

BOARD OF APPEALS  
EXHIBIT SHEET  
VARIANCES

APPLICATION NO. V-14-24

PETITIONER(S): Simona Castillo and Jennifer Barrios

No.	Description
-----	-------------

- |     |                           |
|-----|---------------------------|
| 1.  | Application               |
| 2.  | Site Plan                 |
| 3.  | Elevation Plans, A thru C |
| 4.  | Subdivision Plat          |
| 5.  | Color Photos, A thru D    |
| 6.  | Permit History            |
| 7.  | SDAT Property Printout    |
| 8.  | PGAtlas Printout          |
| 9.  | Aerial Photos, A thru F   |
| 10. | Lot Coverage Worksheet    |
| 11. | Notice of Hearing,        |
| 12. | Persons of Record List,   |
| 13. | Certified Mail Receipts   |
| 14. | Certification of Posting  |
| 15. |                           |
| 16. |                           |
| 17. |                           |
| 18. |                           |
| 19. |                           |
| 20. |                           |



# BOARD of APPEALS

## Zoning and Administrative

Wayne K. Curry Administration Building  
1301 McCormick Drive, 3<sup>rd</sup> Floor  
Largo Maryland 20774  
(301) 952-3220  
[boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us)

Received: 2/7/24

Received Stamp

### APPLICATION FOR A VIRTUAL VARIANCE

(USE BLACK INK ONLY)

PLEASE READ ALL INSTRUCTIONS BEFORE FILLING OUT APPLICATION

Owner(s) of Property Simona Gallardo Castillo & Jennifer Barrios  
(AS SHOWN ON DEED)  
Address of Owner(s) 5800 30th Ave  
City Hyattsville State Maryland Zip Code 20782  
Telephone Number (home) \_\_\_\_\_ (cell) 202-360-9122 (work) \_\_\_\_\_  
E-mail address: jennifer.alineb@gmail.com

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

Street Address 5800 30th Ave  
City Hyattsville  
Lot(s) 17 Block E Parcel \_\_\_\_\_  
Subdivision Name \_\_\_\_\_

#### Professional Service:

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

Business Name: N/A Phone Number: N/A  
Representative Name: N/A Email Address: N/A  
Address: N/A

#### Attorney representing applicant: If none, use N/A

Name: N/A Law Office of N/A  
Address: N/A  
Email Address: N/A Phone Number: N/A

All Legal Representatives must submit a letter of representation.

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

Name: N/A

Address: N/A

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

Name N/A

**PROPOSED WORK:**

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

Rear 14'x14' Addition, it will be a room for elderly  
parents.

For increase in fence height or wall height, please see below.

**Security Exemption Plan Approval (Section 27-6610)**

For increase in fences height or wall height over the allowable height indicated in Section 27-6603.

**If none, use N/A:**

Please indicate the requested increase in fence/wall height: N/A  
Reason for increase:

**Has a Correction Order / Stop Work Order / Violation Notice been issued to the Property Owner regarding the subject property? If none, use N/A:**

Correction Order: No X Yes \_\_\_\_\_

Stop Work Order: No X Yes \_\_\_\_\_

Violation Notice: No X Yes \_\_\_\_\_

No. # N/A Date Issued: N/A

Inspector's Name: N/A

A copy of any issued Order (all pages, front and back) must be provided to the Board. Do not submit Citations.

**Do you need the services of a foreign language interpreter or sign language interpreter at your hearing? (\$30.00 fee required) If none, use N/A:**

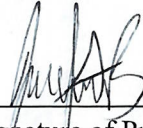
Foreign Language Yes \_\_\_\_\_ No X

Sign Language Yes \_\_\_\_\_ No X

Foreign Language: N/A

**SIGNATURE PAGE**

**No Electronic Signatures are permitted. Wet Signatures only.**



\_\_\_\_\_  
Signature of Property Owner by deed

\_\_\_\_\_  
Legal Representative (Attorney)

Jennifer Barrios

Printed Name

2/7/24

Date:

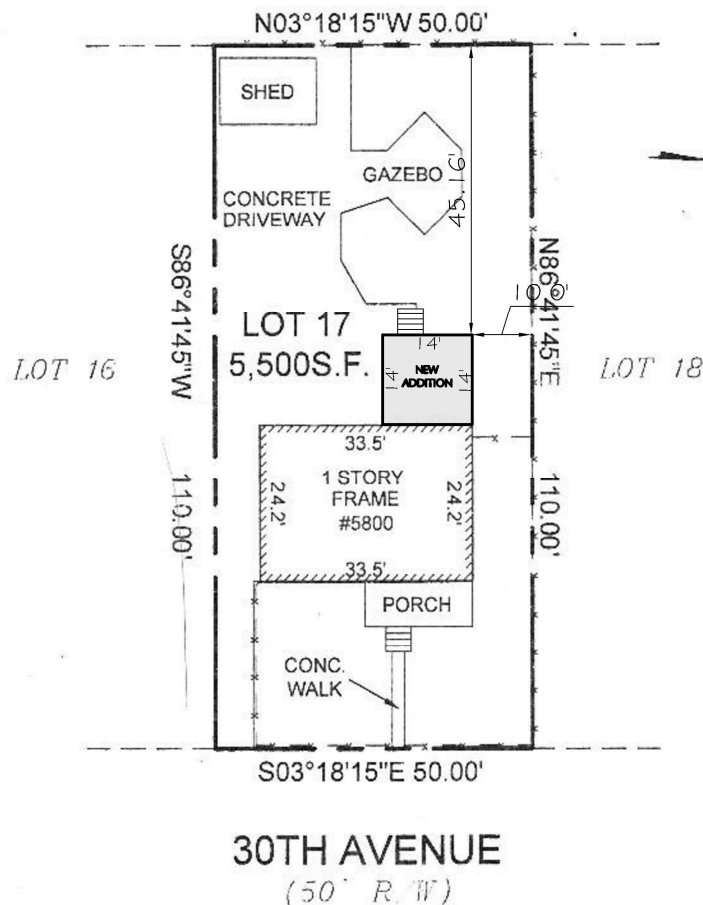
**IMPORTANT:**

Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing. When complete, please forward completed application and documents to [boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us)

Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-3303, 27-3613 and 27-3616 of the County Zoning Ordinance and/or the Board's website at <http://pgccouncil.us/BOA>



ADDRESS: 5800 30TH AVENUE  
HYATTSVILLE, MD 20782



## NOTES:

- THIS IMPROVEMENT LOCATION DRAWING:
  - IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
  - IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
  - DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
- THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- SUBJECT TO ALL EASEMENTS ON RECORD.
- A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE AND IMPROVEMENTS ON PROPERTY.

EXHIBIT

2

V-14-24

DRAWN BY: DS

FILE: #5800HLOC\_2018

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF THERE ARE NO ENCROACHMENTS AND BELIEF THERE ARE NO ENCROACHMENTS SHOWN.



