

BOARD OF APPEALS  
EXHIBIT SHEET  
VARIANCES

APPLICATION NO.     V-74-22    

PETITIONERS:     Adam and Maria Betalvi    

No.    Description

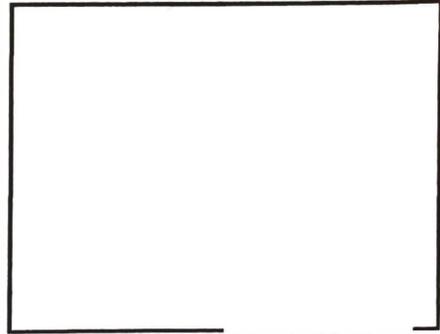
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1.    Application
2.    Letter of Justification from Petitioner
3.    Site Plan
4.    Elevation Plans, a thru j
5.    Subdivision Plat
6.    Color Photos, A thru G
7.    More Color Photos, A thru C
8.    Permit History
9.    SDAT Property Printout
10.   PGAtlas Printout
11.   Aerial Photos, A thru G
12.   Neighboring Properties, A thru C
13.   Note related to Second Story Building, 11/3/2022
14.   Note of clarification of Second Story Building
15.   Lot Coverage Worksheet
16.   Notice of Virtual Hearing, 11/15/22
17.   Persons of Record List, 11/15/22
18.   Certified Mail Receipts
19.   Certification of Posting, w/photos
- 20.



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



Received Stamp

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

**APPLICATION FOR A VIRTUAL 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 Adam Betalvi / Maria Betalvi  
(AS SHOWN ON DEED)  
 Address of Owner(s) 4708 Banner Street  
 City Hyattsville State MD Zip Code 20781  
 Telephone Number (home) \_\_\_\_\_ (cell) 571-527-6886 (work) \_\_\_\_\_  
 E-mail address: maria.betalvi@gmail.com

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

Street Address 4708 Banner Street  
 City Hyattsville  
 Lot(s) 12 Block 4 Parcel \_\_\_\_\_  
 Subdivision Name Holladay Company's Addition to Hyattsville

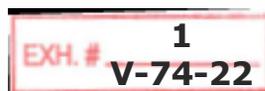
**Professional Service:**

► Engineer ► Contractor ► Architect: (if different from above): (circle one) **If none, use N/A:**

Name: K + G Architecture Phone Number: 202-725-2445  
 Address: \_\_\_\_\_ Email Address: mei@kgarchitecture.net

**Attorney representing applicant: (If applicable)**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 Address: \_\_\_\_\_ Email Address: \_\_\_\_\_



Association Name(s) & Address(es) (Homeowners/Citizens/Civic and/or Community). If none, use N/A:

Name: N/A

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

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

Name City of Hyattsville

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

Proposed addition to single family detached house.  
Section 27-4202 (d) Table II, Lot coverage  
See justification letter attached.

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: \_\_\_\_\_

Maria Betalvi  
Signature of Owner/Attorney

Maria Betalvi  
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. 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://pgcouncil.us/HOA>

## JUSTIFICATION STATEMENT

**Property: 4708 Banner Street, Hyattsville, MD 20781 Lot 12, Block 4, Part of Subdivision Holladay Company's Addition to Hyattsville**

**Land Area: 7,500 square feet**

**Petitioner: Adam Betalvi and Maria Betalvi, Owners**

**Request: One story rear/side addition with basement that is greater than allowable Lot Coverage. Section 27-4202(d) Table II, Lot Coverage.**

**Zone: RSF-65**

### Factual Background

We (the petitioners) purchased the existing property with the existing structures (house and garage) and concrete walkways. The existing lot is exceptionally long and narrow requiring a long walkway to the parking located at the back of the home. The original architectural style of the home also has a large wrap around porch with a surrounding walkway. These elements take up a significant amount of lot coverage. Additionally the home only has two bedrooms located upstairs with a steep and unsafe staircase as a passageway. We wish to create a more liveable area for our growing family as well as our elders who stay with us for prolonged periods of time by converting our existing kitchen into a bedroom and building a new kitchen on the first floor. This would allow us to have a bedroom for practical reasons on the first floor as well as a dedicated workspace in a new basement, which is now needed due to the challenges brought on by the COVID-19 pandemic.

### Reason for Appeal

Our lot currently exceeds allowable Lot Coverage (35%) due to the existing structures and walkways. Existing lot coverage is 36%. The proposed construction of a one story rear/side addition would result in a Lot Coverage of 44%, or 8% above the existing coverage.

### Applicable Portion of Zoning Code

We are seeking a variance for the addition under Prince George County Zoning Ordinance Section 27-230 due to the lot-specific conditions that a strict interpretation of the Zoning Ordinance would cause us hardship, through no fault of our own. The lot is in Hyattsville, zone RSF-65. We currently exceed Section 27-4202(d) Table II, Lot coverage.



Section 27-230 of the Zoning Ordinance states that a variance may once be granted when the Board of Zoning Appeals finds that:

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

The lot size is 7,500 sf and is physically unique in respect to being long and narrow without a set back on one side of the property. The wrap-around front porch and surrounding walkway are part of the original historical architectural style of the home which fits the neighborhood beautifully; however it takes a lot of coverage. The porch is 240 sf and the surrounding walkway another 293 sf, totaling 533 sf (or 7% of the 7,500 sf lot).

Additionally the lot is long and narrow thus requiring a walkway to the parking at the back of the home which also increases the lot coverage. This walkway is 370 sf.

Both of these combined elements end up taking about 12% of the total lot coverage (or 903 total sf) and were constructed long before we purchased the home.

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

The existing house has only two bedrooms located upstairs and none located downstairs. There is also no basement in the home. Since there are no bedrooms on the first floor of the home this presents a challenge when we have our elders staying in our home for prolonged periods of time. The existing stairs in the home that go to the second floor are steep and unsafe, proposing a danger to an elderly person using them. By converting the existing kitchen into a new bedroom and building a new kitchen, this project would allow us to have a bedroom on the first floor without the need to use stairs in the case when we have our elderly relatives visiting.

Additionally, we intend to grow our family and need additional space to do so, as having only one spare bedroom, which is the case now, is not sufficient to meet our needs. The current spare bedroom is used as a dedicated work space since due to the pandemic one of us works from home full-time. With this project we will receive an additional bedroom to serve as a nursery/ guest room.

Having only two rooms upstairs, as is our current situation, presents us with unusual practical difficulties.

**3. Such variance is the minimum reasonably necessary to overcome the exceptional physical conditions.**

This variance is the minimum reasonably necessary to overcome these exceptional physical conditions because it is the only way to gain the additional space needed to overcome the difficulties we are facing. The one story addition project remains within a modest scope by providing us with an additional bedroom on the first floor, which is our primary imperative. The project does not overextend itself with respect to impacting the second floor of the home, the existing roof lines, or disrupt the existing layout or facade of the home.

**4. Such variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or any area master plan, sector plan, or transit district development plan affecting the subject property.**

Granting this variance will not affect the integrity or intent of the sector plan's goals. The project places emphasis on preserving the original architectural style of the home while simultaneously creating more liveable space for a growing family with evolving needs. The project also aims to keep the scope of work modest to provide exactly what is necessary for our difficulties and not overextend beyond that. The project will not negatively impact the health, safety and welfare of neighboring residents.

**5. Such variance will not substantially impair the use and enjoyment of adjacent properties.**

This project will not impair the use and enjoyment of adjacent properties as it does not impede on the neighboring properties. The project will **replace** an existing structure that is currently 6 ft away from the property line to one that is 8 ft away. And from the other adjacent property the new addition will be 19 ft away. The addition also matches the exterior facade of the existing house thus maintaining the architectural style of our historical neighborhood.

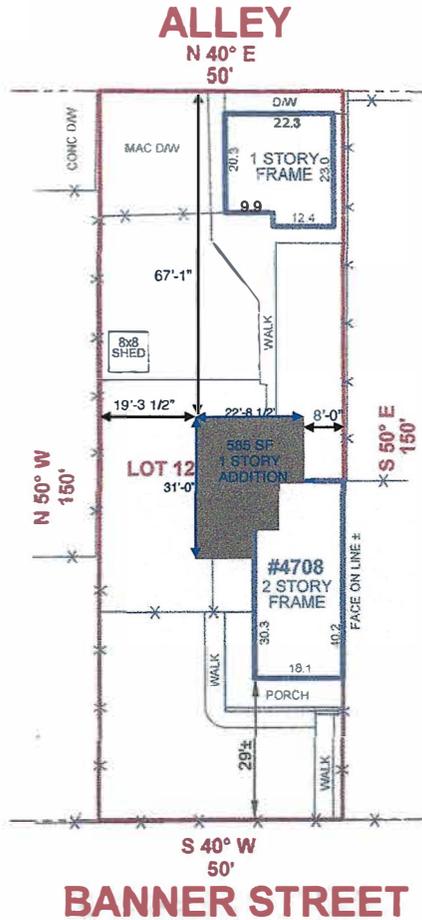
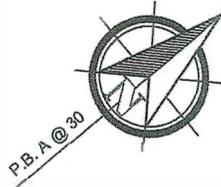
**Conclusion**

We believe that this application meets the evidentiary requirements described above given the unique composition of the lot and the property itself. This project will allow us to overcome practical difficulties that we are currently facing. Thank you for your time and consideration.

Respectfully,



Maria Betalvi  
4708 Banner Street  
Hyattsville, MD 20781  
Phone: 571-527-6886  
Email: [maria.betalvi@gmail.com](mailto:maria.betalvi@gmail.com)



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS:  $2\pm$

LOCATION DRAWING OF:

**4708 BANNER STREET**  
**LOT 12 BLOCK 4**  
 HOLLADAY COMPANY'S ADDITION TO  
**HYATTSVILLE**  
 PLAT BOOK A, PLAT 30  
 PRINCE GEORGE'S COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: 02-05-2021  
 DRAWN BY: CP/AP FILE #: 211115-200

**LEGEND:**

- FENCE
  - BE - BASEMENT ENTRANCE
  - BAW - BAY WINDOW
  - BR - BRICK
  - BRL - BLDG. RESTRICTION LINE
  - BSMT - BASEMENT
  - C/S - CONCRETE STOOP
  - CONC - CONCRETE
  - DAV - DRIVEWAY
  - EX - EXISTING
  - FR - FRAME
  - MAC - MACADAM
  - G - GATE
  - O/H - OVERHANG
  - PUE - PUBLIC UTILITY ESMT.
  - PIE - PUBLIC IMPROVEMENT ESMT.
- COLOR KEY:**
- (RED) - RECORD INFORMATION
  - (BLUE) - IMPROVEMENTS
  - (GREEN) - EASEMENTS & RESTRICTION LINES

A Land Surveying Company



**DULEY**  
 and  
**Associates, Inc.**  
 Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772  
 Phone: 301-888-1111 Fax: 301-888-1114  
 Email: orders@duley.biz On the web: www.duley.biz

**SURVEYOR'S CERTIFICATE**

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09, 13.05 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPORARY TRANSFER, FINANCING OR REFINANCING. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

