTRICT SECTOR PLAN AND SMA

Resolution: CR-78-2004

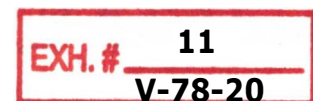
Adoption Date: 11/30/2004

Acreage: 1907.699336

## Historic District National Register

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: 42-B4

## 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: 20781

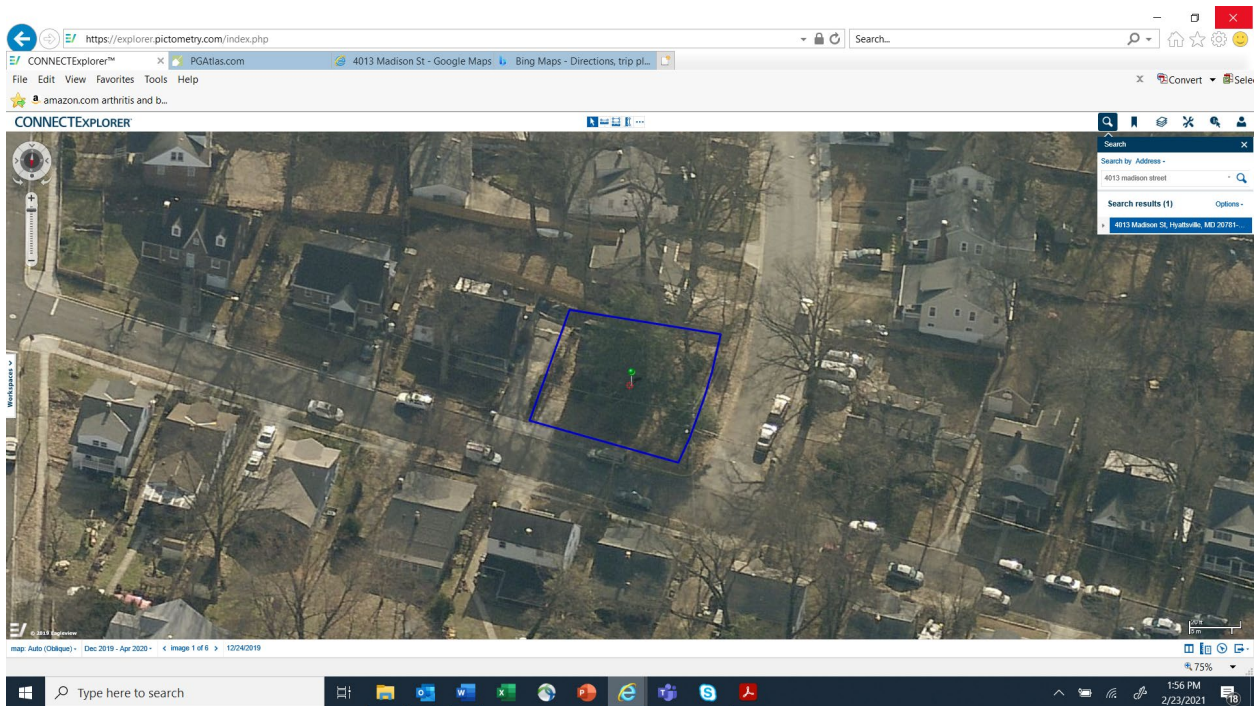
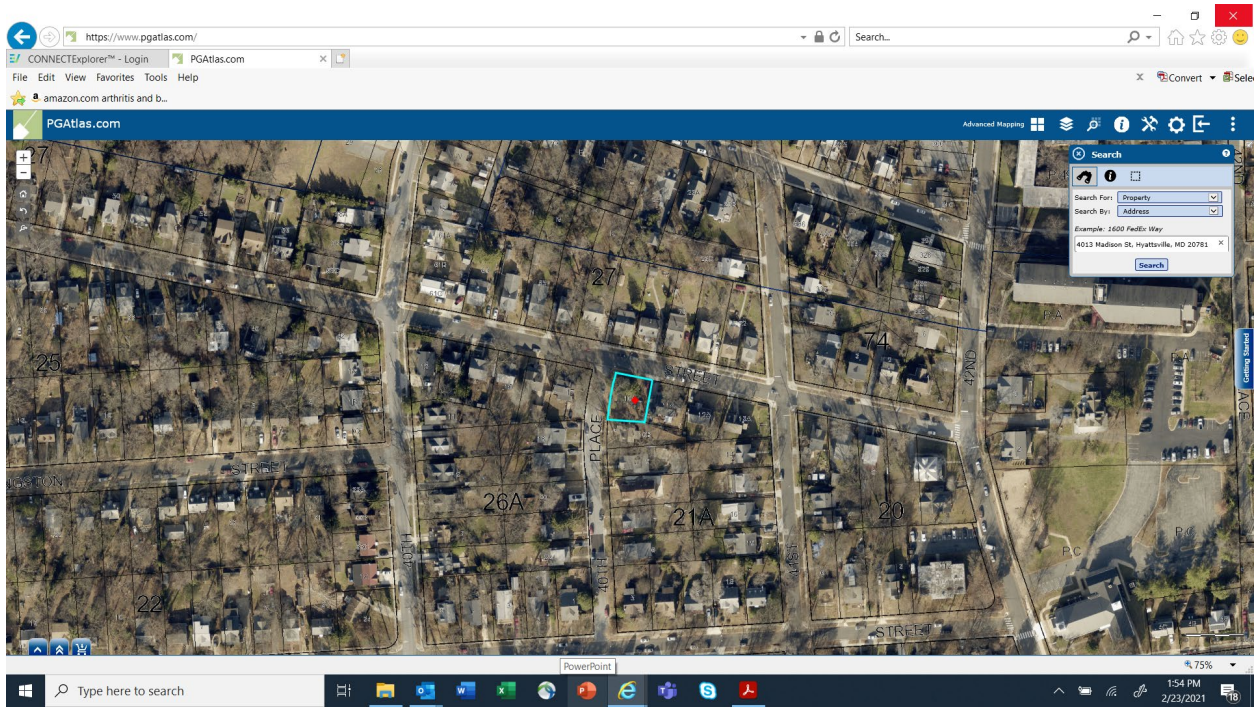
City: Hyattsville