FITZROY J. BERTRAND  
SURVEYOR

8/23/2018  
DATE

LOCATION DRAWING  
LOT 17: BLOCK E  
QUEENS CHAPEL MANOR  
PLAT: #8 @ 51

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: 8/23/18

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land

WWW.RESDLLC.COM

LAUREL LAKES EXECUTIVE PARK

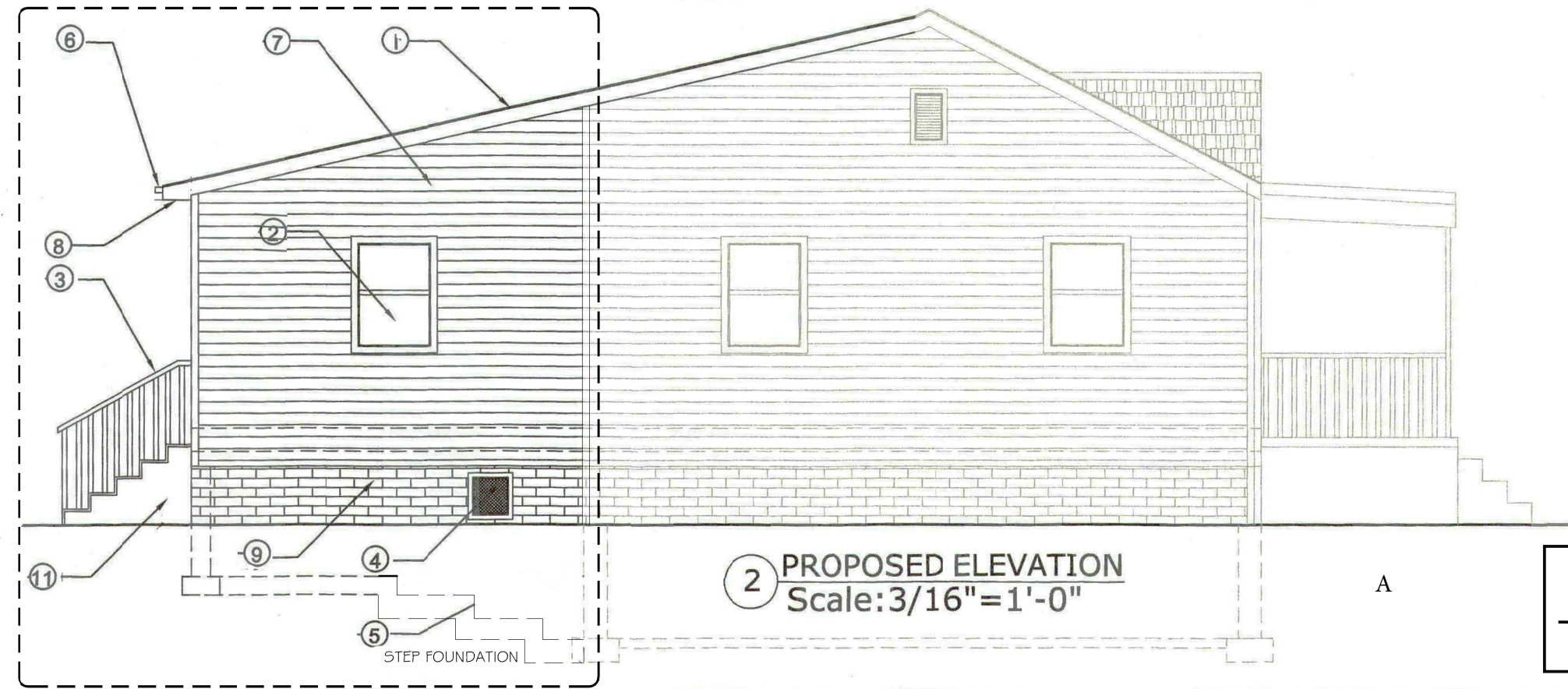
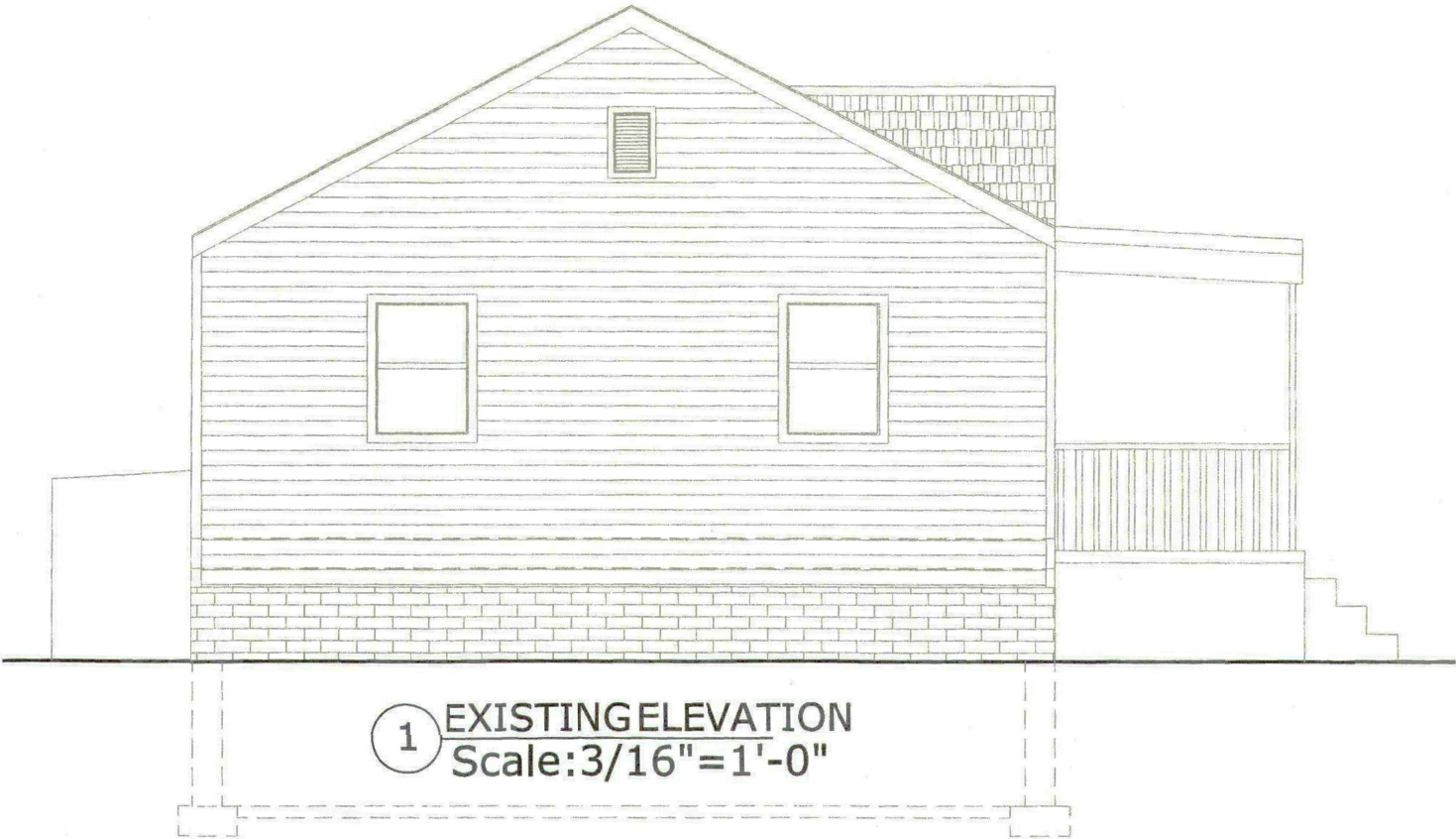
8325 CHERRY LANE

LAUREL, MARYLAND 20707

TEL: (301)604-3105 FAX: (301)604-3108

ELEVATION NOTES

- 1. SHINGLE ROOF SIMILAR TO EXISTING
- 2. WINDOW TYPE W1
- 3. HAND RAIL SYSTEM.
- 4. VENTILATION WINDOW SCREEN
- 5. NEW FOUNDATION LEVEL
- 6. GUTTER SYSTEM
- 7. VINYL SIDING SIMILAR TO EXISTING
- 8. SOFFIT SYSTEM
- 9. CMU WALL
- 10. GUTTER SYSTEM
- 11. STAIR STRUCTURE ON WOOD