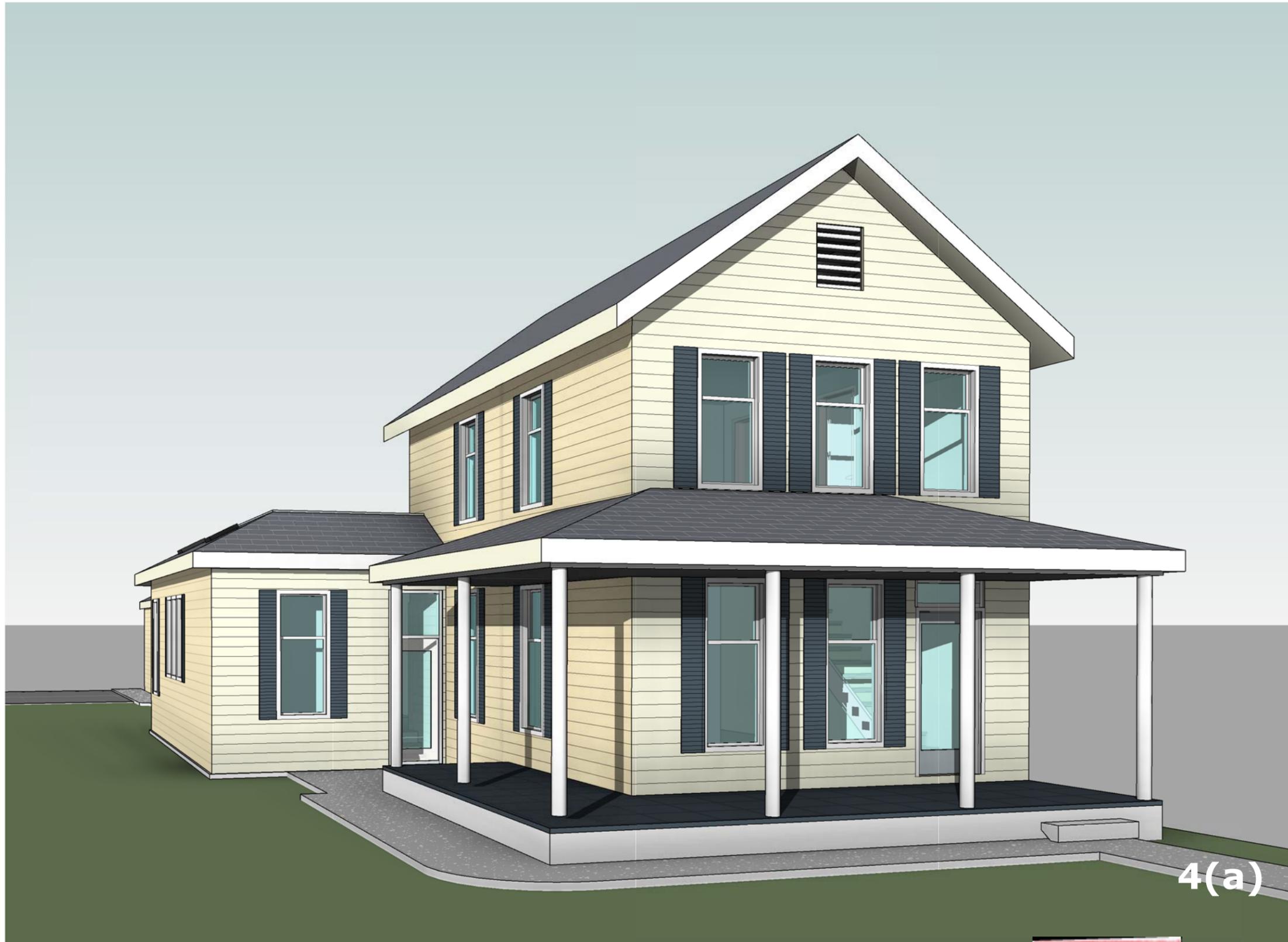


**DULEY & ASSOC.**

WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)

EXH. #  
 V-74-22  
 3



EXH. # 4(a-j)  
V-74-22



**ZONING ANALYSIS:**

LOT AREA: 7,500  
 MAX LOT COVERAGE: 35% ( 2,625 SF)  
 EXISTING LOT COVERAGE: 2,706 SF  
 (EX HOUSE 669 SF; EX SHED 561 SF; EX PAVEMENT: 1,238 SF; EX PORCH 238 SF)  
 NEW ADDITION ( 1 STORY): 585 SF

**PROPOSED LOT COVERAGE: 44%**

**RSF-65 ZONING REGULATION**

**(2) Intensity and Dimensional Standards**

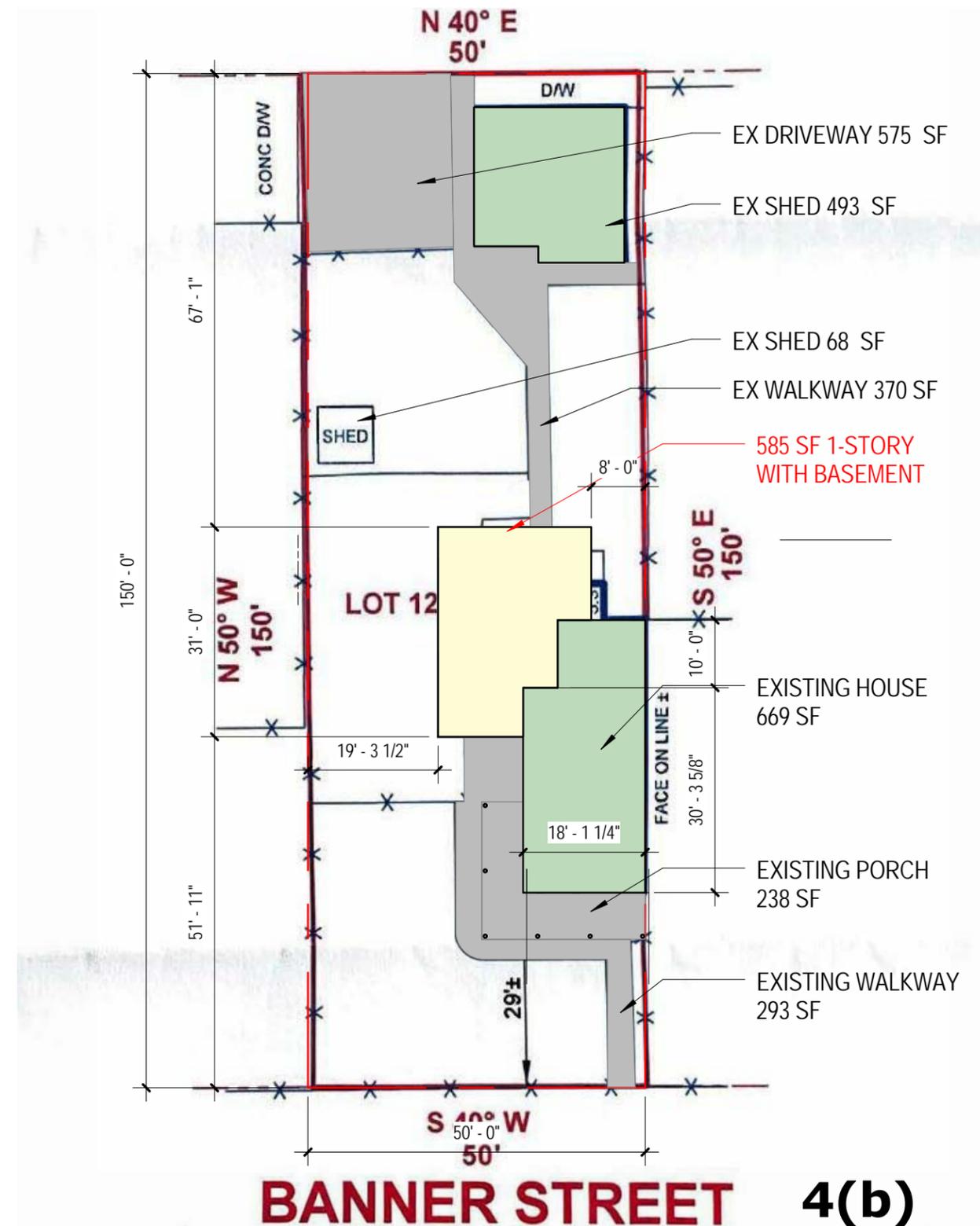
Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	6.7	No requirement
Net lot area, min. (sf)	6,500	6,500
① Lot width, min. (ft)	65	45
Lot frontage (width) at front street line, min. (ft)	52	36
Lot coverage, max. (% of net lot area)	35	60
② Front yard depth, min. (ft)	25	25
③ Side yard depth, min. (ft) [2]	8	8
④ Rear yard depth, min. (ft)	20	20
⑤ Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

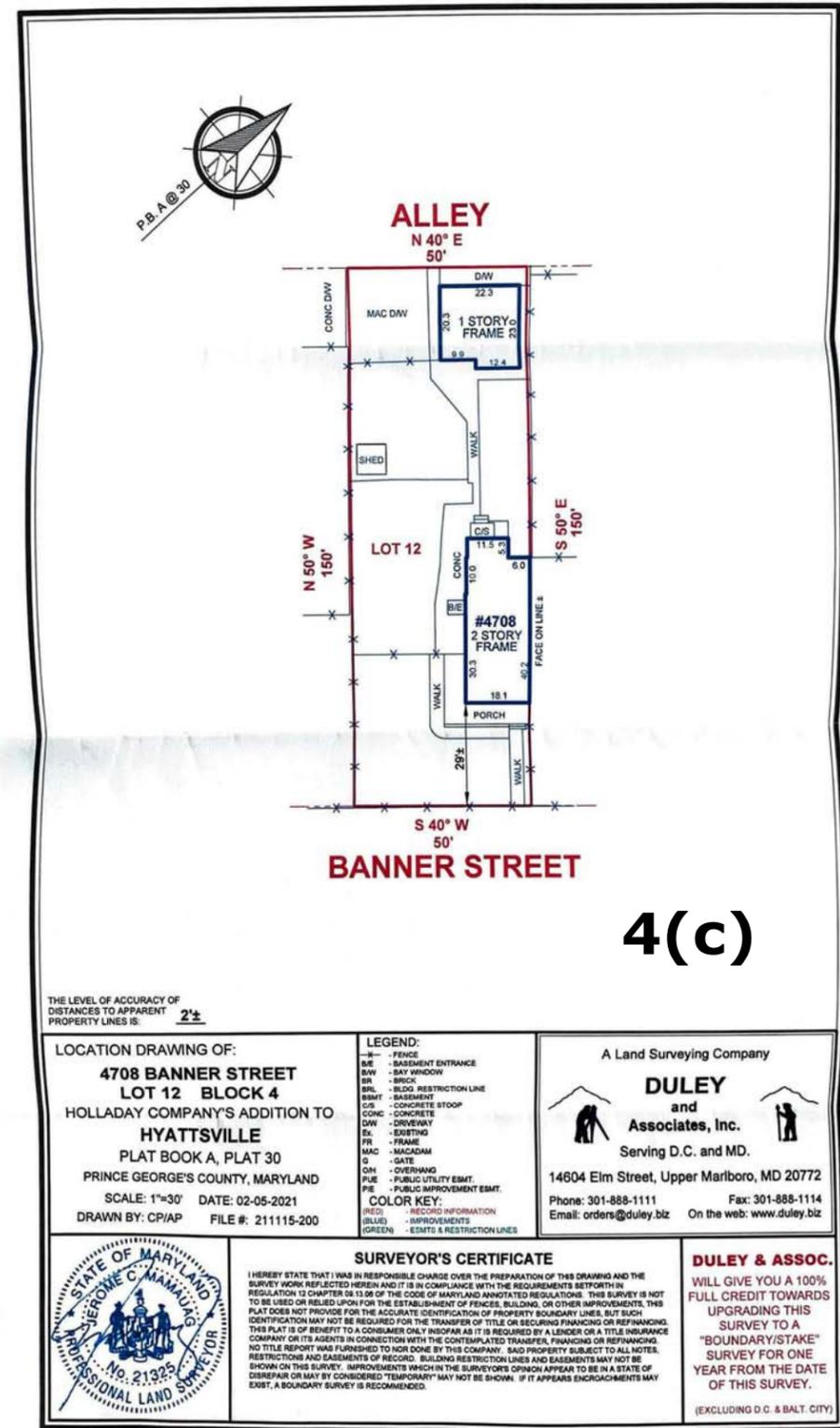
[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