Alternate Names: N/A

## Zoning

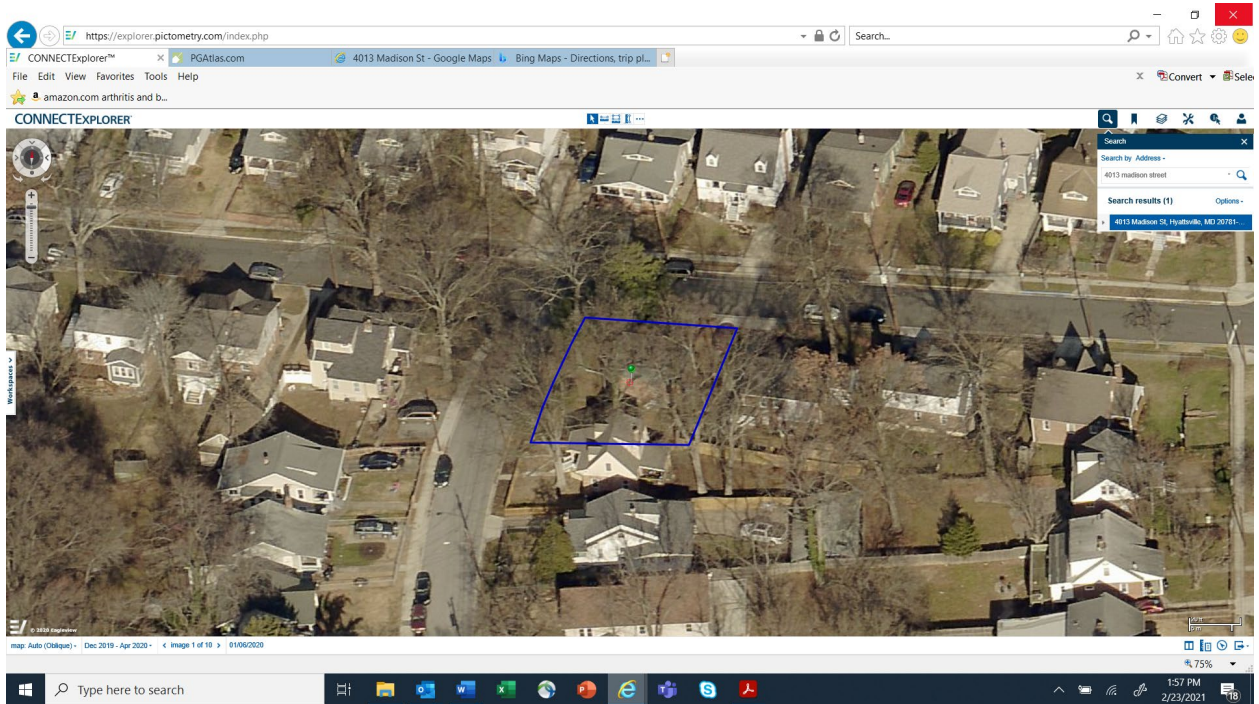
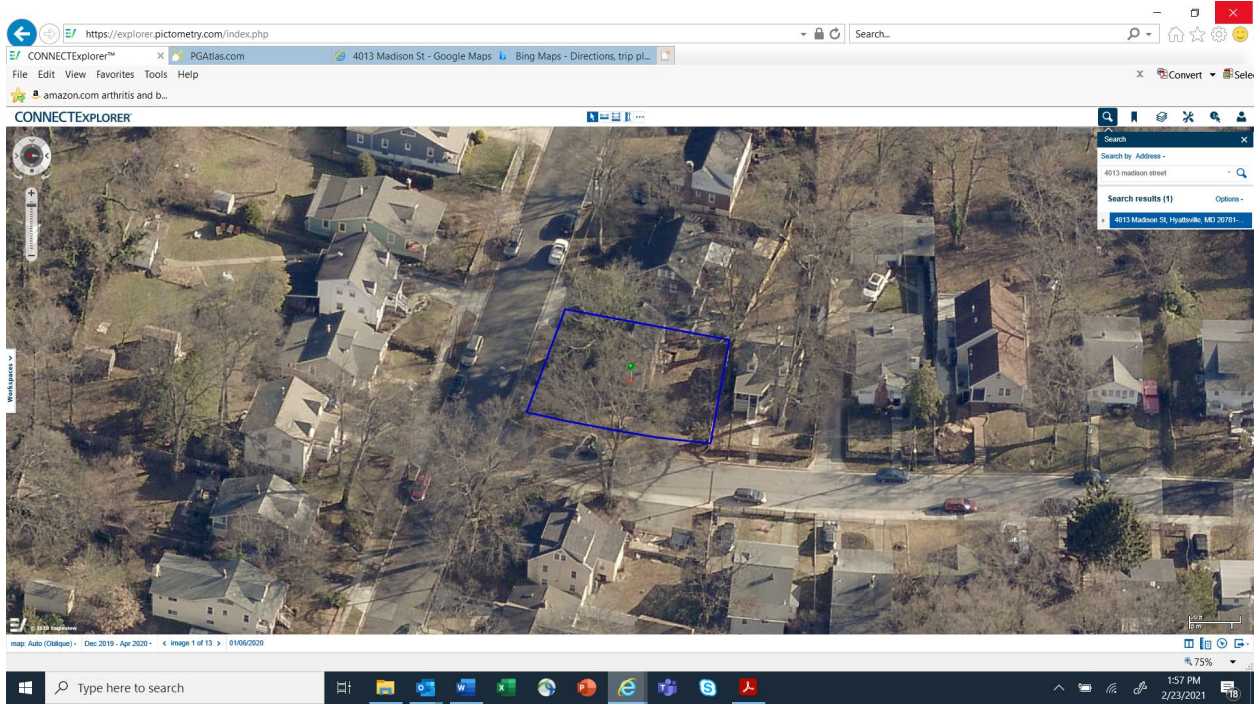
Zone Type: Residential