SYMETRIX  
ARCHITECTURE by DESIGN

2601 RANDOLPH ROAD  
SILVER SPRING MD 20902  
202 257 7278  
edvavia@msn.com

Approvals

Reviewer	Initial	Date

Not valid until initialed

Project Team


Version

Permit  
Set

Client/Address

BARRIOS  
ALCAZAR  
RESIDENCE

5800 30TH AVE.  
HYATTSVILLE, MD 20782

Title

Existing  
Proposed  
Elevations

Date

Date 05-15-2022

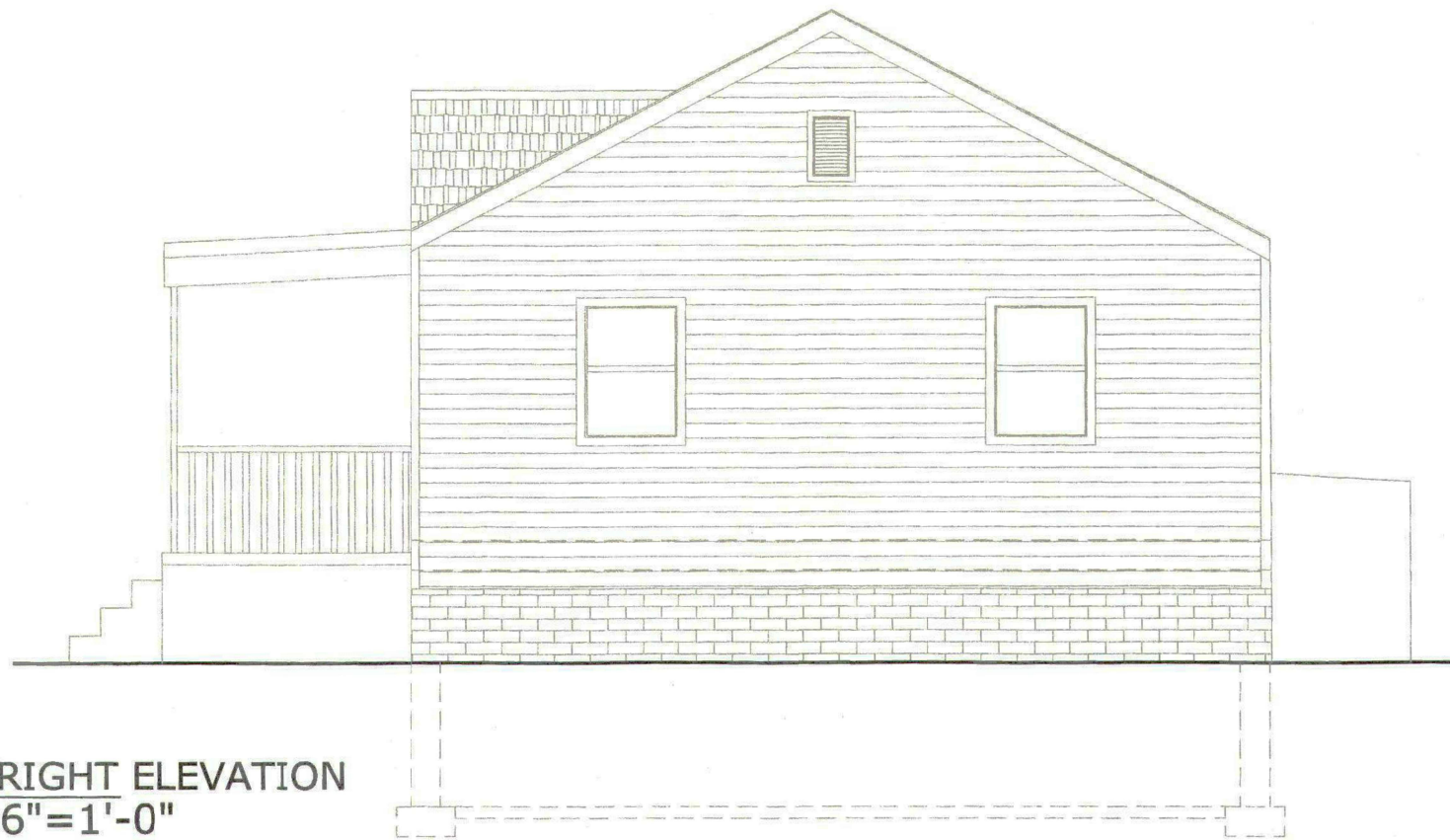
Sheet Number

A2.1

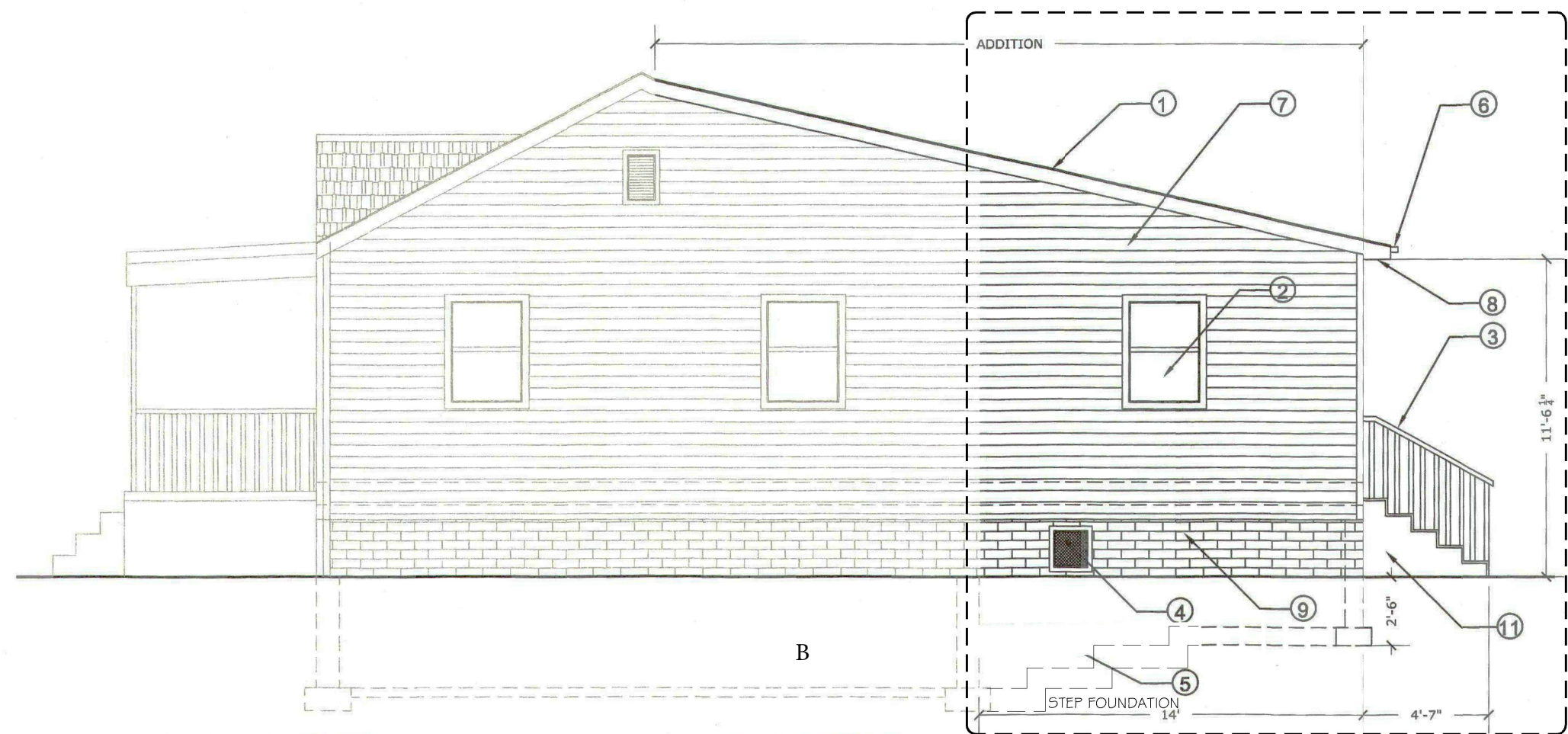
EXHIBIT  
3 (A-C)

V-14-24





1 EXISTING RIGHT ELEVATION  
Scale: 3/16"=1'-0"



## ELEVATION NOTES

1. SHINGLE ROOF SIMILAR TO EXISTING
2. WINDOW TYPE W1
3. HAND RAIL SYSTEM.
4. VENTILATION WINDOW SCREEN
5. NEW FOUNDATION LEVEL
6. GUTTER SYSTEM
7. VINYL SIDING SIMILAR TO EXISTING
8. SOFFIT SYSTEM
9. CMU WALL
10. GUTTER SYSTEM
11. STAIR STRUCTURE ON WOOD