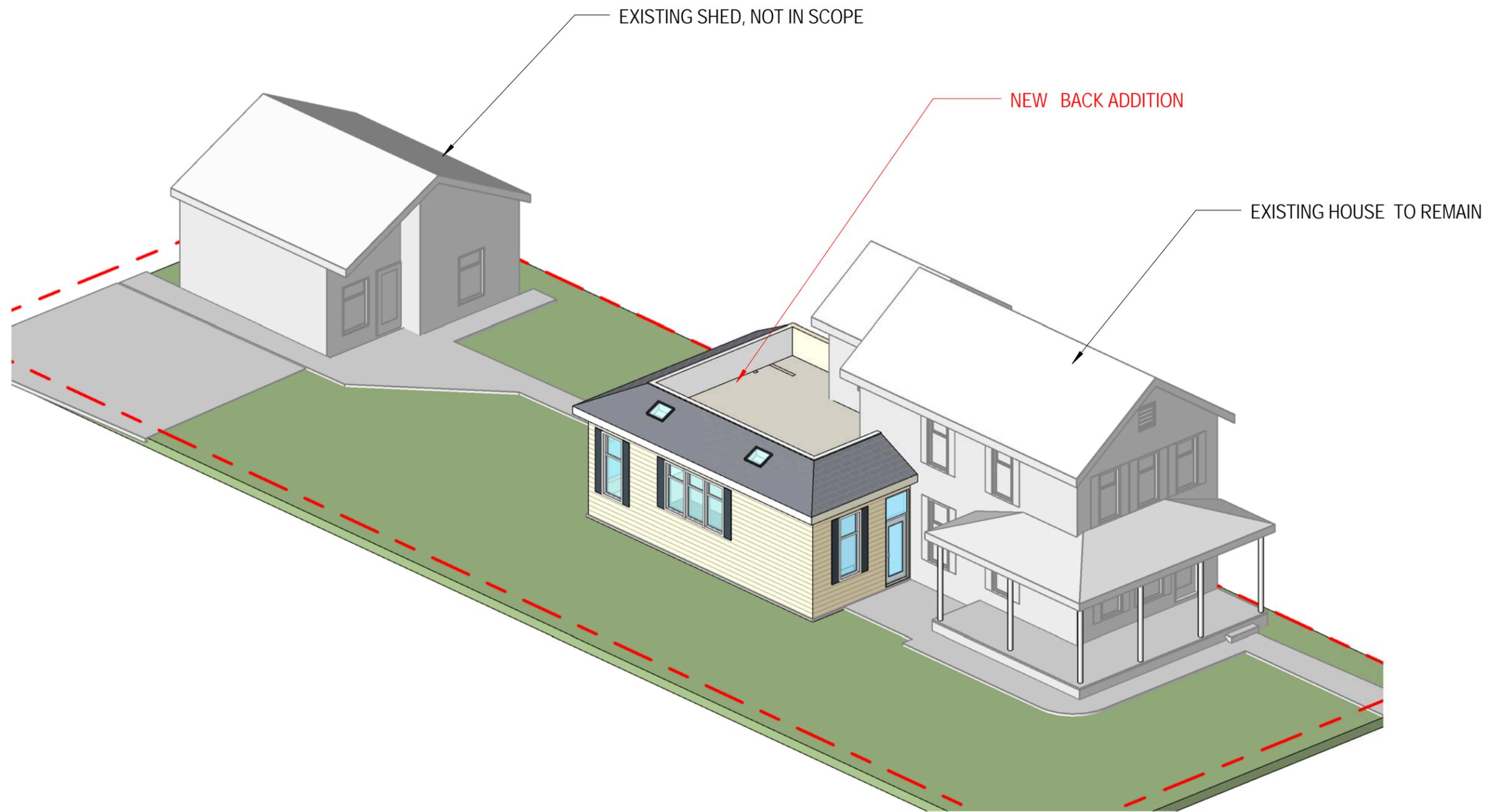
[2] On corner lot, min. side yard depth alongside street = 25 ft. ⑥

[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.