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

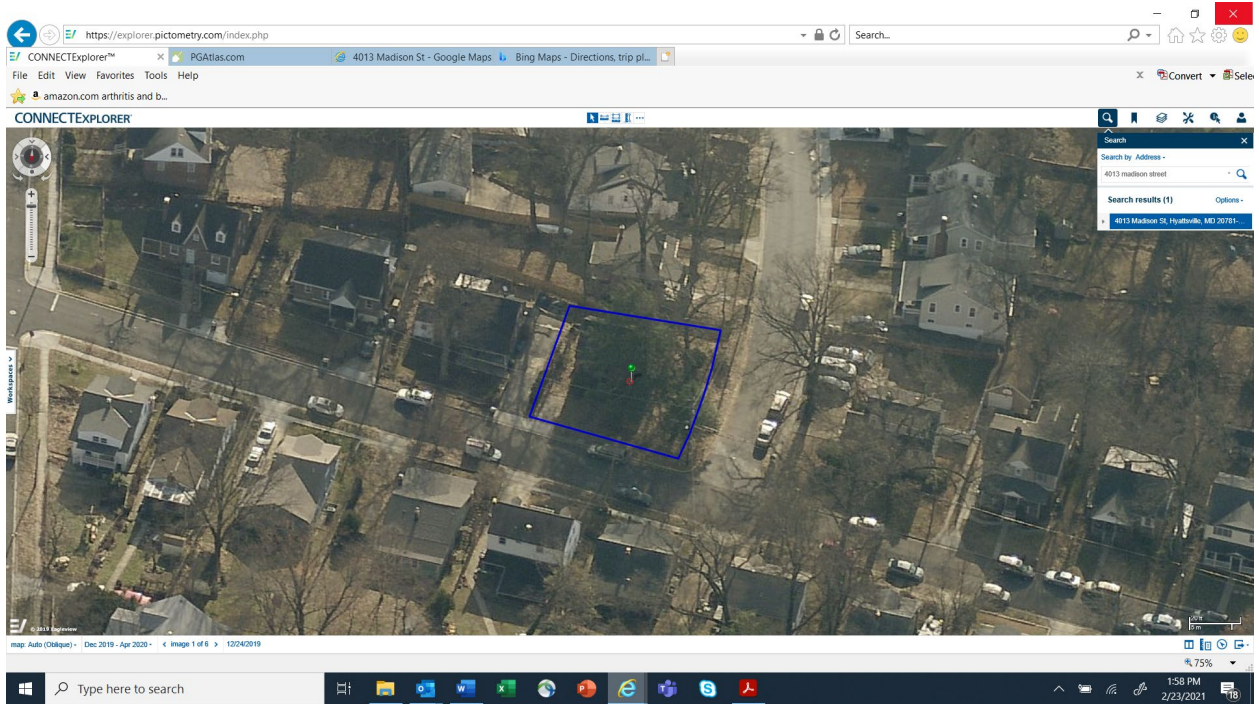
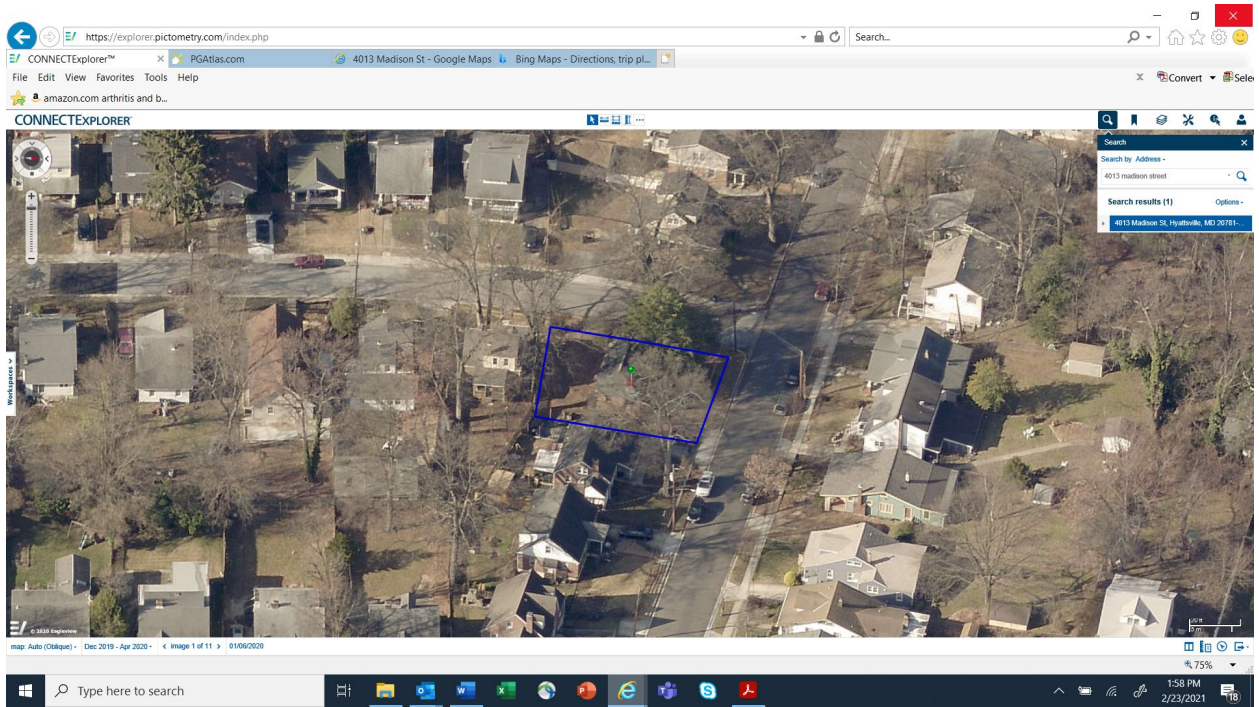