2 PROPOSED RIGHT ELEVATION  
Scale: 3/16"=1'-0"

**SYMETRIX**  
ARCHITECTURE by DESIGN

2601 RANDOLPH ROAD  
SILVER SPRING MD 20902  
202 257 7278  
edvavia@msn.com

Approvals		
Reviewer	Initial	Date

Not valid until initialed

Project Team	

Version  
**Permit Set**

Client/Address  
**BARRIOS  
ALCAZAR  
RESIDENCE**

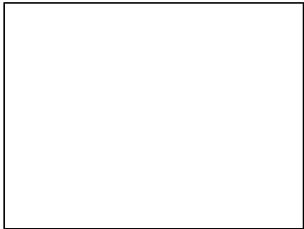
5800 30TH AVE.  
HYATTSVILLE, MD 20782

Title  
**Existing  
Proposed  
Elevation**

Date  
Date 05-15-2022

Sheet Number  
**A2.2**





**SYMETRIX**  
ARCHITECTURE by DESIGN

2601 RANDOLPH ROAD  
SILVER SPRING MD 20902  
202 257 7278  
edvavia@msn.com



Approvals		
Reviewer	Initial	Date

Not valid until initialed

Project Team	

Version  
**Permit Set**

Client/Address  
**BARRIOS  
ALCAZAR  
RESIDENCE**

5800 30TH AVE.  
HYATTSVILLE, MD 20782

Title  
**Existing  
Proposed  
Elevation**

Date  
Date 05-15-2022

Sheet Number  
**A2.3**

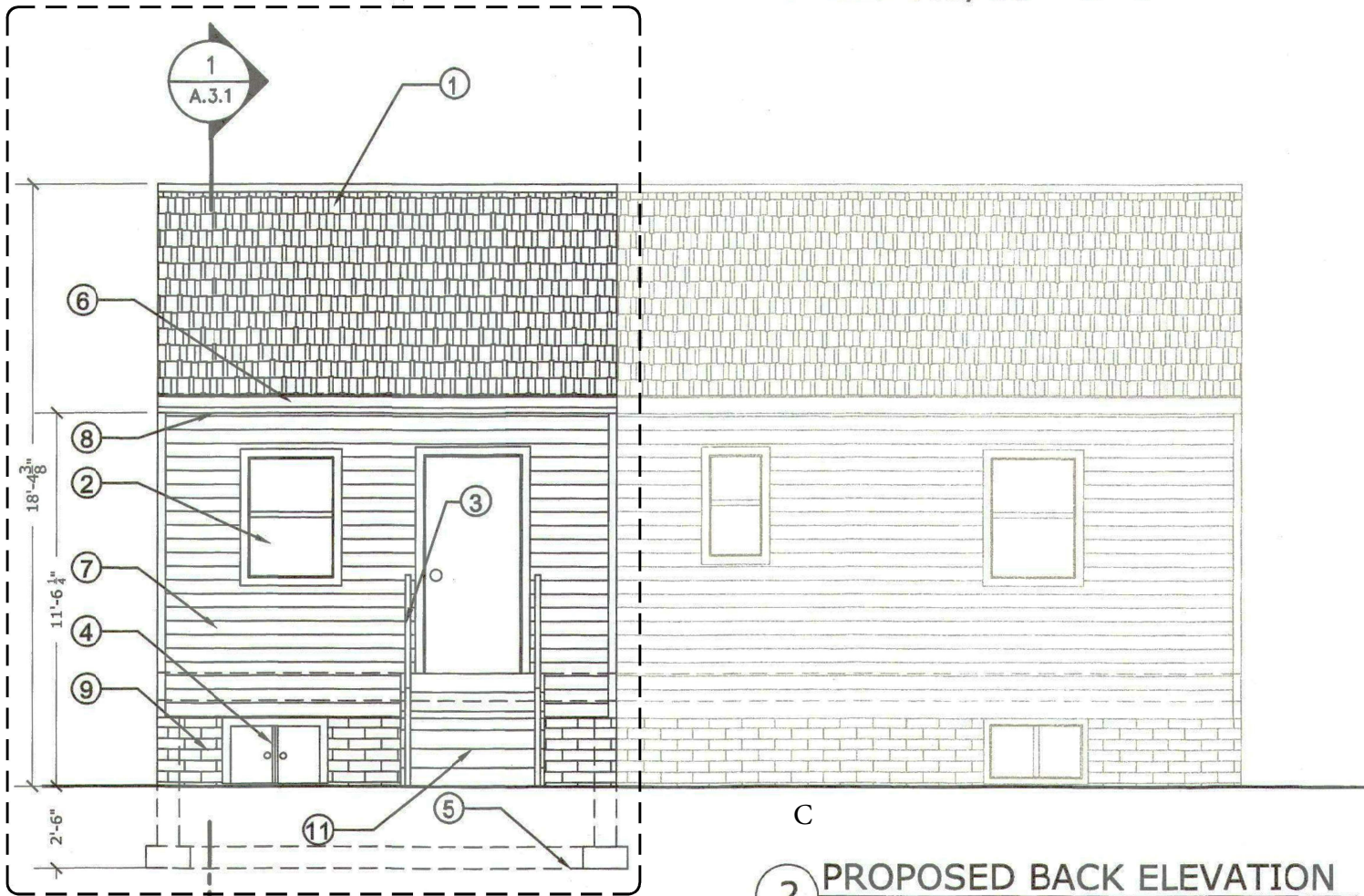


**1 EXISTING BACK ELEVATION**  
Scale: 3/16" = 1'-0"

WINDOWS & DOORS SCHEDULE								
CODE	ELEMENT	ELEMENT STYLE	DIMENSIONS			MATERIAL	SHGC	U-FACTOR
			SILL	A (With)	B(Length & Height)			
D1	NEW DCOR	SINGLE DOOR			36" X 6'-8"	WOOD		
D2	NEW DCOR	BIFOLD DOOR			36" X 6'-8"	WOOD		
D3	NEW DCOR	SINGLE DOOR			36" X 6'-8"	WOOD		
W1	WINDOW	DOUBLE HUNG	35"		30" X 44"		.55 MAX.	.32 MAX.

**ELEVATION NOTES**

- 1. SHINGLE ROOF SIMILAR TO EXISTING
- 2. WINDOW TYPE W1
- 3. HAND RAIL SYSTEM.
- 4. DOOR FOR MAINTENANCE
- 5. NEW FOUNDATION LEVEL
- 6. GUTTER SYSTEM
- 7. VINYL SIDING SIMILAR TO EXISTING
- 8. SOFFIT SYSTEM
- 9. CMU WALL
- 10. GUTTER SYSTEM
- 11. STAIR STRUCTURE ON WOOD



**2 PROPOSED BACK ELEVATION**  
Scale: 3/16" = 1'-0"



ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct;  
That it is a subdivision of part of the lands conveyed by Park Properties, Inc. to Newton Properties, Inc. by deed dated July 2, 1940 and recorded July 3, 1940 among the Land Records of Prince Georges County, Md. in Liber 563 at Folio 8 and all of the lands conveyed by Laura E. Scales, unmarried, Carrie M. Stuart, E. Monrose Stuart, her husband, to Newton Properties, Inc. by deed dated January 18, 1941 and recorded January 22, 1941 among the aforesaid Land Records in Liber 589 at Folio 11.  
And that stones marked thus: ■ and iron pipes marked thus: ● are in place as shown.  
January 22, 1941

*B. Dyer*  
BER DYER, ENGINEER

OWNER'S DEDICATION

We, Newton Properties, Inc., a Maryland Corporation, by Eugene A. Smith, President and Ernest L. Smith, Secretary, being the owners of the property shown and described hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.  
There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

Attest: January 21, 1941  
NEWTON PROPERTIES, INC.