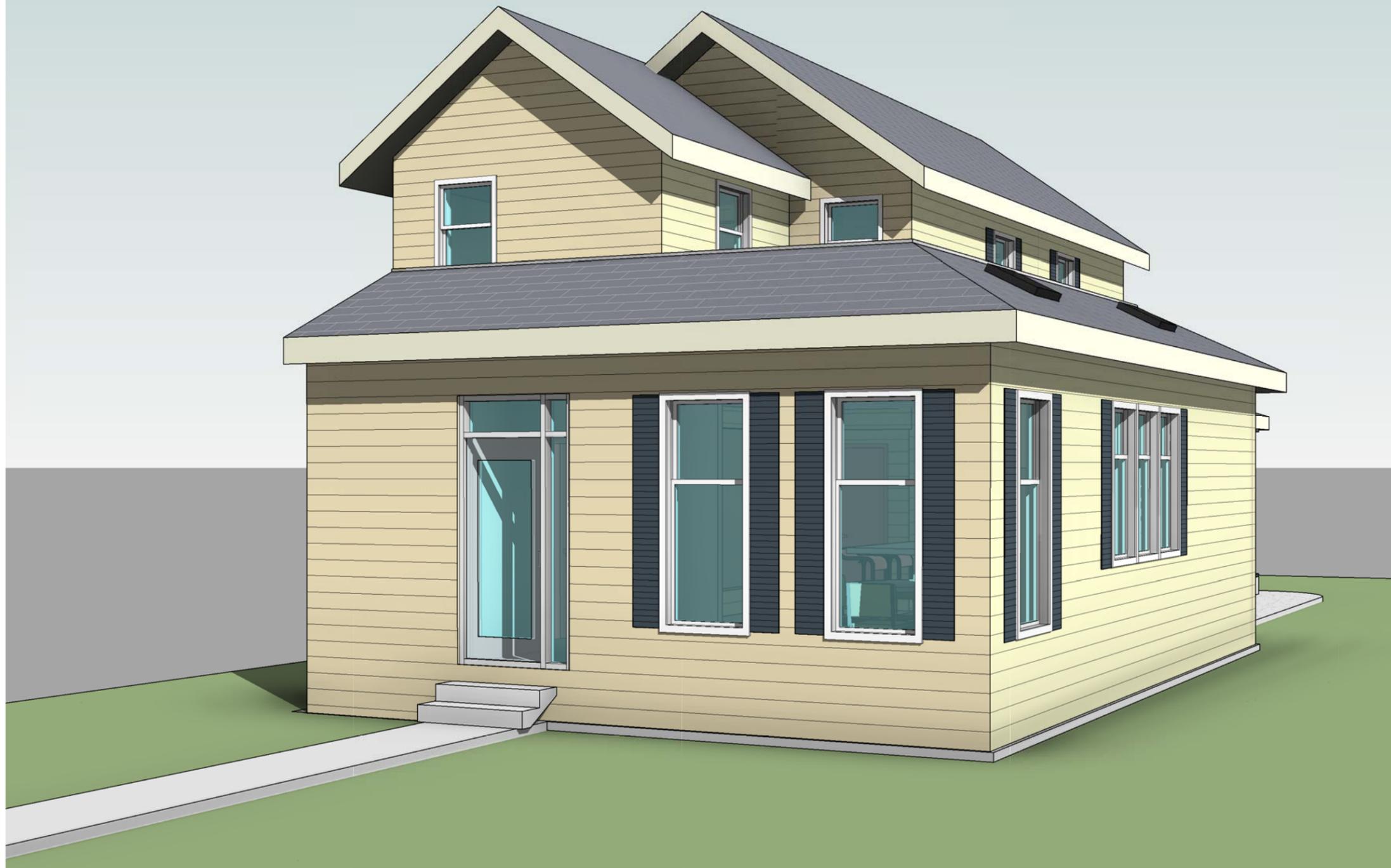


1 SITE PLAN  
 3/64" = 1'-0"

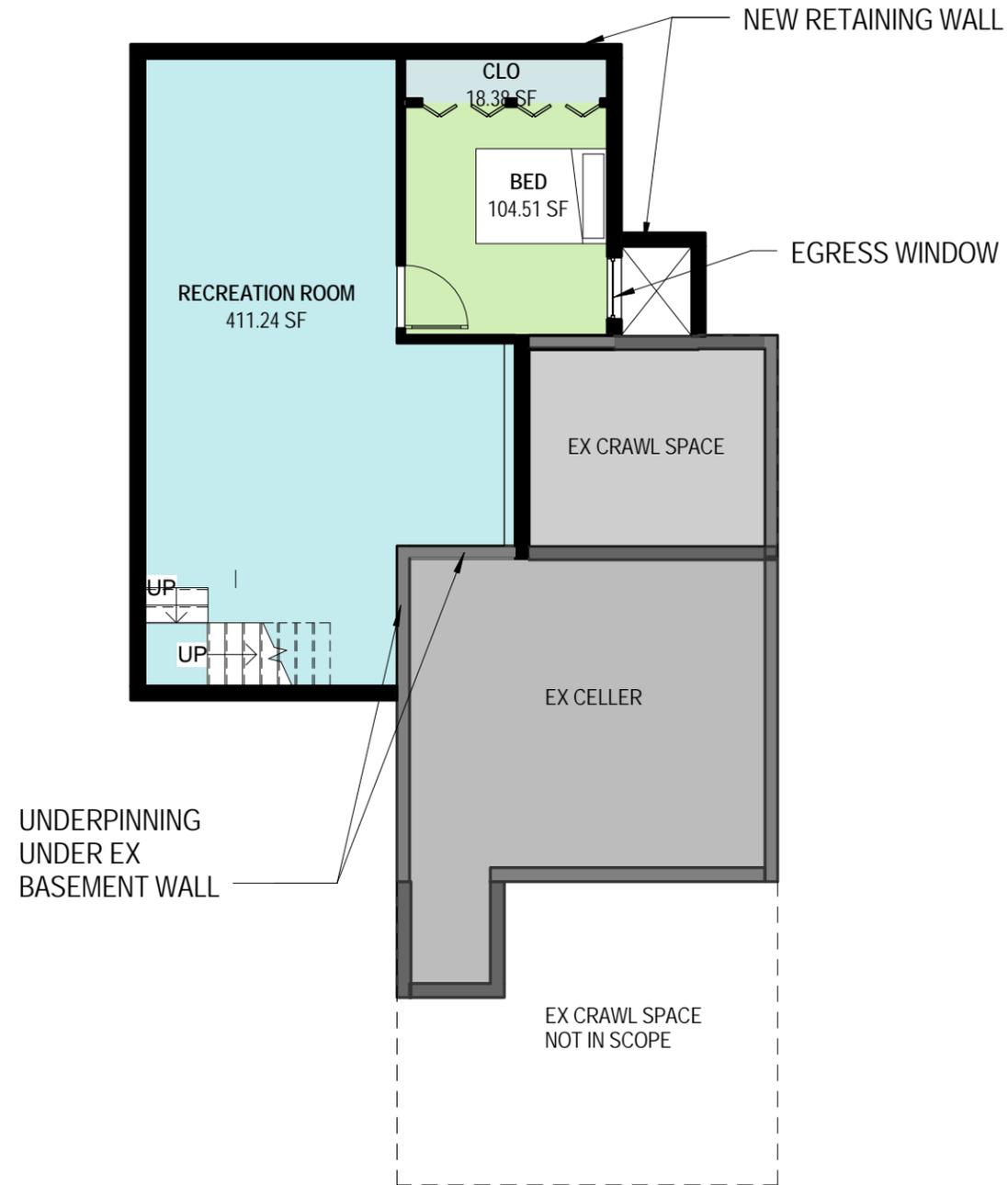




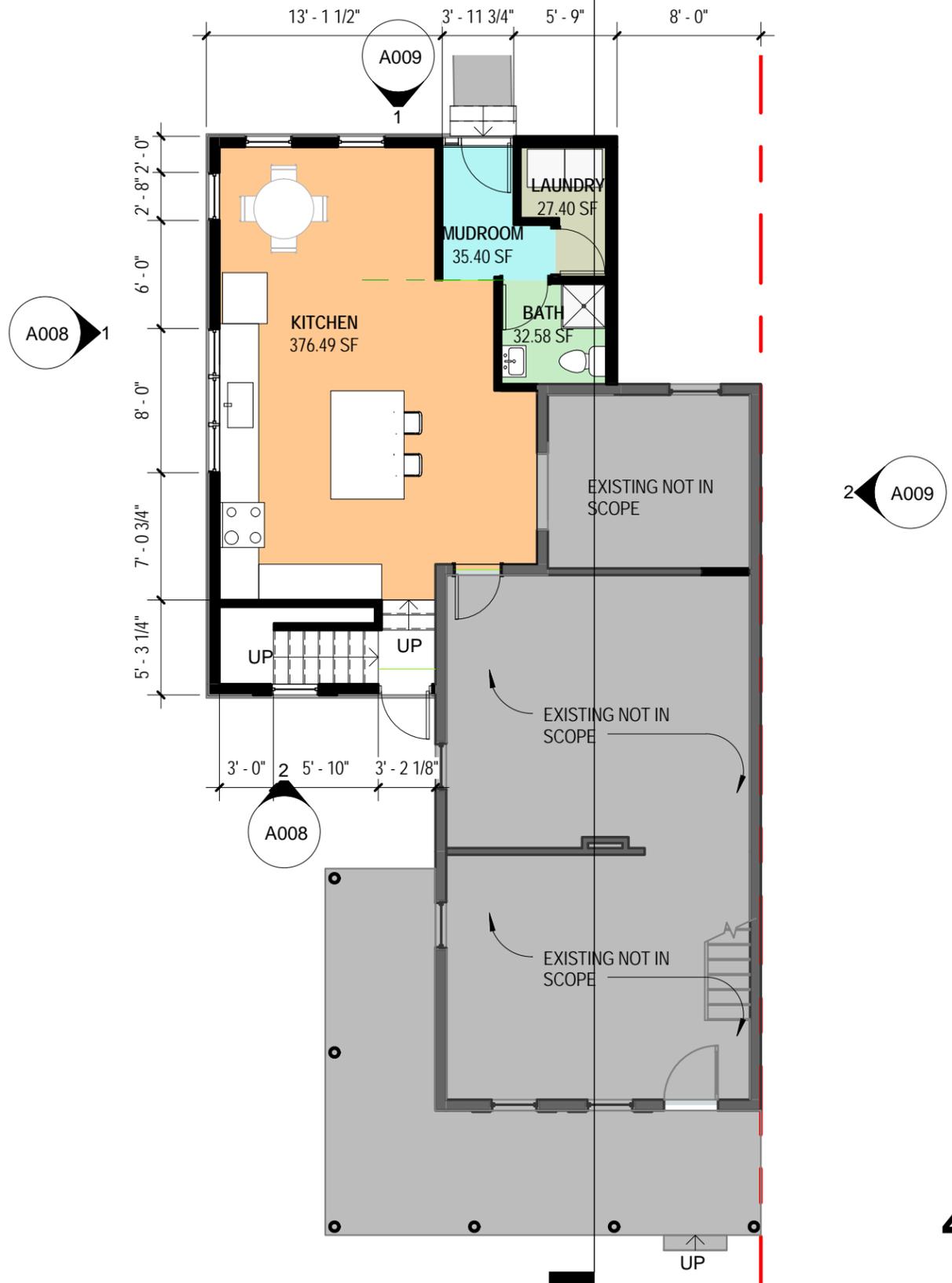
**4(d)**



**4(e)**

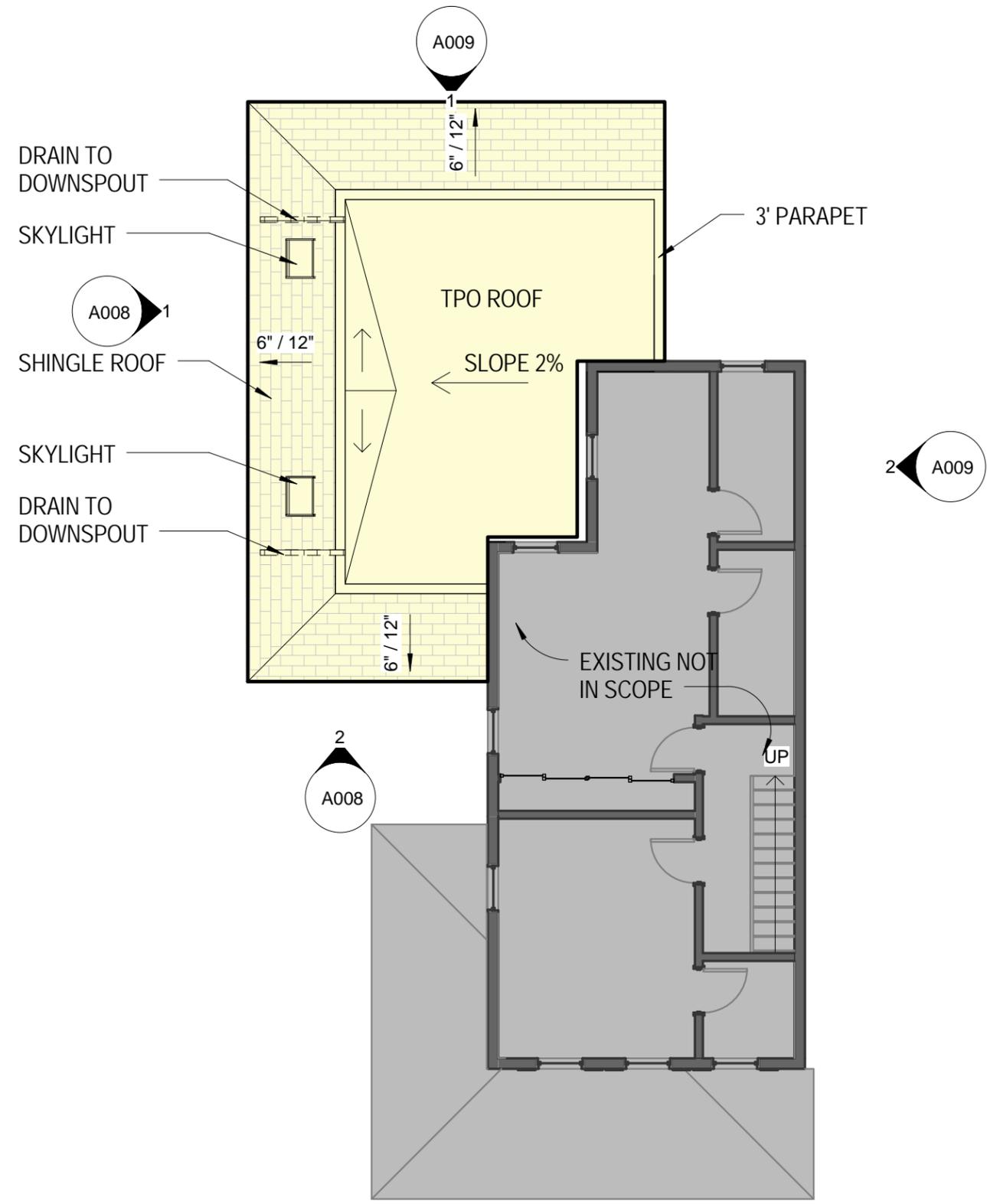


**2** BASEMENT PLAN  
1/8" = 1'-0"



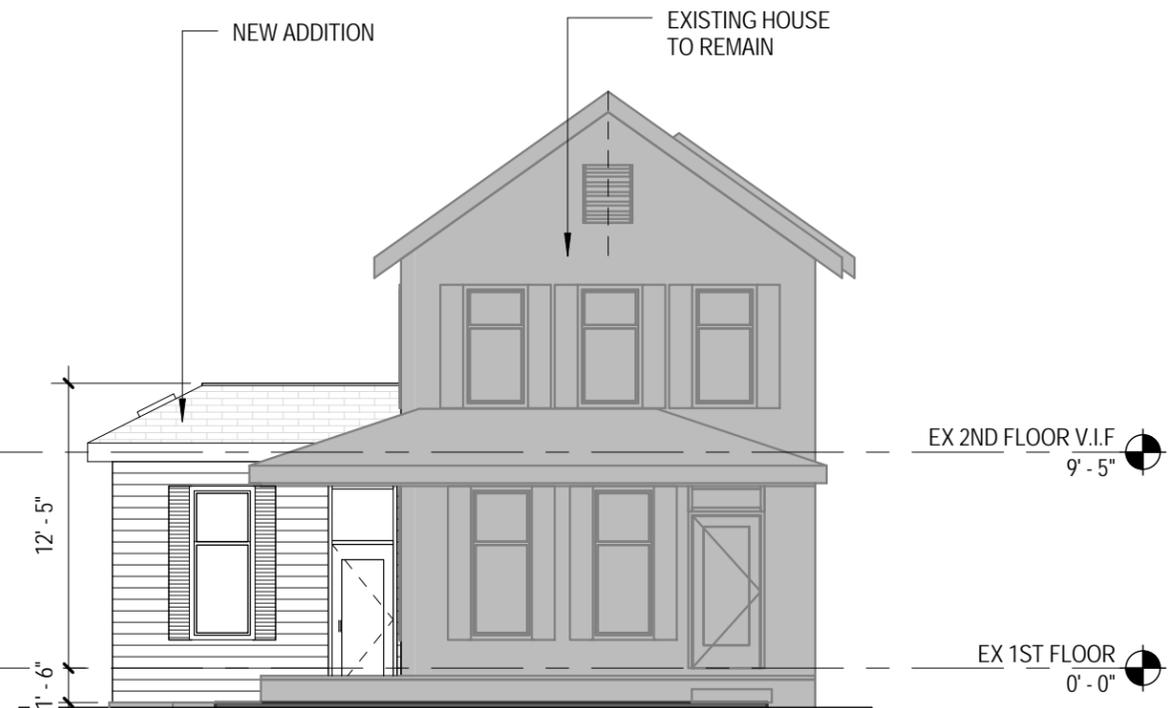
**1** 1ST FLOORPLAN  
1/8" = 1'-0"

**4(f)**



**4(g)**





1

SW ELEVATION

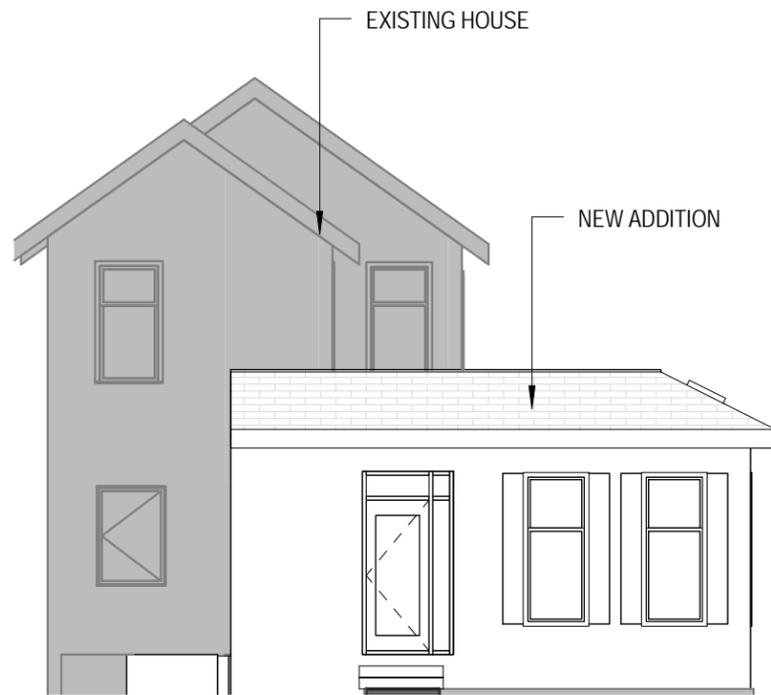
1/8" = 1'-0"

2

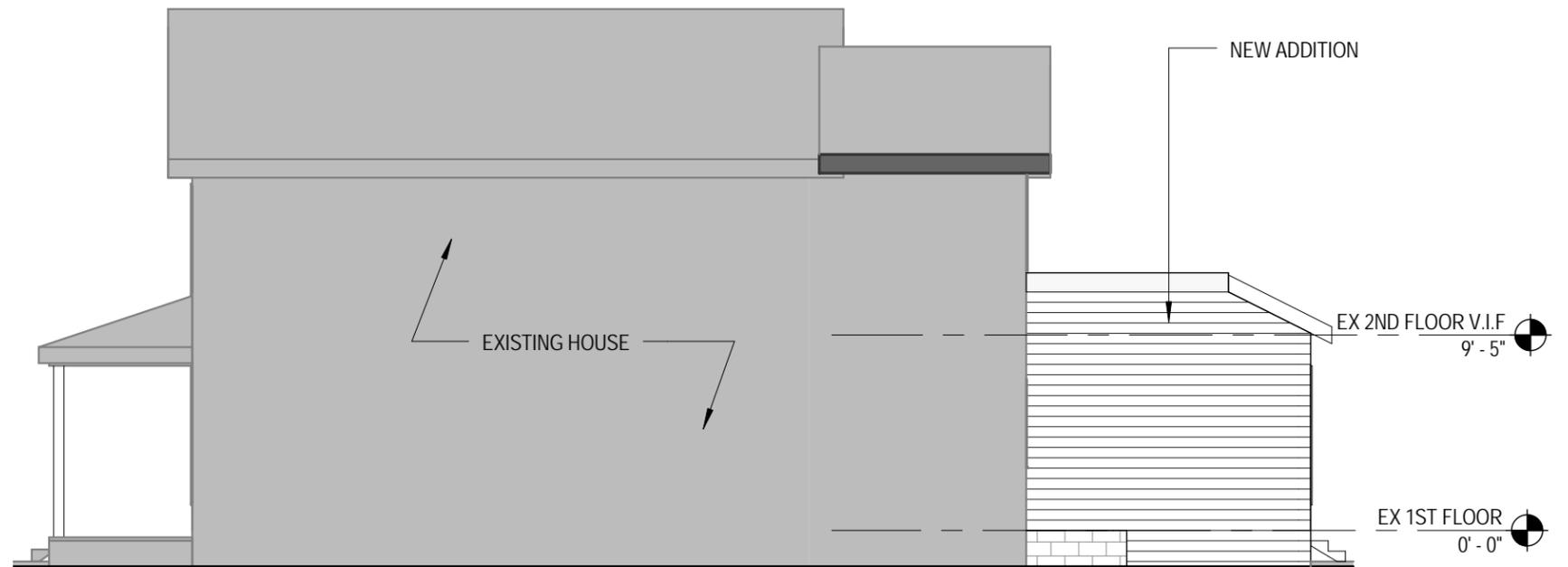
SE ELEVATION

1/8" = 1'-0"