**EXH. # 12(A-H)**  
**V-78-20**

V-78-20

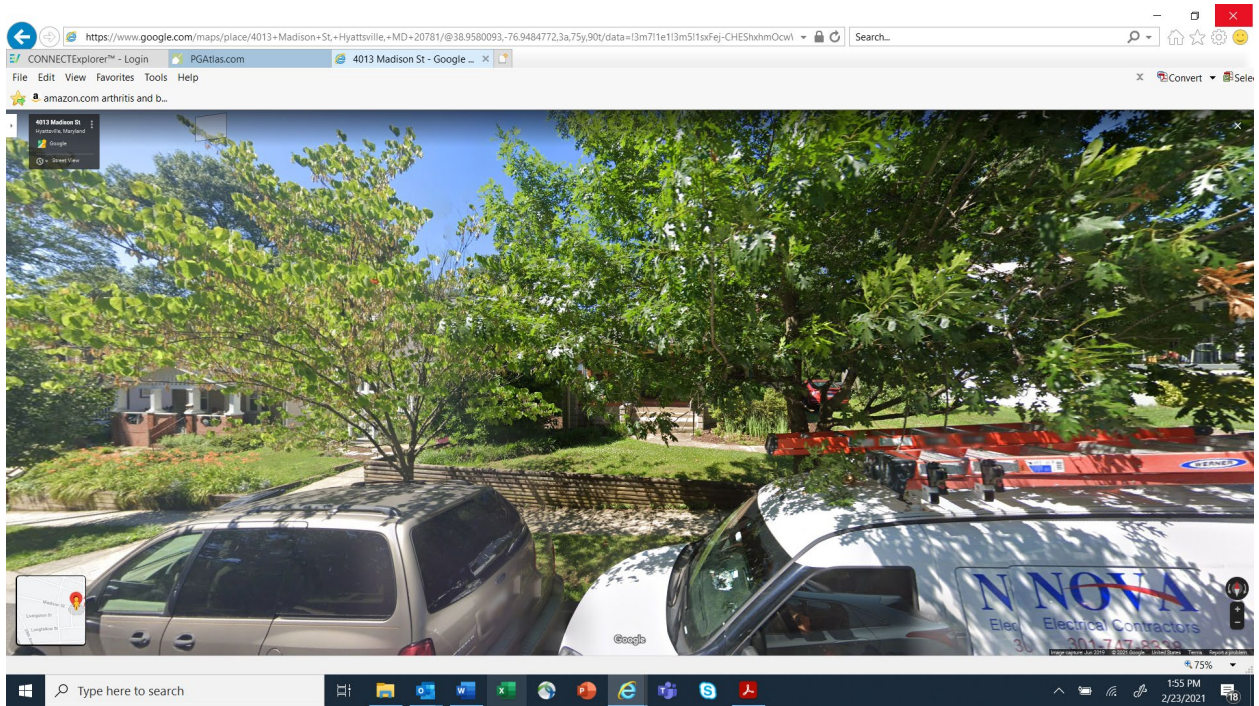
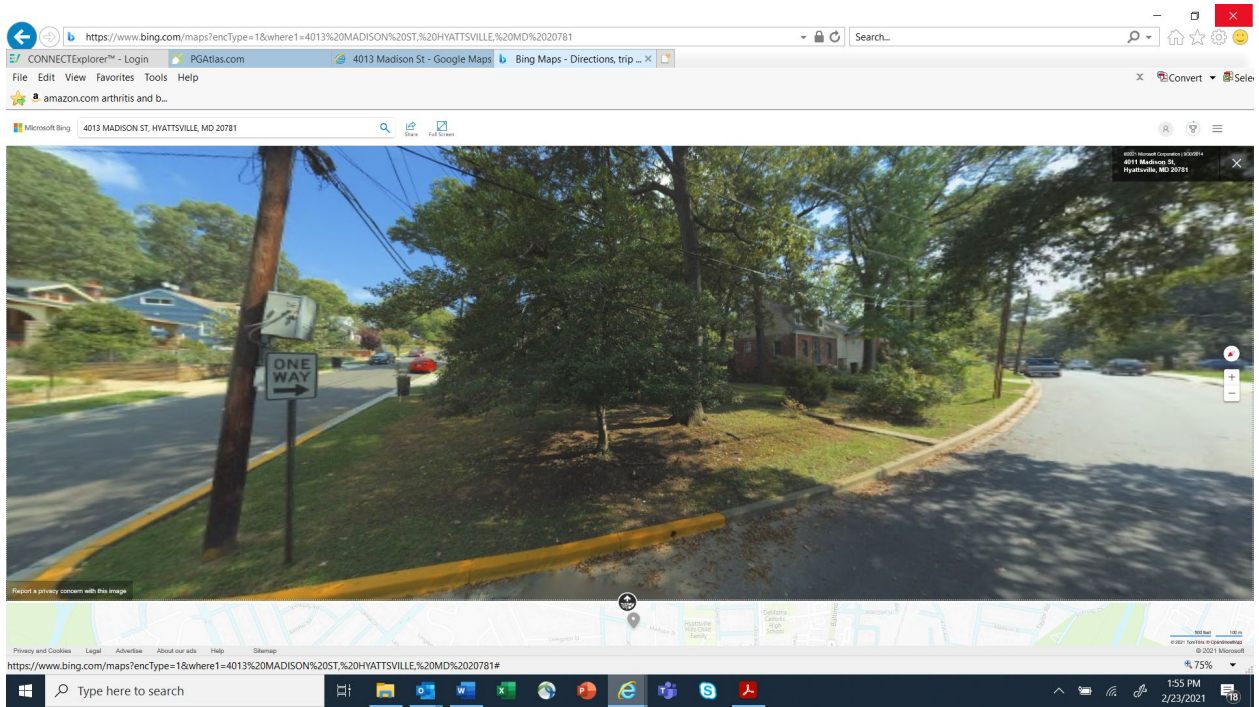