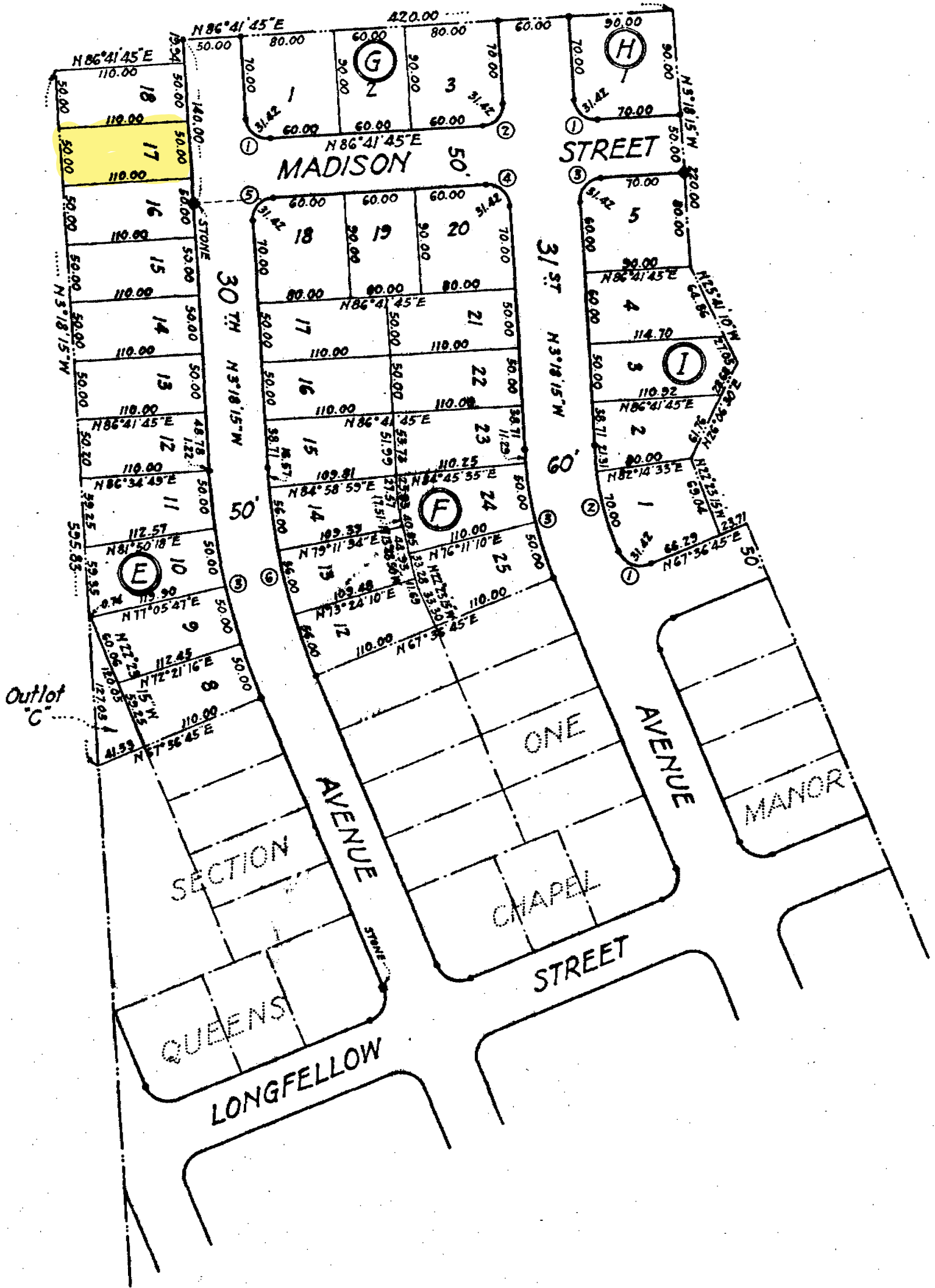
*Ernest L. Smith* By: *Eugene A. Smith*  
ERNEST L. SMITH, Secretary EUGENE A. SMITH, President

SECTION TWO  
QUEENS CHAPEL MANOR  
PRINCE GEORGES COUNTY  
MARYLAND

SCALE: 1 INCH = 100 FEET JANUARY 1941

DYER & PRICE  
REGISTERED CIVIL ENGINEERS  
HYATTSVILLE, MD.

EXHIBIT  
4  
V-14-24



CURVE DATA						
BLK.	NO.	RADIUS	Δ	ARC	TAN.	CHORD
E	3	604.14	19°05'00"	201.22	101.55	200.29
F	3	334.14	19°05'00"	111.29	56.17	110.78
	4	20.00	90°00'00"	31.42	20.00	28.28
	5	20.00	90°00'00"	31.42	20.00	28.28
	6	554.14	19°05'00"	184.57	93.14	183.71
G	1	20.00	90°00'00"	31.42	20.00	28.28
	2	20.00	90°00'00"	31.42	20.00	28.28
H	1	20.00	90°00'00"	31.42	20.00	28.28
	2	274.14	19°05'00"	91.31	46.08	90.89
I	1	20.00	90°00'00"	31.42	20.00	28.28
	2	20.00	90°00'00"	31.42	20.00	28.28

WASHINGTON SUBURBAN SANITARY COMMISSION  
APPROVED JAN. 25, 1941  
SUITABLE FOR WATER AND SEWER DESIGN  
WITHOUT COMMITMENT AS TO INSTALLATION  
*Harry H. Haege*  
CHIEF ENGINEER

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
APPROVED JAN. 27, 1941  
*John N. Palmer* CHAIRMAN  
*John P. Kellan* ACTING CHIEF ENGINEER  
*John B. Hamilton* SECRETARY  
M.N.C.P. & P.C. RECORD FILE NO. 14 06





EXHIBIT  
5 (A-D)

V-14-24





B









D



Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
7/31/1979 12:00:00 AM	4221-1979-0	79042210011	R (RESIDENTIAL)	ROOF	CLOSED	7/31/1979 12:00:00 AM
10/24/2018 12:00:00 AM	52449-2018-0	ALCAZAR BED ADDITION	DPIE RGUW	adding an extra bedroom out of existing house, addition will be: 14X14	APPLICATION	
4/17/2022 12:00:00 AM	14309-2022-0	CASTILLO INTERIOR WORK	DPIE POF	walk in closet with bathroom	APPLICATION	
5/26/2022 12:00:00 AM	19785-2022-0	BARRIOS REAR ADD	DPIE RGU	Rear 14'x14' addition	APPLICATION	

Close Window

EXHIBIT  
6

V-14-24

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 16 Account Number - 1802677

Owner Information

Owner Name: CASTILLO SIMONA GALLARDO ETAL  
GALLARDO JENNIFER ALINE BARRIOS

Use: RESIDENTIAL  
Principal Residence: YES

Mailing Address: 5800 30TH AVE  
HYATTSVILLE MD 20782-3103

Deed Reference: /44664/ 00277

Location & Structure Information

Premises Address: 5800 30TH AVE  
HYATTSVILLE 20782-0000

Legal Description:

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: A-0443  
0041 00E3 0000 16017500.17 7500 02 E 17 2022 Plat Ref:

Town: HYATTSVILLE

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1940 792 SF YES 5,500 SF 001

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements

1 YES STANDARD UNITFRAME/3 1 full

Value Information

Base Value Value Phase-in Assessments

As of As of As of

01/01/2022 07/01/2023 07/01/2024

Land: 100,100 110,300

Improvements 176,300 190,700

Total: 276,400 301,000 292,800 301,000

Preferential Land: 0 0

Transfer Information

Seller: ALCAZAR WILSON Date: 01/13/2021 Price: \$199,000

Type: ARMS LENGTH IMPROVED Deed1: /44664/ 00277 Deed2:

Seller: ORTIZ,VIRGINIA & WILSON ALCAZ Date: 05/24/2007 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /00000/ 00000 Deed2:

Seller: EMGLE,MICHAEL & VIRGINIA ORT Date: 12/02/2005 Price: \$0

Type: NON-ARMS LENGTH OTHER Deed1: /00000/ 00000 Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2023 07/01/2024

County: 000 0.00

State: 000 0.00

Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

## Property

Tax Account: 1802677

Owner Name: CASTILLO SIMONA GALLARDO ETAL

Premise Address: 5800 30th Ave, Hyattsville, MD 20782

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1802677	Owner Name: CASTILLO SIMONA	Tax Map Grid: 041E3
Assessment District: 16	GALLARDO ETAL	WSSC Grid: 207NE03
Lot: 17 Block: E Parcel:	Owner Address: 5800 30th Ave,	Councilmanic District:
Description:	Hyattsville, MD 20782	
Plat: A16-0443	Liber: 44664 Folio: 277	
Subdivision: QUEENS CHAPEL	Transfer Date: 1/13/2021	
MANOR	Current Assessment: \$292,800.00	
Acreage: 0.1260	Land Valuation: \$106,900.00	
	Improvement	
	Valuation: \$185,900.00	
	Sale Price: \$199,000.00	
	Structure Area (Sq Ft): 792	

## Municipal Boundary

Name: HYATTSVILLE

Official: Robert S. Croslin

Title: Mayor

Address: 4310 Gallatin Street

City: Hyattsville

ZIP Code: 20781

Telephone: 301-985-5000

## Prior Development District Overlay (Prior)

Overlay Zone: D-D-O

Plan Name: GATEWAY ARTS DISTRICT SECTOR PLAN AND SMA

Resolution: CR-78-2004

Adoption Date: 11/30/2004

Acreage: 1907.699336

## Councilmanic District (2022)

District: 2

Member: Wanika Fisher

Political Party: Democrat

Telephone: 301-952-4436

Email: CouncilDistrict2@co.pg.md.us

District: At Large

Member: Mel Franklin

Political Party: Democrat

Telephone: 301-952-2638

Email: At-LargeMemberFranklin@co.pg.md.us

District: At Large

Member: Calvin S. Hawkins, II

EXHIBIT

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V-14-24



Political Party: Democrat  
Telephone: 301-952-2195  
Email: At-LargeMemberHawkins@co.pg.md.us

## Revitalization Tax Credit

Within Revitalization Tax Credit: Yes  
Type: Residential

## Watershed (DOE)

Name: NORTHWEST BRANCH (ANA)