4(h)

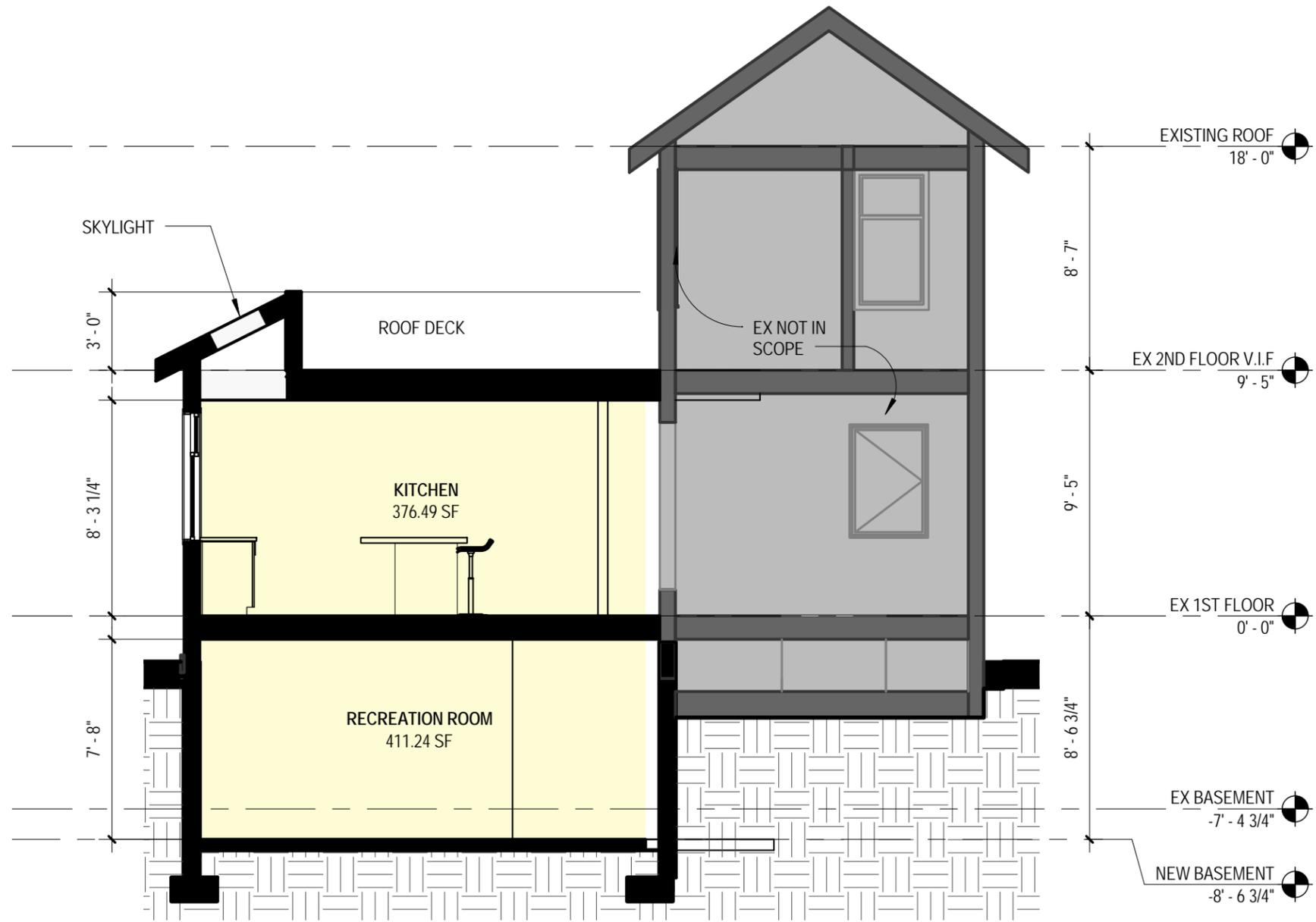


1 NW ELEVATION  
1/8" = 1'-0"



2 NE ELEVATION  
1/8" = 1'-0"

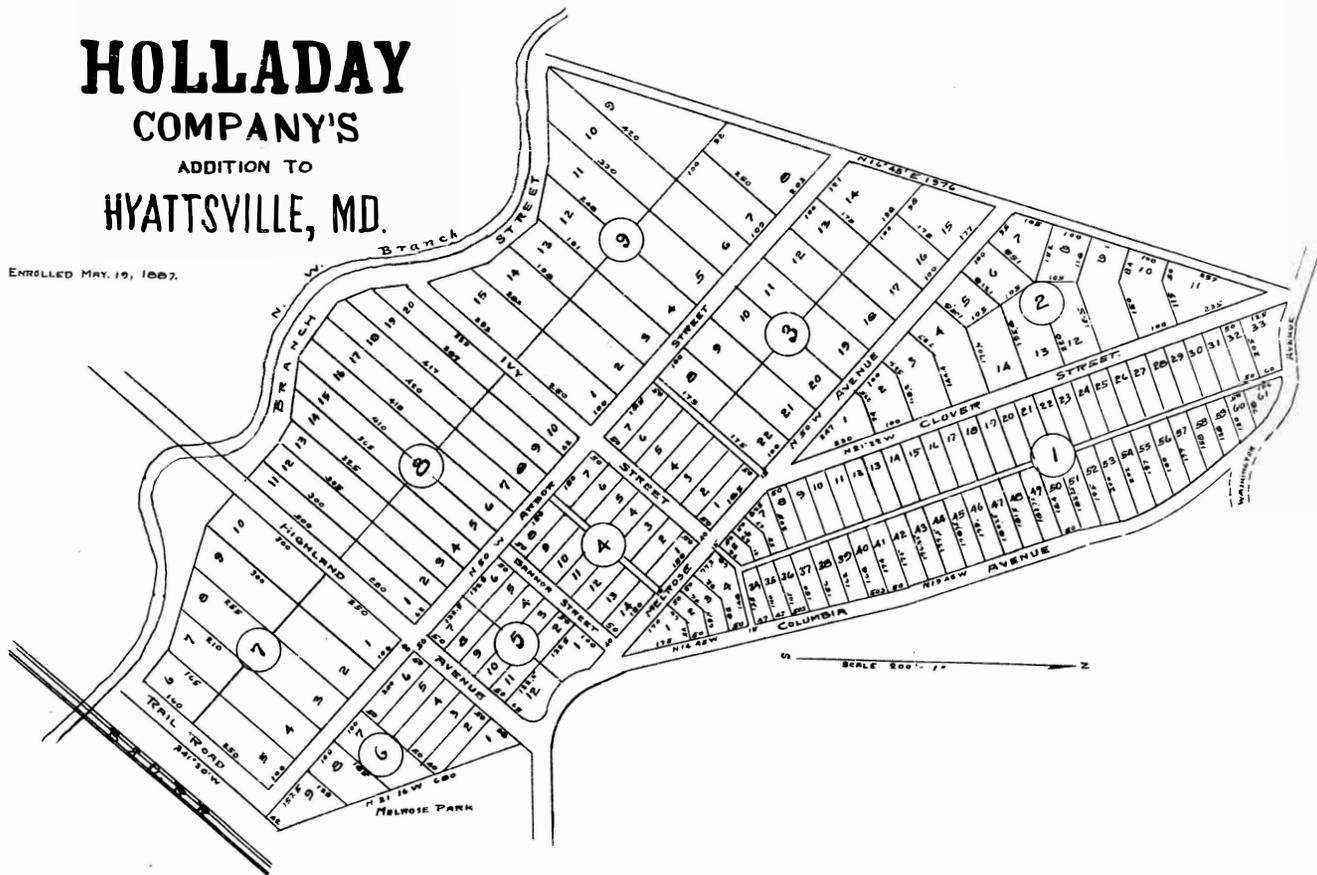
4(i)



**4(j)**

# HOLLADAY COMPANY'S ADDITION TO HYATTSVILLE, MD.

ENROLLED MAY 19, 1887.



I hereby certify that to be a true and correct copy of the original record of the above described plat as the same appears in the records of the County of Prince George's, State of Maryland, this 19th day of May, 1887.

John H. ...  
Surveyor for the County.

EXH. # 5  
V-74-22

4708 BANNER STREET ZONING VARIANCE APPLICATION PHOTOS



FRONT OF THE HOUSE



VIEW FROM BANNER STREET

EXH. # **6(A-H)**  
**V-74-22**



6(D)

SIDE YARD VIEW



6(E)

SIDE YARD VIEW #2



6(F)

SIDE YARD VIEW FROM ADJACENT PROPERTY



6(G)

REAR OF THE HOUSE



**6(H)**

REAR YARD VIEW



7(A)

EXH. # 7(A-D)  
V-74-22



7(B)



7(C)



7(D)

## Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
9/22/1999 12:00:00 AM	7818-1999-0	99078180011	BRP (BOILER PERMIT)	BOILER,REPLACE EXISTING	PERMITTED	9/22/1999 12:00:00 AM
1/12/2001 12:00:00 AM	1153-2001-0	POTOMAC HOME	ER (ELECTRICAL RESIDENTIAL)	BURGLAR ALARM	CLOSED	1/12/2001 12:00:00 AM
4/29/2003 12:00:00 AM	13763-2003-0	CORB ELECTRIC	ER (ELECTRICAL RESIDENTIAL)	150a hu	CLOSED	4/29/2003 12:00:00 AM
7/20/2009 12:00:00 AM	21833-2009-0	Congressional Electric	ER (ELECTRICAL RESIDENTIAL)	150a sec replacement	CLOSED	7/20/2009 12:00:00 AM

Close Window



[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

**Special Tax Recapture: None**

**Account Identifier:** District - 16 **Account Number -** 1804269

**Owner Information**

**Owner Name:** BETALVI ADAM ETAL **Use:** RESIDENTIAL  
 BETALVI MARIA **Principal Residence:** YES  
**Mailing Address:** 4708 BANNER ST **Deed Reference:** /44204/ 00120  
 HYATTSVILLE MD 20781-

**Location & Structure Information**

**Premises Address:** 4708 BANNER ST **Legal Description:**  
 HYATTSVILLE 20781-0000

**Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:** A-0782  
 0050 00B2 0000 16014000.17 4000 4 12 2022 **Plat Ref:**

**Town:** HYATTSVILLE

**Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use**  
 1901 1,430 SF 7,500 SF 001

**StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements**  
 2 NO STANDARD UNITFRAME/3 2 full 1 Detached

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
<b>Land:</b>	100,300	110,700		
<b>Improvements</b>	209,500	246,100		
<b>Total:</b>	309,800	356,800	325,467	341,133
<b>Preferential Land:</b>	0	0		

**Transfer Information**

**Seller:** MCPHILOMY MARIA ETAL **Date:** 10/07/2020 **Price:** \$0  
**Type:** NON-ARMS LENGTH OTHER **Deed1:** /44204/ 00120 **Deed2:**  
**Seller:** SENS MARISSA L **Date:** 04/05/2019 **Price:** \$355,350  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /41955/ 00545 **Deed2:**  
**Seller:** TOLIVER VICTORIA **Date:** 02/22/2011 **Price:** \$185,000  
**Type:** ARMS LENGTH IMPROVED **Deed1:** /32446/ 00286 **Deed2:**

**Exemption Information**

**Partial Exempt Assessments: Class** 07/01/2022 07/01/2023  
**County:** 000 0.00  
**State:** 000 0.00  
**Municipal:** 000 0.00|0.00 0.00|0.00

**Special Tax Recapture: None**

**Homestead Application Information**

**Homestead Application Status:** Approved 10/12/2021

**Homeowners' Tax Credit Application Information**

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



**Property**

**Tax Account:** 1804269

**Owner Name:** BETALVI ADAM ETAL

**Premise Address:** 4708 Banner St, Hyattsville, MD 20781

**Parcel Details**

**Tax Account #:** 1804269  
**Assessment District:** 16  
**Lot:** 12 **Block:** 4 **Parcel:**  
**Description:**  
**Plat:** A16-0782  
**Subdivision:** HOLLADAY CO  
 ADDN TO HYATTSV-RSB OF CEN  
 PTS LTS1.2  
**Acreage:** 0.1720