V-78-20





V-78-20





# 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: February 9, 2021

Petitioner: Route 1 Renovations, LLC

Appeal No.: V-78-20

Hearing Date: WEDNESDAY, FEBRUARY 24, AT 6:00 P.M. EVENING

Place: Virtual Hearing

Appeal has been made to this Board for permission to validate and existing condition (side street yard depth) and obtain a building permit for the construction of two-story addition on R-55 zone (One-Family Detached Residential) property known as Lot 10-A, Bock 21-A, Hyattsville Hills Subdivision, being 4013 Madison Street, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

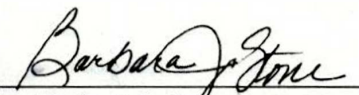
The specific violation resides in the fact that Zoning Ordinance Section 27-442(e)(Table IV) prescribes that each corner lot shall have a side yard along the side street at least 25 feet in depth and a rear yard at least 20 feet in depth/width. Variances of 3 feet side street yard depth and 3 feet rear yard depth/width are requested.

Public hearing on this Appeal is set for the time and place stated above. **Petitioner, or counsel representing Petitioner, should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel, licensed to practice in the State of Maryland, at any hearing before the Board. Any non-attorney representative present at the hearing on behalf of the Petitioner (or any other person or entity) shall not be permitted to advocate.**

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board. In order to give verbal testimony during the virtual hearing, you must register with the Board of Appeals at least 5 days prior to the virtual hearing. Please call 301-952-3220 to register. No additional speakers will be allowed to give testimony unless registered with the Board. Please also visit the Board of Appeals website for Virtual Hearing Instructions and procedures at <http://pgccouncil.us/BOA>

If inclement weather exists on hearing date, please contact the office to ascertain if hearing is still scheduled.

BOARD OF ZONING APPEALS

By:   
Barbara J. Stone  
Administrator

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

EXH. # 13  
V-78-20

V-78-20  
ROUTE 1 RENOVATIONS  
8201 SPLASHING BROOK COURT  
LAUREL MD 20723

V-78-20  
MICHAEL OSTROFF  
178 ELJON ROAD #105  
SILVER SPRING MD 20903

V-78-20  
KATHERINE KLARGIC  
5709 40TH PLACE  
HYATTSVILLE MD 20781

V-78-20  
NAINAN & SARAMMA THOMAS  
4011 MADISON STREET  
HYATTSVILLE MD 20781

V-78-20  
JESUS & MARIA ALVARENGA  
4014 MADISON STREET  
HYATTSVILLE MD 20781

V-78-20  
LUCIA GONZALES-BRAN  
4015 MADISON STREET  
HYATTSVILLE MD 20781

V-78-20  
SCOTT MUELLER  
4016 MADISON STREET  
HYATTSVILLE MD 20781

V-78-20  
MATTHEW KATZ  
4018 MADISON STREET  
HYATTSVILLE MD 20781

GAVER NICHOLS  
319 E MONROE AVENUE  
ALEXANDRIA VA 22301

EXH. # 14  
V-78-20

**BOARD OF APPEALS – POSTING**

Petitioner(s): Route 1 Renovations LLC

Appeal No.: V-78-20

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: 2/9/21 thru 2/24/21

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),  
BY NO LATER THAN: 2/16/21

**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) 2/8/2021, BY (Name) RYAN HETTMAN  
4013 MADISON ST HYATTSVILLE MD 20781. PHOTOGRAPH(S)  
OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.

Ryan Hettman  
Signature of Person Who Posted Sign(s)

RYAN HETTMAN  
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](mailto: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-78-20

BOARD OF APPEALS  
**HEARING**  
FOR INFORMATION  
301-952-3220  
APPEAL#  
V-78-20  
DATE: 2-24-21 TIME: 6:00 p.m.  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MD  
www.princegeorgescountymd.gov

BOARD OF APPEALS  
**HEARING**  
FOR INFORMATION  
301-952-3220  
APPEAL#  
V-78-20  
DATE: 2-24-21 TIME: 6:00 p.m.  
COUNTY ADMINISTRATION BUILDING  
UPPER MARLBORO, MD  
www.princegeorgescountymd.gov



BOARD OF APPEALS  
**HEARING**  
 FOR INFORMATION  
 301-952-3220  
 APPEALS  
 V-78-20  
 DATE: 2-24-21 TIME: 6:00 p.m.  
 COUNTY ADMINISTRATION BUILDING  
 UPPER MARLBORO, MD  
 www.princegeorgescountymd.gov

BOARD OF APPEALS  
**HEARING**  
 FOR INFORMATION  
 301-952-3220  
 APPEALS  
 V-78-20  
 DATE: 2-24-21 TIME: 6:00 p.m.  
 COUNTY ADMINISTRATION BUILDING  
 UPPER MARLBORO, MD  
 www.princegeorgescountymd.gov