## Watershed - 12 digit (DNR)

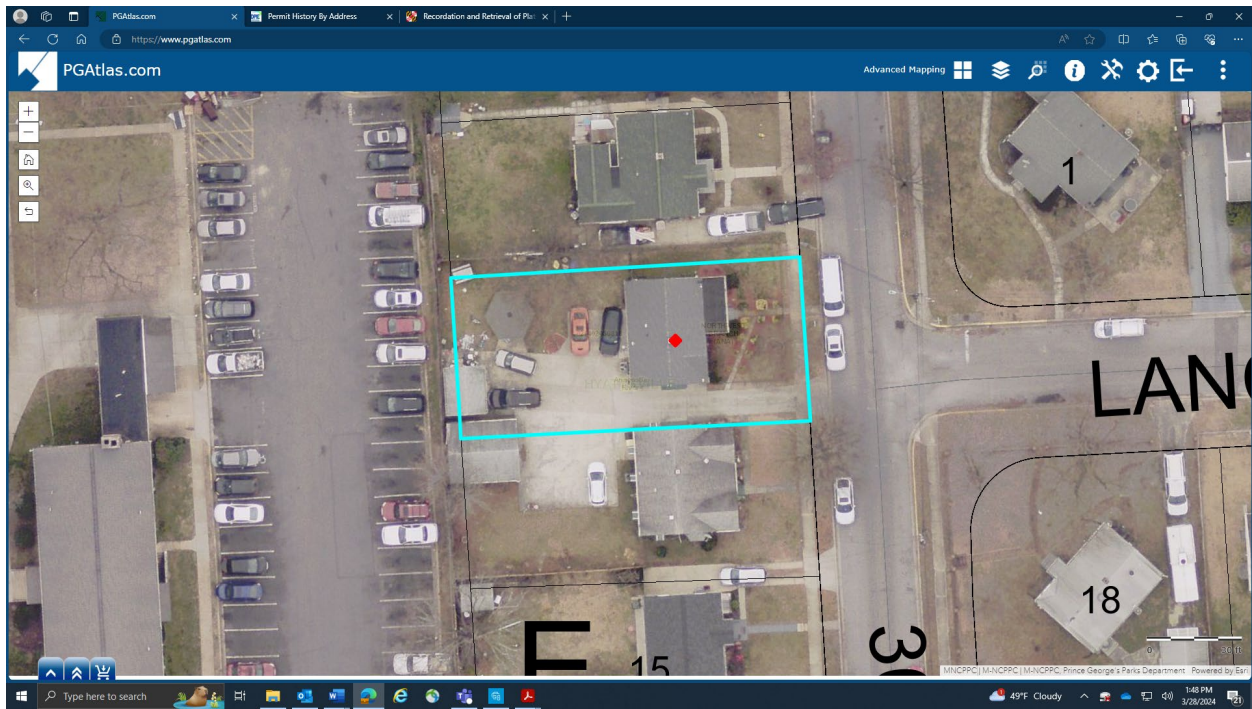
MDE 6 Digit Code: 021402  
MDE 6 Digit Name: WASHINGTON METROPOLITAN  
MDE 8 Digit Code: 02140205  
MDE 8 Digit Name: Anacostia River  
Watershed Code: 0818  
DNR 12 Digit Designator: 021402050818  
Tributary Strategy Watershed: MIDDLE POTOMAC  
NRCS HUA14 Digit Code: 02070010030130  
NRCS HUA11 Digit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

## Zoning (Current)

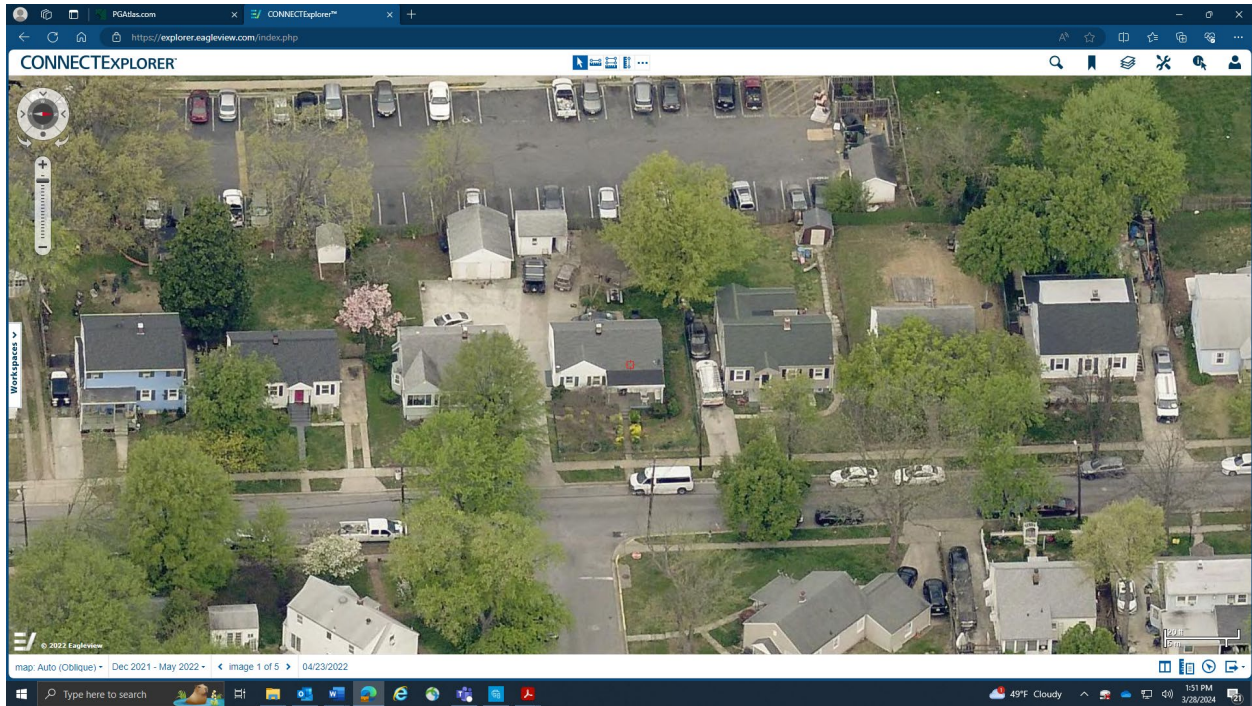
Class: RSF-65 (Residential, Single-Family - 65)  
Zone Type: Residential