**Ownership Information**

**Owner Name:** BETALVI ADAM ETAL  
**Owner Address:** 4708 Banner St,  
 Hyattsville, MD 20781  
**Liber:** 44204 **Folio:** 120  
**Transfer Date:** 10/7/2020  
**Current Assessment:** \$325,467.00  
**Land Valuation:** \$103,767.00  
**Improvement**  
**Valuation:** \$221,700.00  
**Sale Price:** \$0.00  
**Structure Area (Sq Ft):** 1430

**Administrative Details**

**Tax Map Grid:** 050B2  
**WSSC Grid:** 206NE03  
**Tree Conservation**  
**Plan 1:**  
**Tree Conservation**  
**Plan 2:**  
**Councilmanic**  
**District:** [ {

**Tax Account:** 1804269

**Owner Name:** BETALVI ADAM ETAL

**Premise Address:** 4708 Banner St, Hyattsville, MD 20781

**Parcel Details**

**Tax Account #:** 1804269  
**Assessment District:** 16  
**Lot:** 12 **Block:** 4 **Parcel:**  
**Description:**  
**Plat:** A16-0782  
**Subdivision:** HOLLADAY CO  
 ADDN TO HYATTSV-RSB OF CEN  
 PTS LTS1.2  
**Acreage:** 0.1720

**Ownership Information**

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**Valuation:** \$221,700.00  
**Sale Price:** \$0.00  
**Structure Area (Sq Ft):** 1430

**Administrative Details**

**Tax Map Grid:** 050B2  
**WSSC Grid:** 206NE03  
**Tree Conservation**  
**Plan 1:**  
**Tree Conservation**  
**Plan 2:**  
**Councilmanic**  
**District:** [ {

**Chesapeake Bay Critical Area Overlay (2015) (Current)**

**Designation Type:** I-D-O  
**Plan Name:** Chesapeake Bay Critical Area Sectional Map Amendment  
**Resolution:** CR-97-2014  
**Adoption Date:** 10/21/2014

**Chesapeake Bay Critical Area Overlay (2015) (Prior)**

**Designation Type:** I-D-O  
**Plan Name:** Chesapeake Bay Critical Area Sectional Map Amendment  
**Resolution:** CR-97-2014  
**Adoption Date:** 10/21/2014

**Councilmanic District (2014)**



**District:**

**Councilmember:** Deni Taveras

**Political Party:** Democrat

**Telephone:** 301-952-4436

**Email:** dltaveras@co.pg.md.us

**District:**

**Councilmember:** Mel Franklin (At Large)

**Political Party:** Democrat

**Telephone:** 301-952-2638

**Email:** mfranklin1@co.pg.md.us

**District:**

**Councilmember:** Calvin S. Hawkins, II (At Large)

**Political Party:** Democrat

**Telephone:** 301-952-2195

**Email:** at-largememberhawkins@co.pg.md.us

## Historic District National Register (HAWP Not Required)

**Name:**

**ID:**

## 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

## Chesapeake Bay Critical Area Overlay (1988)

**Overlay Zone:** I-D-O (Intense Development Overlay)

**Plan Name:** Chesapeake Bay Critical Area (CBCA)

**Resolution:** CR-95-1988

**Adoption Date:** 9/27/1988

**Note:** CBCA Overlay 1988: Not for use as official zoning map

## 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)**

**Zone Type:** Residential

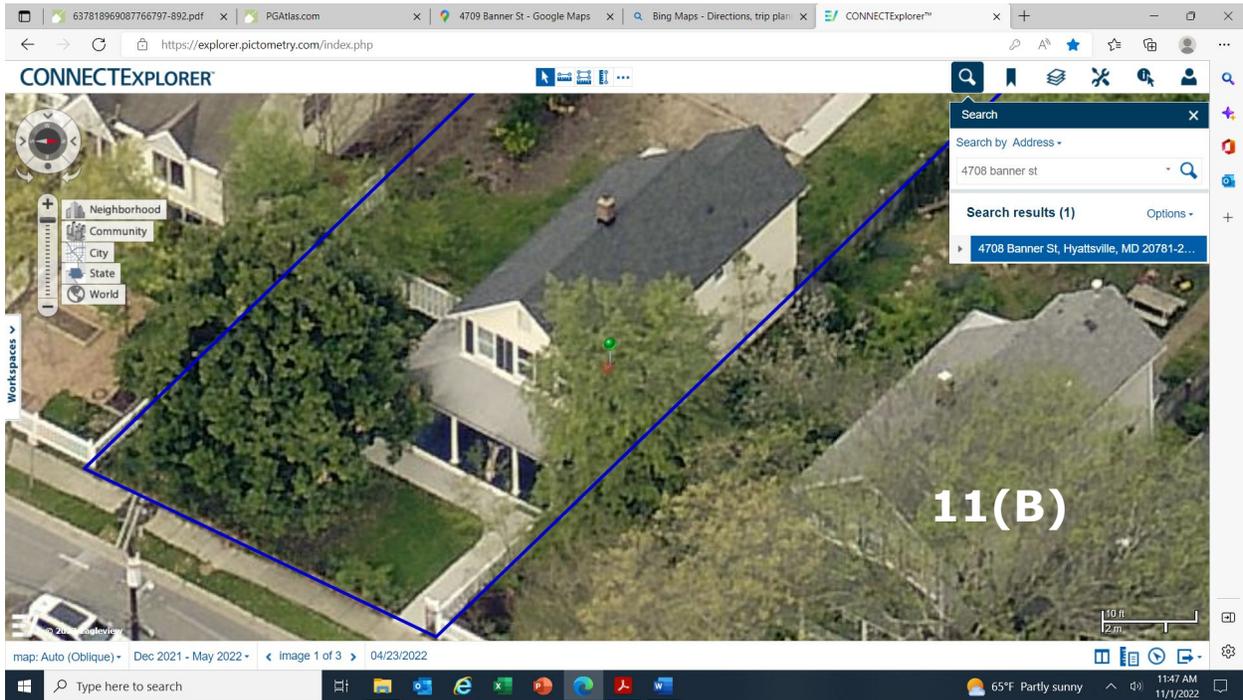
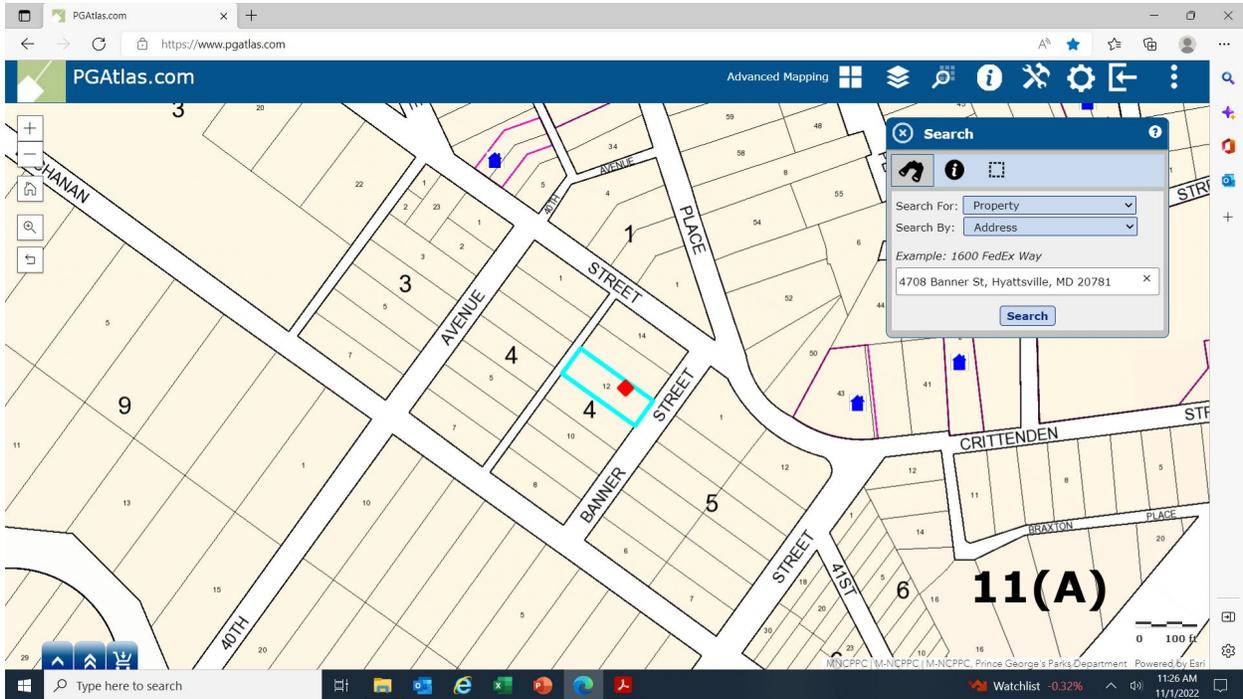
**Class:** RSF-65 (Residential, Single-Family - 65)

**Zoning (Prior)**

**Zone Type:** Residential

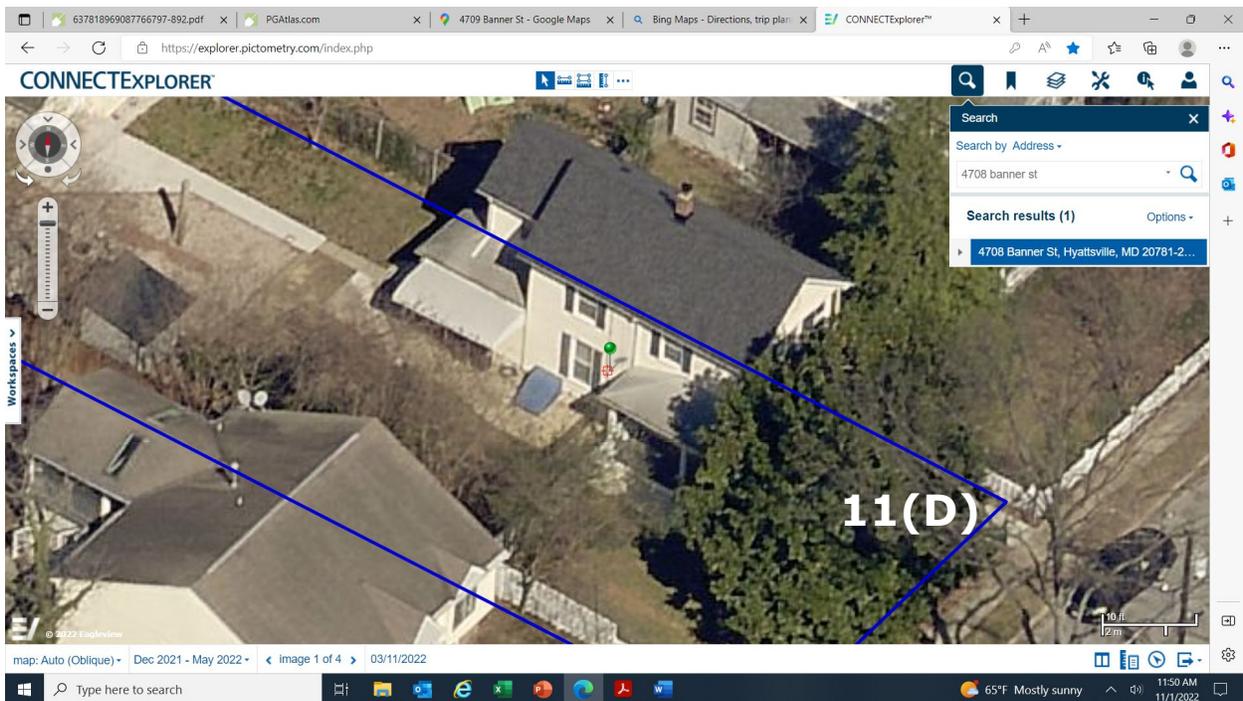
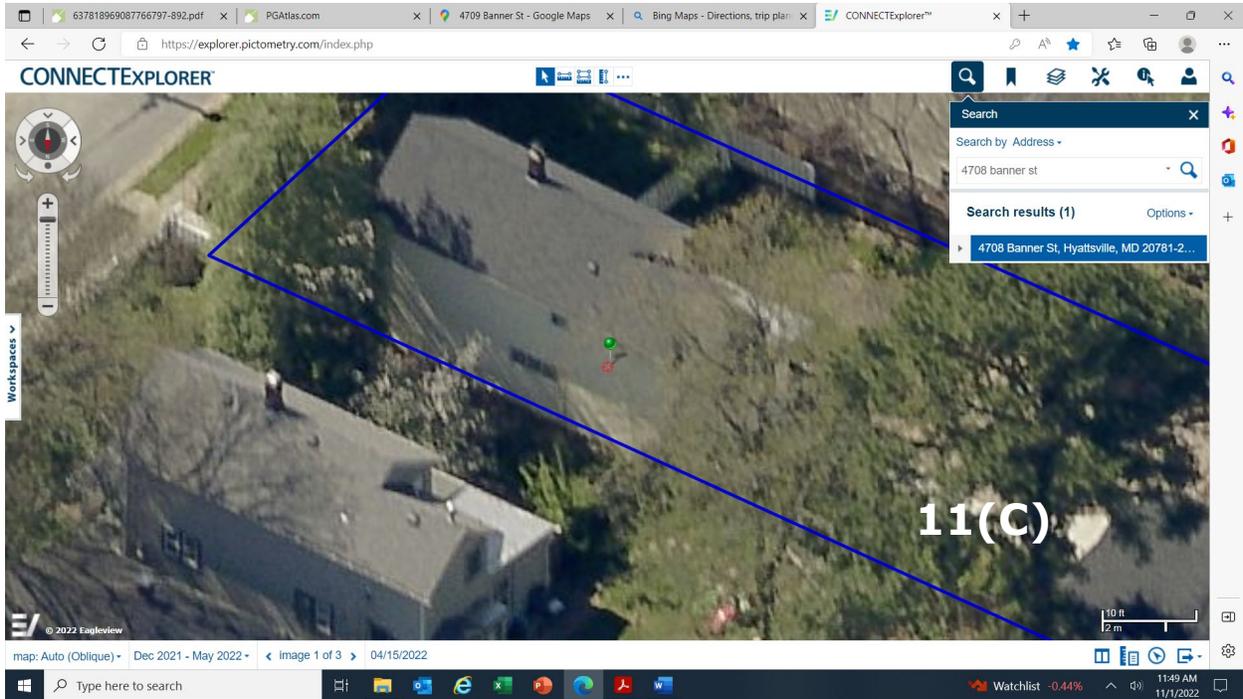
**Class:** R-55 (One-Family Detached Residential)