**MEMORANDUM**

February 23, 2021

**TO:** Barbara Stone, Administrator  
 Board of Appeals

**VIA:** Howard Berger, Supervisor *HSB*  
 Historic Preservation Section

**FROM:** Ashley Hall, Principal Planning Technician *ASH*  
 Historic Preservation Section

**SUBJECT: February 24, 2021 Board of Appeals Agenda**

I have reviewed this agenda for impacts on identified Historic Sites and Historic Resources, and would like to provide the following comments:

Case	Comment
V-27-20 Ram Group, LLC 3710 34 <sup>th</sup> Street, Mount Rainier	Within Mount Rainier National Register Historic District (PG:68-013-00). Within 250 feet of Sanitary Grocery Co. (PG:68-013-10). Within 500 feet of Prince George's Bank (PG:68-013-02). Within 1,000 feet of Gonzalez House (PG:68-013-02), Potts Hall (PG:68-013-01), Elmo Clark House (PG:68-074-02), Ziegler Cottage (PG:68-013-71b), and Thomas W. Smith Farmhouse (PG:68-013-71a). No effect on Historic Sites, Historic Resources, or Historic Districts.
V-76-21 Clinton Development Group, LLC 2200 Joseph Drive, Clinton	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-77-20 Rachel James 5708 Black Hawk Drive, Oxon Hill	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-78-21 Route 1 Renovations, LLC 4013 Madison Street, Hyattsville	Within Hyattsville National Register Historic District (PG:68-010-00). No effect on Historic Sites, Historic Resources, or Historic Districts.
V-79-20 Marvin and Pennie Partee 401 Cabin Branch Road, Capitol Heights	No effect on Historic Sites, Historic Resources, or Historic Districts.

**EXH. # 16**  
**V-78-20**

**From:** Michael Ostroff <MOstroff@monterolawgroup.com>  
**Sent:** Tuesday, February 23, 2021 11:38 PM  
**To:** Stone, Barbara J. <BJStone@co.pg.md.us>; Ryan Hehman <ryan@gobrent.co>  
**Cc:** Antelo Vasquez, Olga A. <OAVasquez@co.pg.md.us>; Barlow, Celeste P. <CPBarlow@co.pg.md.us>  
**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Ms. Stone:

I am hoping to speak with you tomorrow morning regarding this matter and whether we can proceed with the application as submitted and, if necessary, deal with the variance issues regarding the existing structure through a separate process. Specifically, the Board Staff appear to have identified set back issues pertaining to the existing screen porch; whereas the homeowner was focused on the variance solely as to the rear set back. In other words, the proposed addition does not necessitate a variance of the either the front or side yard set backs; instead, the staff appears to take issue with whether the existing structure meets the set back requirements.

Additionally, per a prior email, I do not see where either the current site plan or proposed addition encroach on the front yard set back by four (4) feet. The existing screened porch actually sits about 1-2 feet further from Madison Street than the front of the house, which itself appears to comply with the front yard set back. If possible, could you send me an copy of the site plan with the front yard encroachment highlighted as you did with the existing porch?

Finally, if you can, please provide the code citation that would require that the current variance request address the set back issues with the existing structure. Otherwise, it would appear that they are separate issues, that can be addressed through separate procedures. I am hoping you can provide guidance on this legal point.

As I am sure you can understand, these last minute issues are distressing the property owner, who was hoping to proceed tomorrow. As such, I believe a teleconference tomorrow morning would help confirm or assuage the concerns raised tonight.

Sincerely,

**MONTERO**  
Law Group, LLC

**Michael A. Ostroff, Esq.**  
Executive Court  
1738 Elton Road, Suite 105  
Silver Spring, MD 20903  
Tel: 301-588-8100  
Fax: 301-588-8101  
Cell: 443-542-8361



[mostroff@monterolawgroup.com](mailto:mostroff@monterolawgroup.com)  
[www.monterolawgroup.com](http://www.monterolawgroup.com)

\*\*\*This communication is from a debt collector. Any information obtained will be used for that purpose. Additionally, this office is a debt relief agency. We help people file cases and seek relief under the United States Bankruptcy Code. This does not however, act to limit the range of services offered by this law firm.\*\*\*

This email message contains privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please immediately notify this office by calling the sender of this email at (301) 588-8100 and delete the original message and destroy all copies.

**From:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>

**Sent:** Tuesday, February 23, 2021 6:04 PM

**To:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>

**Cc:** Antelo Vasquez, Olga A. <[OAVasquez@co.pg.md.us](mailto:OAVasquez@co.pg.md.us)>; Barlow, Celeste P. <[CPBarlow@co.pg.md.us](mailto:CPBarlow@co.pg.md.us)>

**Subject:** FW: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

Hi Mr. Ostroff,

We have a problem. Staff was going over the hearings for tomorrow and realized that the front yard setback needs a 4 foot variance due to the covered porch. We will need to reschedule and re-advertise your hearing to add the front yard variance to the hearing notice. The next available date would be March 24<sup>th</sup>. Unfortunately, the March 3<sup>rd</sup> notices have already been sent out, so the next available date would be the 24<sup>th</sup>. We want to make sure that all variances are covered in order for the Petitioner to obtain his building permit.

The variances needed are:

- 3 feet rear yard setback
- 3 feet side street setback
- 4 feet front yard setback

Please do not discard your signs, you will need to just change the date on the signs.

A new hearing notice will be sent to you.

I apologize for us overlooking this. I have been out of the office due to family illness and death, so I wasn't here to go over the hearing notices prior to sending them out.

Thank you,  
Barbara Stone

**From:** Stone, Barbara J.  
**Sent:** Tuesday, February 23, 2021 3:58 PM  
**To:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

Thank you.