## Zoning (Prior)

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



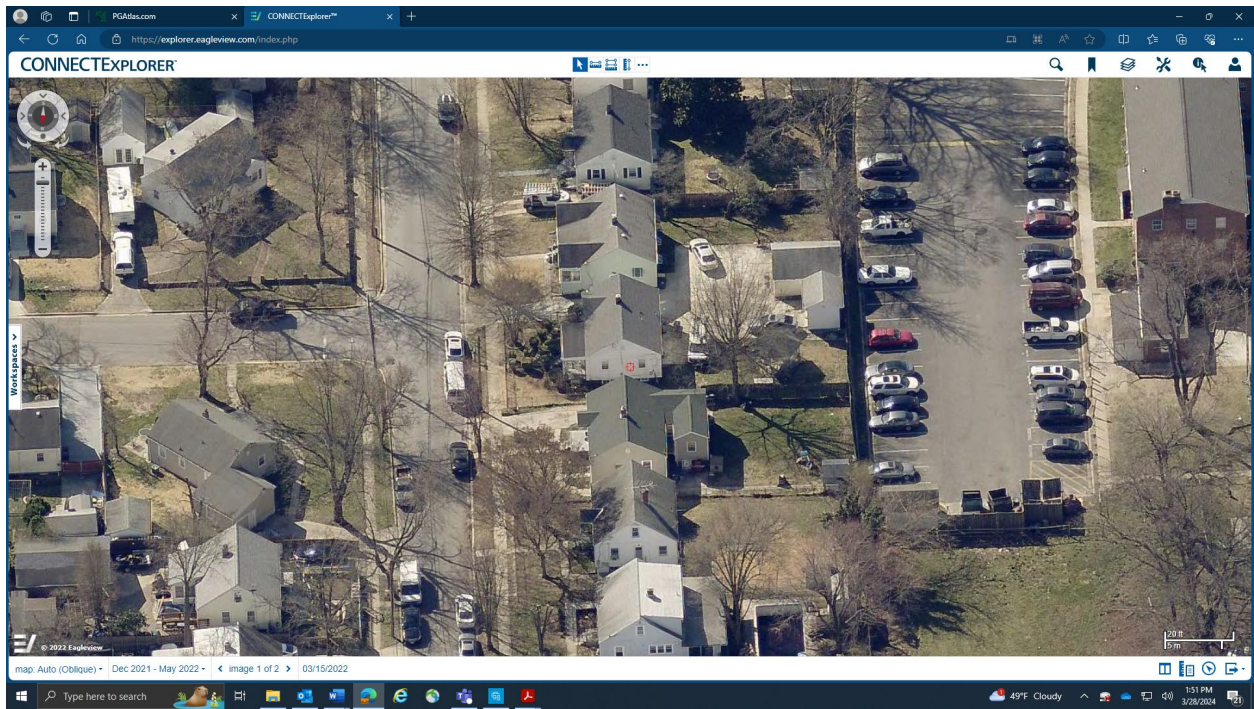
A



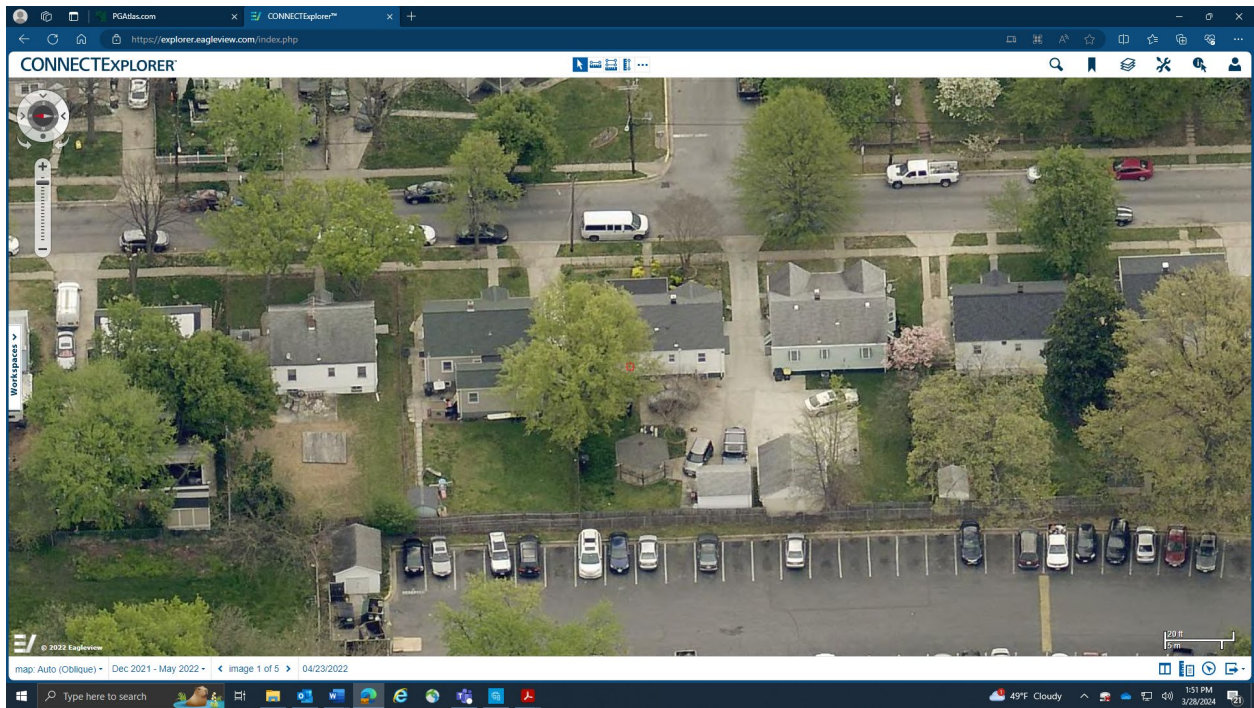
B

<p>EXHIBIT</p> <p>9 (A-F)</p> <hr/> <p>V-14-24</p>
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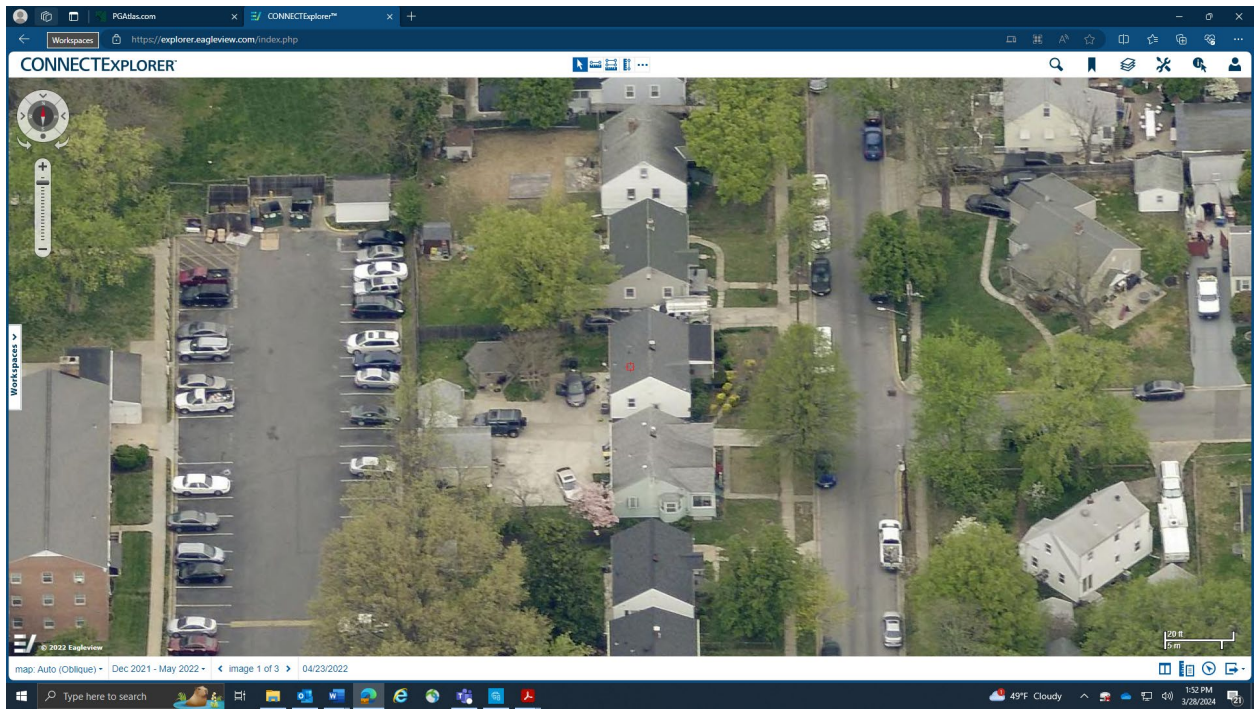