V-74-22  
Aerial Photos

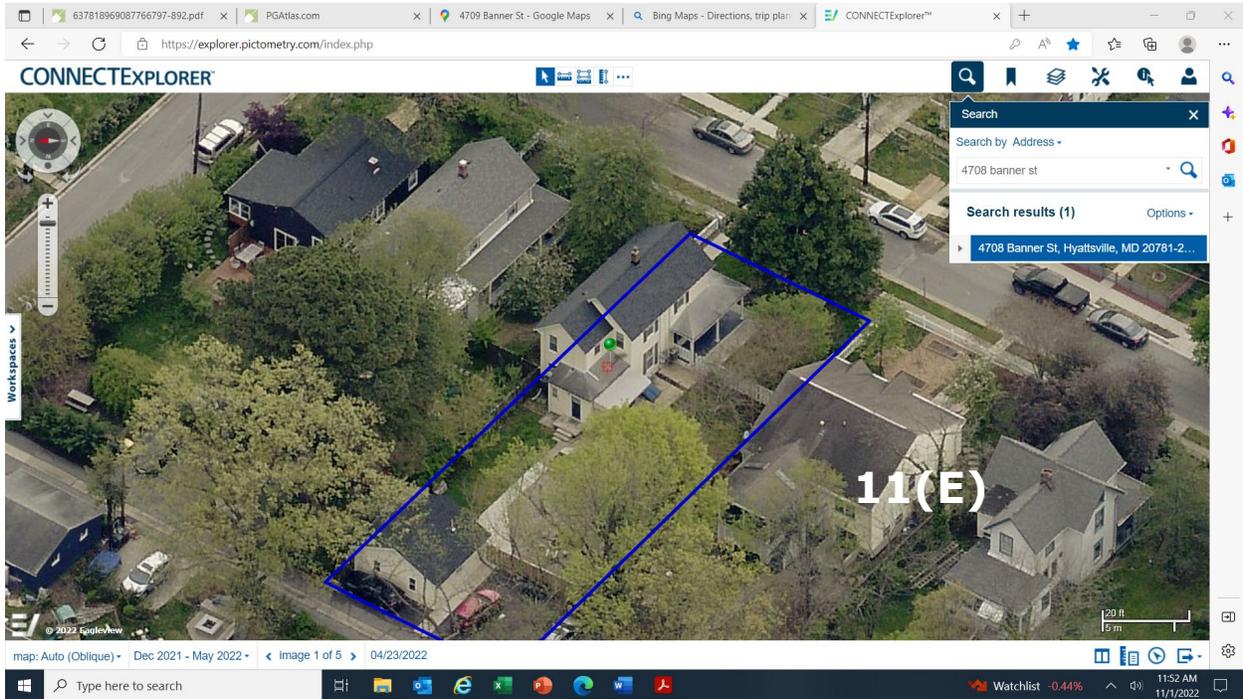


EXH. # 11(A-F)  
V-74-22

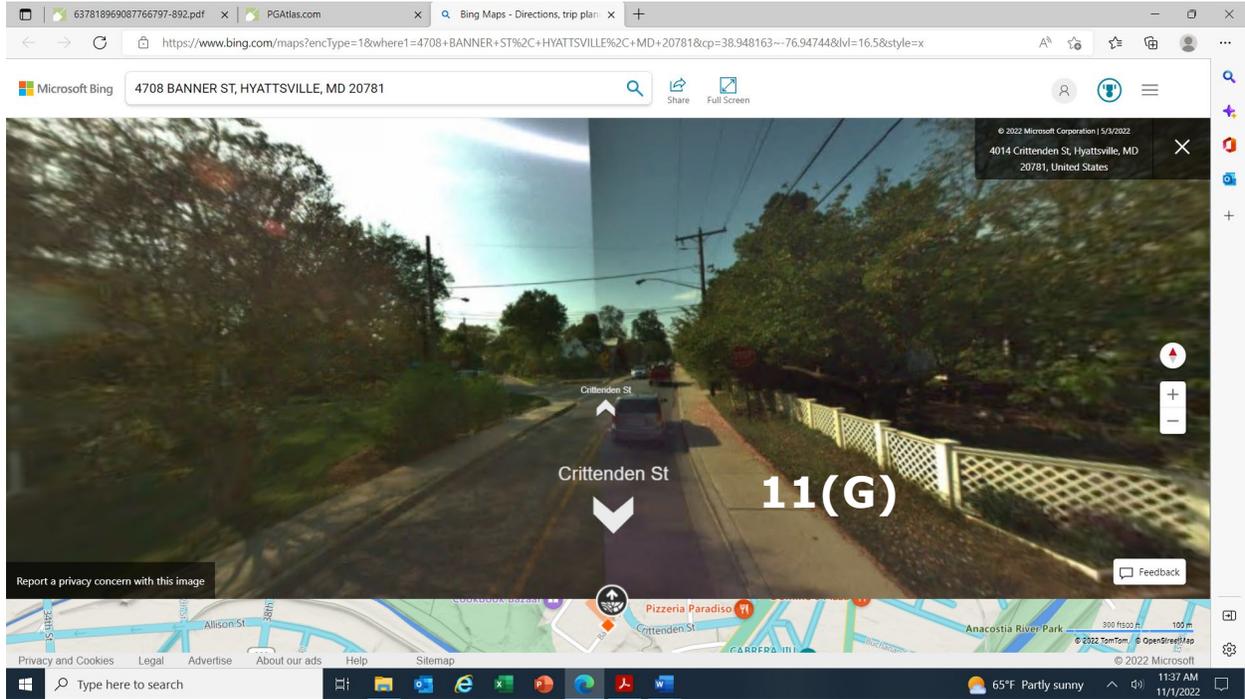
V-74-22  
Aerial Photos



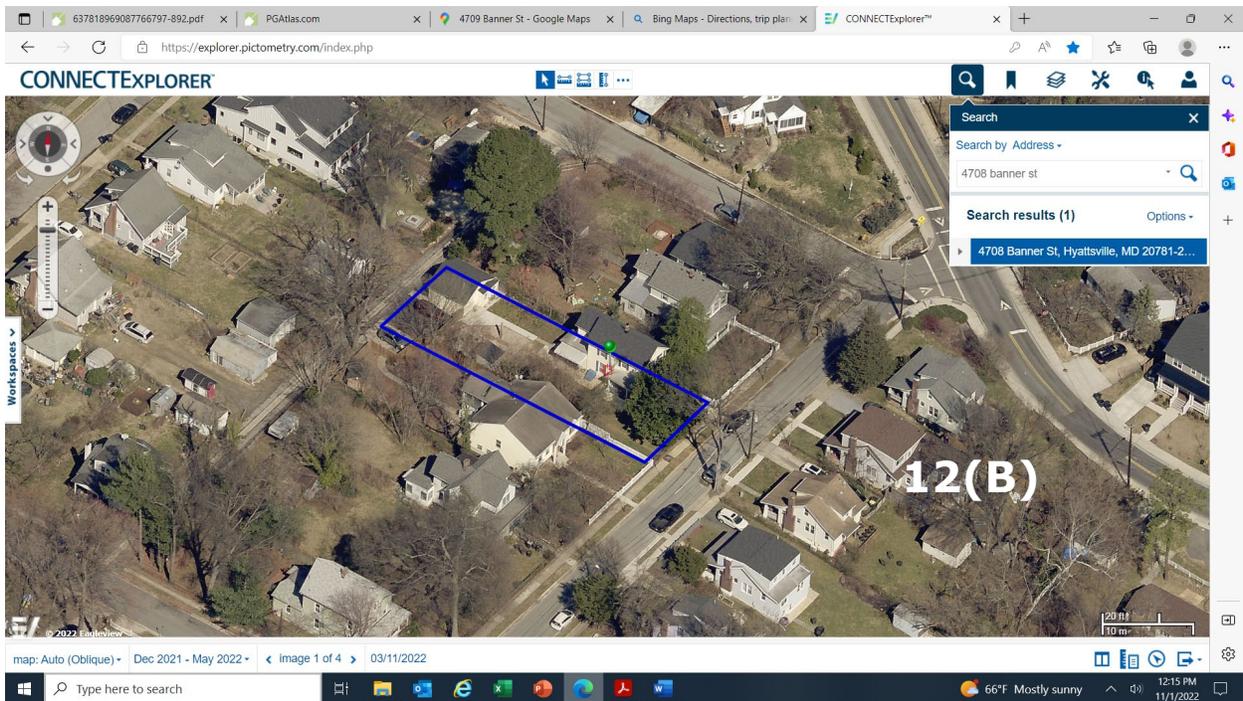
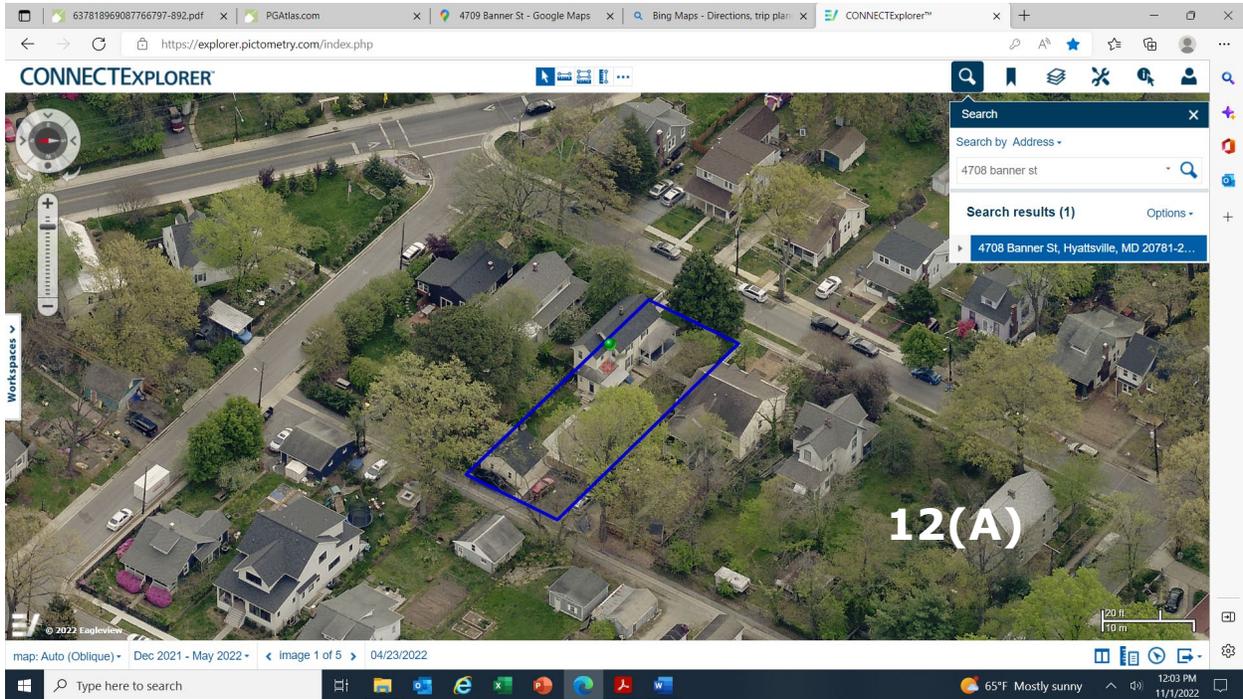
V-74-22  
Aerial Photos