**From:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Sent:** Tuesday, February 23, 2021 3:57 PM  
**To:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>  
**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Yes, the structure marked "Screen Porch" is an existing structure seen in the photographs. It is not the porch referenced in the Application, which is limited to the 12' x 24'6" proposed addition to the rear. That said, I will be prepare to discuss validation if necessary.

Sincerely,

**MONTERO**  
Law Group, LLC

**Michael A. Ostroff, Esq.**  
Executive Court  
1738 Elton Road, Suite 105  
Silver Spring, MD 20903  
Tel: 301-588-8100  
Fax: 301-588-8101  
Cell: 443-542-8361  
[mostroff@monterolawgroup.com](mailto:mostroff@monterolawgroup.com)  
[www.monterolawgroup.com](http://www.monterolawgroup.com)

\*\*\*This communication is from a debt collector. Any information obtained will be used for that purpose. Additionally, this office is a debt relief agency. We help people file cases and seek relief under the United States Bankruptcy Code. This does not however, act to limit the range of services offered by this law firm.\*\*\*

This email message contains privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please immediately notify this office by calling the sender of this email at (301) 588-8100 and delete the original message and destroy all copies.

**From:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>  
**Sent:** Tuesday, February 23, 2021 3:46 PM  
**To:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

Mr. Ostroff,

The site plan we have shows a setback of 22' from the screened porch from 40<sup>th</sup> Ave. 3 feet past the BRL. Are we looking at a different site plan? I have attached the site plan that we have. If this is an existing porch, we will need to validate it. The permit office will send you back to us if we don't cover it.

Thanks.  
Barbara

**From:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Sent:** Tuesday, February 23, 2021 3:32 PM  
**To:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>  
**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Ms. Stone:

Taking a lot back at the site plan, I believe you may be referring to an encroachment of the side yard set back by the existing porch. Is that correct? The porch discussed in our application would be a new addition and does not extend beyond the 25'-set back. I think that may be the confusion.

Sincerely,

**MONTERO**  
Law Group, LLC

**Michael A. Ostroff, Esq.**  
Executive Court  
1738 Elton Road, Suite 105  
Silver Spring, MD 20903  
Tel: 301-588-8100  
Fax: 301-588-8101  
Cell: 443-542-8361  
[mostroff@monterolawgroup.com](mailto:mostroff@monterolawgroup.com)  
[www.monterolawgroup.com](http://www.monterolawgroup.com)

\*\*\*This communication is from a debt collector. Any information obtained will be used for that purpose. Additionally, this office is a debt relief agency. We help people file cases and seek relief under the

United States Bankruptcy Code. This does not however, act to limit the range of services offered by this law firm.\*\*\*

This email message contains privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please immediately notify this office by calling the sender of this email at (301) 588-8100 and delete the original message and destroy all copies.

**From:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>  
**Sent:** Tuesday, February 23, 2021 2:52 PM  
**To:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

Hi Mr. Ostroff,

Actually, being a corner lot, the 3 foot variance is needed along the side yard street setback. The side yard against 40<sup>th</sup> Place requires a 25 foot setback and the site plan is only showing 22 feet from the screened in porch. Therefore, a 3 foot side street setback is required. In addition to the rear yard setback.

Thank you,

Barbara

**From:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Sent:** Tuesday, February 23, 2021 2:27 PM  
**To:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>  
**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Ms. Stone:

Thank you. I note that the description misstates that the variance seeks to encroach on the side set back; however, it is only an encroachment of the rear set back. I'm not sure if the agenda is subject to finalization, and I asked that this be modified. Otherwise, I will simply address during the hearing.

Sincerely,

**MONTERO**  
Law Group, LLC

**Michael A. Ostroff, Esq.**  
Executive Court

1738 Elton Road, Suite 105  
Silver Spring, MD 20903  
Tel: 301-588-8100  
Fax: 301-588-8101  
Cell: 443-542-8361  
[mostroff@monterolawgroup.com](mailto:mostroff@monterolawgroup.com)  
[www.monterolawgroup.com](http://www.monterolawgroup.com)

\*\*\*This communication is from a debt collector. Any information obtained will be used for that purpose. Additionally, this office is a debt relief agency. We help people file cases and seek relief under the United States Bankruptcy Code. This does not however, act to limit the range of services offered by this law firm.\*\*\*

This email message contains privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please immediately notify this office by calling the sender of this email at (301) 588-8100 and delete the original message and destroy all copies.

**From:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>  
**Sent:** Tuesday, February 23, 2021 12:44 PM  
**To:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md V-78-20

Good Afternoon Mr. Ostroff,

The link will be sent to your tomorrow as a “Go to Meeting”. We do not have a staff report or commentary other than our agenda, which I have attached. The only advise I can give you is that it would be beneficial to you presenting the case as stating what the Petitioner is requesting, and providing justification to the criteria of a variance, see below. The Board will ask you what is the “hardship” or why do you need the addition to the dwelling.

**Sec. 27-230. - Criteria for granting appeals involving variances. (a)**

A variance may only be granted when the District Council, Zoning Hearing Examiner, Board of Appeals, or the Planning Board as applicable, finds that:(1)

A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;(2)

The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and(3)

The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.

I hope that helps.

*Barbara J. Stone*

*Administrator  
Board of Appeals*

*Prince George's County Council  
Legislative Branch  
14741 Governor Oden Bowie Drive  
Lower Level, Room L-200  
County Administration Building  
Upper Marlboro, Maryland 20772*

*Voice: 301-952-3221*

*Fax: 301-780-8194*

*[bjstone@co.pg.md.us](mailto:bjstone@co.pg.md.us)*



[Boardofappeals@co.pg.md.us](mailto:Boardofappeals@co.pg.md.us)

<http://pgccouncil.us/BOA>

**From:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>

**Sent:** Tuesday, February 23, 2021 12:18 PM

**To:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>

**Cc:** Ryan Hehman <[ryan@gobrent.co](mailto:ryan@gobrent.co)>; Gaver Nichols Architect <[gnarchitec@aol.com](mailto:gnarchitec@aol.com)>

**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Ms. Stone:

In preparation for tomorrow evening's variance hearing (for which understand a Zoom link will be sent out tomorrow), I was wondering if you had any Staff Report or written commentary that you could share with us to facilitate the virtual hearing.