C

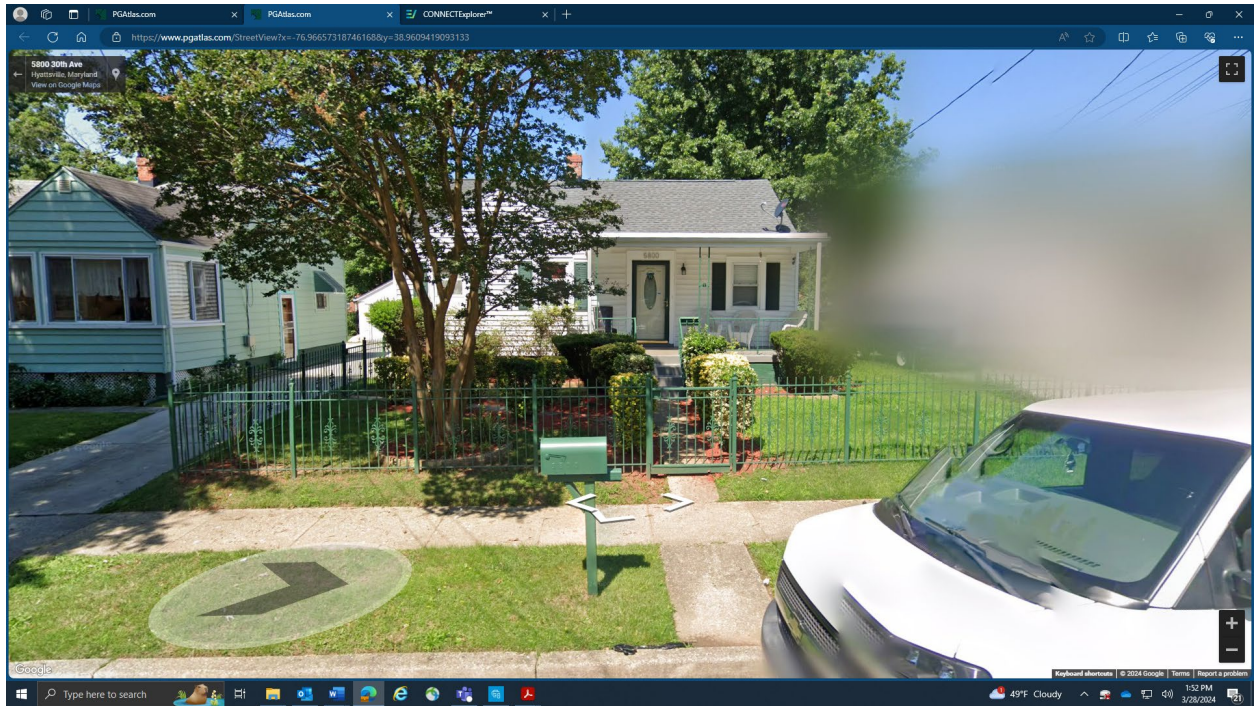


D





E



F



**LOT COVERAGE WORKSHEET**NET LOT SIZE 5,500 SQUARE FEET35 % LOT COVERAGE ALLOWED 1,925 SQUARE FEET

<u>STRUCTURE/PARKING</u>	<u>MEASUREMENTS</u>	<u>SQUARE FOOTAGE</u>
HOUSE	<u>24.2 x 33.5</u>	<u>810.7</u>
GARAGE/CARPORT		
DRIVEWAY	<u>1,432.49</u>	<u>1,432.49</u>
PORCH/SUNROOM	<u>7 x 17</u>	<u>119</u>
SHED(S)	<u>11 x 16</u>	<u>165</u>
ADDITION(S)	<u>14 x 14</u>	<u>196</u>
OTHER: _____		
_____		
_____		

TOTAL LOT COVERAGE

2,723.19

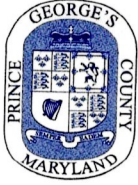
TOTAL % NET LOT COVERAGE

49.5 %

TOTAL % OVER NET LOT COVERAGE

14.5 % (798.19 S.F.)EXHIBIT  
10

V-14-24



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

WAYNE K. CURRY COUNTY ADMINISTRATION BUILDING, LARGO, MARYLAND 20774

TELEPHONE (301) 952-3220

## NOTICE OF VIRTUAL HEARING

Date: April 9, 2024

Petitioners: Simona Gallardo Castillo and Jennifer Barrios

Appeal No.: V-14-24

Hearing Date: WEDNESDAY, APRIL 24, 2024, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Case Reviewer: Celeste Barlow

Email address: [cpbarlow@co.pg.md.us](mailto:cpbarlow@co.pg.md.us)

Appeal has been made to this Board for permission to validate existing conditions (net lot area, lot width, lot frontage, front yard depth, side yard width) and to obtain a building permit for the construction of a 14' x 14' one story addition on RSF-65 (Residential, Single-Family-65) Zoned property known as Lot 17, Block E, Queens Chapel Manor Subdivision, being 5800 30<sup>th</sup> Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

The specific violation resides in the fact that Zoning Ordinance 27-4202(e)(2) prescribes that each lot shall have a minimum net lot area of 6,500 square feet, a minimum width of 65 feet measured along the front building line and 52 feet measured along the front street line, a maximum lot coverage of 35%, a minimum front yard depth of 25 feet, and a minimum side yard width of 8 feet. Variances of 1,000 square feet net lot area, 15 feet lot width, 2 feet lot frontage, 14.5% lot coverage, 7 feet front yard depth, and 1 foot side yard width 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>

BOARD OF ZONING APPEALS

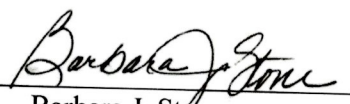
By:   
Barbara J. Stone  
Administrator

EXHIBIT  
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V-14-24

cc: Petitioners  
Adjoining Property Owners  
M-NCPPC Permit Office  
City of Hyattsville



V-14-24  
SIMONA GALLARDO CASTILLO &  
JENNIFER BARRIOS  
5800 30TH AVENUE  
HYATTSVILLE MD 2078

V-14-24  
5802 30TH AVENUE LLC  
5802 30TH AVENUE  
HYATTSVILLE MD 20782

V-14-24  
NORTH POINTE PROPERTY OWNER LP  
5720 29TH AVENUE  
HYATTSVILLE MD 20782

V-14-24  
SHIRLEY V BLAND  
5726 30TH AVENUE  
HYATTSVILLE MD 20782

V-14-24  
ROSENDA MOLINA DEUMANA & JOSE  
A. MELGAREZ  
3000 LANCER PLACE  
HYATTSVILLE MD 20782

V-14-24  
STEPHEN SPRINGER  
3001 LANCER PLACE  
HYATTSVILLE MD 20782

EXHIBIT  
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V-14-24

9/9/24

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SIMONA GALLARDO CASTILLO &  
JENNIFER BARRIOS  
5800 30TH AVE  
HYATTSVILLE, MD 2078

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

### BOARD OF APPEALS –POSTING OF SIGNS

Petitioner(s): Simona Castillo & Jennifer Barrios

Appeal No.: V-14-24

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

**SIGN ARE NOT TO BE FASTENED TO ANY TREE or FENCE**


POSTING PERIOD: 4/9/24 thru 4/24/24

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),  
BY NO LATER THAN: 4/16/24

### CERTIFICATION OF POSTING

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN  
ACCORDANCE WITH SECTION 27-3407 (B)(6)(B)(V) OF THE PRINCE GEORGE'S COUNTY ZONING  
ORDINANCE ON (Date) 4/16/2024, BY (Name) Jennifer Barrios, (Address)  
5800 30th Ave Hyattsville, MD 20782.

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

  
\_\_\_\_\_  
Signature of Person Who Posted Sign(s)

Jennifer Barrios  
\_\_\_\_\_  
Printed Name

\*\*\*PLEASE ATTACH PHOTOGRAPH(S) OF SIGN(S)\*\*\*

Affidavit and photos can be emailed to: [boardofappeals@co.pg.md.us](mailto:boardofappeals@co.pg.md.us) The Affidavit and photos may be mailed to the address below:

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

EXHIBIT

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V-14-24





HEARING Board of Appeals					
Date	April 24, 2024				
Time	6:00 p.m.				
Place of Hearing	Virtual				
Case Type	Case ID #	Address	Legal Description	Lot #	Block & Zone
V-M-24	1045 307 Avenue	Hyattsville, MD 20782	Blended Chapel	41400	PSF-603
Zoning Appeal	Description of Request				
proposed one story addition					
THIS IS AN OPEN HEARING TO THE PUBLIC. ANY INTERESTED PARTY IS WELCOME TO ATTEND. If you wish to attend to support or oppose any pending case, you must register to speak in order to receive the hearing link. Please visit our websites main page to register: <a href="http://pgccouncil.us/BOA">http://pgccouncil.us/BOA</a>					
CONTACT INFORMATION 301-952-3220 <a href="mailto:boardofappeals@co.pg.md.us">boardofappeals@co.pg.md.us</a>					

HEARING Board of Appeals					
Date	April 24, 2024				
Time	6:00 p.m.				
Place of Hearing	Virtual				
Case Type	Case ID #	Address	Legal Description	Lot #	Block & Zone
V-M-24	1045 307 Avenue	Hyattsville, MD 20782	Blended Chapel	41400	PSF-603
Zoning Appeal	Description of Request				
proposed one story addition					
THIS IS AN OPEN HEARING TO THE PUBLIC. ANY INTERESTED PARTY IS WELCOME TO ATTEND. If you wish to attend to support or oppose any pending case, you must register to speak in order to receive the hearing link. Please visit our websites main page to register: <a href="http://pgccouncil.us/BOA">http://pgccouncil.us/BOA</a>					
CONTACT INFORMATION 301-952-3220 <a href="mailto:boardofappeals@co.pg.md.us">boardofappeals@co.pg.md.us</a>					