V-74-22  
Aerial Photos

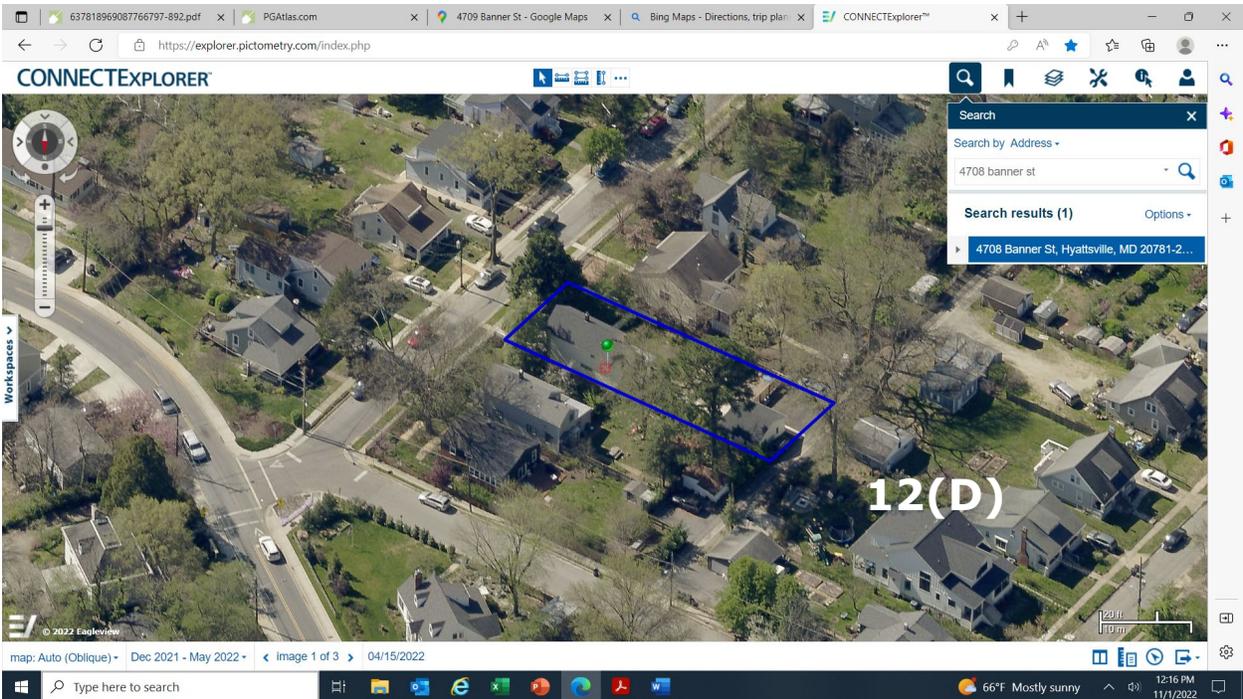
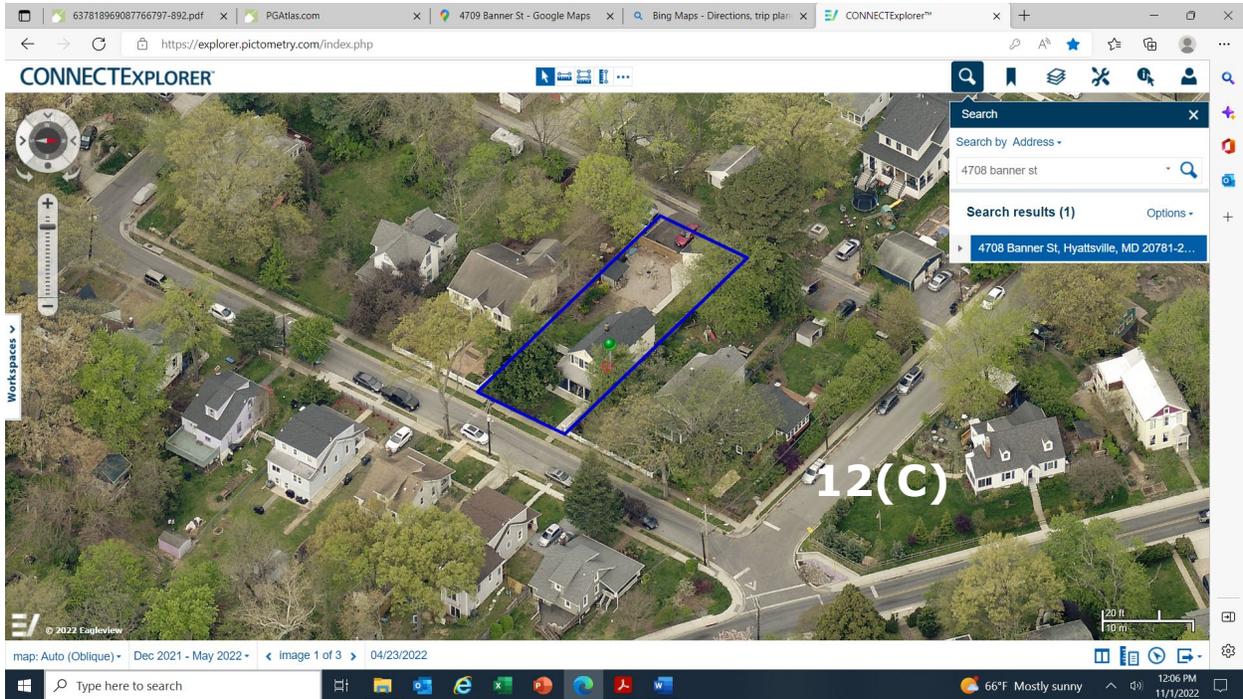


V-74-22  
Neighboring Properties



EXH. 12(A-D)  
V-74-22

V-74-22  
Neighboring Properties



**From:** Antelo Vasquez, Olga A.  
**Sent:** Thursday, November 3, 2022 4:55 PM  
**To:** maria.betalvi@gmail.com  
**Cc:** Stone, Barbara J. <BJStone@co.pg.md.us>  
**Subject:** V-74-22

Good afternoon,

Your site plan is demonstrating two major structures, one being the main house and the other a garage or a second dwelling. The Board is interested in having more information about the second structure located at the rear side of your property and identified on the site plan as a one-story frame. It seems to be a second dwelling which is prohibited under the Prince George's County Code. Please see below the five criteria that the County uses to determine if a structure is a "dwelling" or just an accessory building.

Criteria:

Does the second structure include all or some of the items below?

- Living area
- Sleeping (bedroom)
- Eating (Dinning Area)
- Cooking (Stove, Sink, or Refrigerator)
- Sanitation (Bath or Shower)

If the one-story frame includes all the Criteria, it is considered to be a second dwelling and is prohibited. If one of the criteria is missing, then it is not considered to be a second dwelling and may continue the use.

To avoid any Notice of Violation that may obligate you to remove the use of a second dwelling, any of the five criteria mentioned above shall **not** exist.

The documents provided do not have photos of this structure. For that reason, we cannot determine the actual function and use of the structure. Please submit a letter to confirm the use of the building and please submit photos, as soon as possible of the front, sides and rear of the structure. For further information, please contact us. Attentively,

*Olga Antelo Vasquez*

*Administrative Aide*

Prince George's County Board of Appeals

1301 McCormick Drive, 3<sup>rd</sup> Floor

Wayne K. Curry Administration Building

Largo, Maryland 20774, Phone: 301-952-3825

Web: [www.pgccouncil.us/boa](http://www.pgccouncil.us/boa)

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



November 7, 2022

To Whom It May Concern:

This letter is to confirm the use of the detached one story building located at the rear of the property.

The one story frame is not a dwelling as it does not have a sleeping area/bedroom and no eating/dining area either.

The structure does have a bathroom that existed there before we purchased the property in 2019.

It is currently primarily used as storage and at times the bathroom is used when we have guests over and we are enjoying our yard.

Respectfully,



Maria Betalvi



# LOT COVERAGE WORKSHEET

V-74-22

NET LOT SIZE **7,500 SQUARE FEET**

**35% LOT COVERAGE ALLOWED 2,141 SQUARE FEET**

STRUCTURE/PARKING                      MEASUREMENTS                      SQUARE FOOTAGE

HOUSE                      Existin House                      669  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

GARAGE/CARPORT  
\_\_\_\_\_  
\_\_\_\_\_

DRIVEWAY                      575                      575  
   124.07                      124.07  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PORCH/SUNROOM                      238                      238  
\_\_\_\_\_

SHED                      1) Big shed on rear yard                      493  
   2) Small shed on rear yard                      64  
\_\_\_\_\_

ADDITIONS                      1-Story addition                      585  
\_\_\_\_\_  
\_\_\_\_\_

OTHER:  
    Walkway                      370                      370  
    Sourranding walkway                      293                      293

TOTAL LOT COVERAGE                      **3,400**

TOTAL % NET LOT COVERAGE                      **45%**

TOTAL % OVER NET LOT COVERAGE                      **10% (775 S.F.)**





# 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: November 15, 2022

Petitioners: Adam and Maria Betalvi

Appeal No.: V-74-22

Hearing Date: WEDNESDAY, NOVEMBER 30, 2022, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Appeal has been made to this Board for permission to validate existing conditions (lot width, lot frontage (width) at front street line and front yard depth) and obtain a building permit for the construction of a one-story addition with basement on Residential, Single-family-65 (RFS-65) Zoned, property known as Lot 12, Block 4, Part of Subdivision Holladay Company's Addition to Hyattsville, being 4708 Banner 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 24-4202(e)(1) prescribes that each lot shall have a minimum width of 65 feet measured along the front building line and 52 feet measured along the front street line and not more than 35% of the net lot area shall be covered by buildings and off-street parking. Section 24-4202(e)(2) prescribes that each lot shall have a front yard at least 25 feet in depth. Variances of 15 feet front building line width, 2 feet front street line width, 10% net lot coverage and 2 feet front yard depth are requested.

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

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

BOARD OF ZONING APPEALS

By:   
Barbara J. Stone  
Administrator

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

EXH. # **16**  
**V-74-22**

V-74-22  
ADAM AND MARIA BETALVI  
4708 BANNER STREET  
HYATTSVILLE MD 20781

V-74-22  
PETER D NOLAN ETAL  
4707 40<sup>TH</sup> AVENUE  
HYATTSVILLE MD 20781

V-74-22  
MALGORZATA E BEREZIEWIEZ  
4706 BANNER STREET  
HYATTSVILLE MD 20781

V-74-22  
MARK WITTEVEEN ETAL  
4709 BANNER STREET  
HYATTSVILLE MD 20781

V-74-22  
RACHEL E PEARSON  
4710 BANNER STREET  
HYATTSVILLE MD 20781

V-74-22  
CITY OF HYATTSVILLE  
4310 GALLATIN STREET  
HYATTSVILLE MD 20781

EXH. # **17**  
**V-74-22**

7022 1670 0001 9132 5600

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V-74-22  
 ADAM AND MARIA BETALVI  
 4708 BANNER STREET  
 HYATTSVILLE MD 20781

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 4707 40TH AVENUE  
 HYATTSVILLE MD 20781

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 HYATTSVILLE MD 20781

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 4710 BANNER STREET  
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