Also, if you have any practical suggestions for participation virtually based on recent experience, we are all ears.

Sincerely,

**MONTERO**  
Law Group, LLC

**Michael A. Ostroff, Esq.**  
Executive Court  
1738 Elton Road, Suite 105  
Silver Spring, MD 20903  
Tel: 301-588-8100  
Fax: 301-588-8101  
Cell: 443-542-8361  
[mostroff@monterolawgroup.com](mailto:mostroff@monterolawgroup.com)  
[www.monterolawgroup.com](http://www.monterolawgroup.com)

\*\*\*This communication is from a debt collector. Any information obtained will be used for that purpose. Additionally, this office is a debt relief agency. We help people file cases and seek relief under the United States Bankruptcy Code. This does not however, act to limit the range of services offered by this law firm.\*\*\*

This email message contains privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please immediately notify this office by calling the sender of this email at (301) 588-8100 and delete the original message and destroy all copies.

**From:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>  
**Sent:** Wednesday, January 20, 2021 4:20 PM  
**To:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Subject:** Re: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md

No problem, thank you

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>  
**Sent:** Wednesday, January 20, 2021 4:05:25 PM

**To:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>

**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Ms. Stone:

I have confirmed with the architect that the driveway is 7'6" wide by 12' long, if you don't mind adding that information to the site plan.

Sincerely,

**MONTERO**  
Law Group, LLC

**Michael A. Ostroff, Esq.**

Executive Court

1738 Elton Road, Suite 105

Silver Spring, MD 20903

Tel: 301-588-8100

Fax: 301-588-8101

Cell: 443-542-8361

[mostroff@monterolawgroup.com](mailto:mostroff@monterolawgroup.com)

[www.monterolawgroup.com](http://www.monterolawgroup.com)

\*\*\*This communication is from a debt collector. Any information obtained will be used for that purpose. Additionally, this office is a debt relief agency. We help people file cases and seek relief under the United States Bankruptcy Code. This does not however, act to limit the range of services offered by this law firm.\*\*\*

This email message contains privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please immediately notify this office by calling the sender of this email at (301) 588-8100 and delete the original message and destroy all copies.

**From:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>

**Sent:** Wednesday, January 20, 2021 11:45 AM

**To:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>

**Subject:** RE: Zoning Variance Application for 4013 Madison Street, Hyattsville, Md

Thank you Mr. Ostroff,

I believe everything is in order except that we need the dimensions of the driveway. You can either add them to the site plan and resend to me or if you wish, I can add the dimensions to the site plan.



Your variance hearing has been scheduled for February 24, 2021. Approximately 15 days prior to your hearing, a staff member will contact you and let you know when to pick up your posting signs. In addition, the Hearing Notice will be emailed and mailed to Petitioner, Counsel, all parties of record. The link for the hearing will be sent to all on the day of the hearing.

If you have any question, please feel free to contact me.

Barbara Stone

**From:** Michael Ostroff <[MOstroff@monterolawgroup.com](mailto:MOstroff@monterolawgroup.com)>

**Sent:** Tuesday, January 19, 2021 3:33 PM

**To:** Stone, Barbara J. <[BJStone@co.pg.md.us](mailto:BJStone@co.pg.md.us)>

**Cc:** Ryan Hehman <[ryan@gobrent.co](mailto:ryan@gobrent.co)>

**Subject:** Zoning Variance Application for 4013 Madison Street, Hyattsville, Md

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Ms. Stone:

Pursuant to our prior conversation, attached please find a letter of representation and revised submission of the variance application for 4013 Madison Street, Hyattsville. A hard copy has been placed in the mail.

At this time, I believe you have a complete submission and payment has been made. Please advise if you disagree.

Also, to confirm procedure during the pandemic, please advise whether the property owner will need to submit copies of the full site plans, which were filed with DPIE, or whether the Board will have access to that information.

Thank you for your attention to this matter. Please let me know if there are any preliminary matters that need to be addressed.

Sincerely,

**MONTERO**  
Law Group, LLC

**Michael A. Ostroff, Esq.**

Executive Court

1738 Elton Road, Suite 105

Silver Spring, MD 20903

Tel: 301-588-8100

Fax: 301-588-8101

Cell: 443-542-8361

[mostroff@monterolawgroup.com](mailto:mostroff@monterolawgroup.com)

[www.monterolawgroup.com](http://www.monterolawgroup.com)

\*\*\*This communication is from a debt collector. Any information obtained will be used for that purpose. Additionally, this office is a debt relief agency. We help people file cases and seek relief under the United States Bankruptcy Code. This does not however, act to limit the range of services offered by this law firm.\*\*\*

This email message contains privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you have received this email in error, please immediately notify this office by calling the sender of this email at (301) 588-8100 and delete the original message and destroy all copies. e original and any copy of this E-mail and any printout.

---

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.

---

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.

---

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.

---

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health

Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.

---

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.

---

This E-mail and any of its attachments may contain Prince George's County Government or Prince George's County 7th Judicial Circuit Court proprietary information or Protected Health Information, which is privileged and confidential. This E-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this E-mail, you are hereby notified that any dissemination, distribution, copying, or action taken in relation to the contents of and attachments to this E-mail is strictly prohibited by federal law and may expose you to civil and/or criminal penalties. If you have received this E-mail in error, please notify the sender immediately and permanently delete the original and any copy of this E-mail and any printout.