

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-74-22

PETITIONERS: Adam and Maria Betalvi

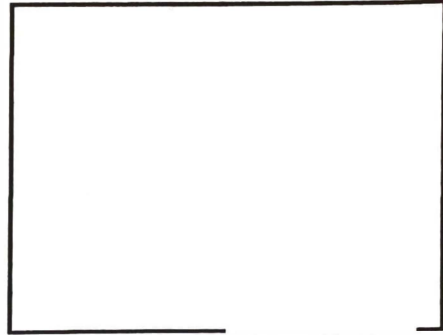
No. Description

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
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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, 3rd 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

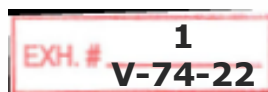
Professional Service:

▶ 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

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

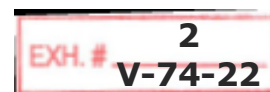
We (the petitioners) purchased the existing property with the existing structures (house and garage) and concrete walkways. The existing lot is exceptionally long and narrow requiring a long walkway to the parking located at the back of the home. The original architectural style of the home also has 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.

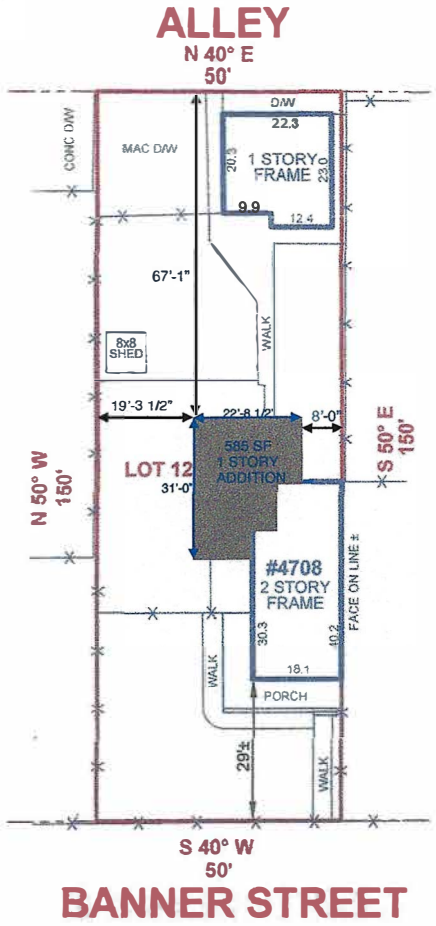
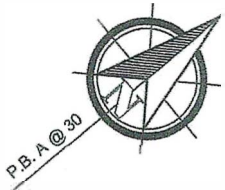
Conclusion

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



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **2±**

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
 - PU - 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

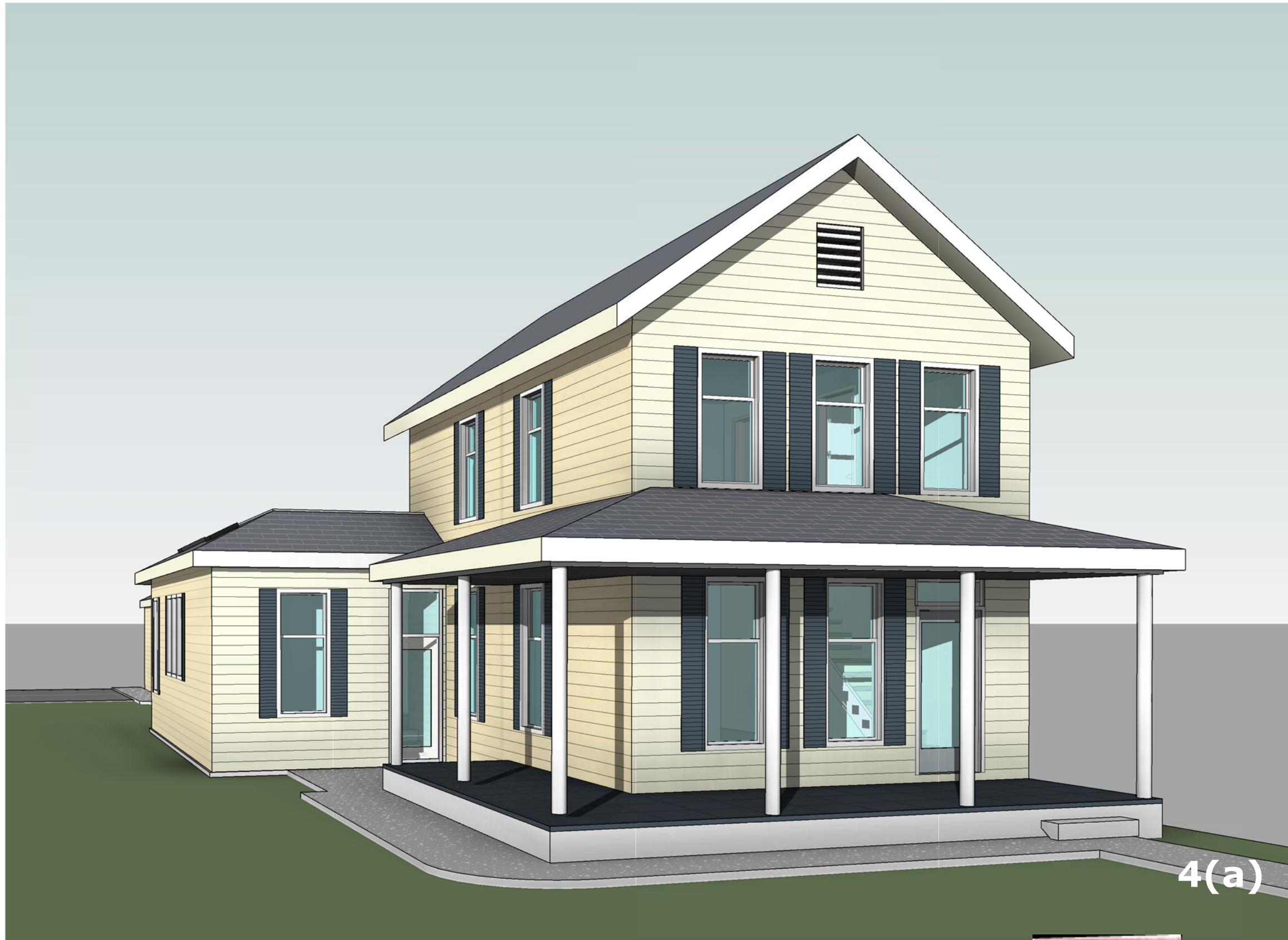
I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09, 13.05 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON 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

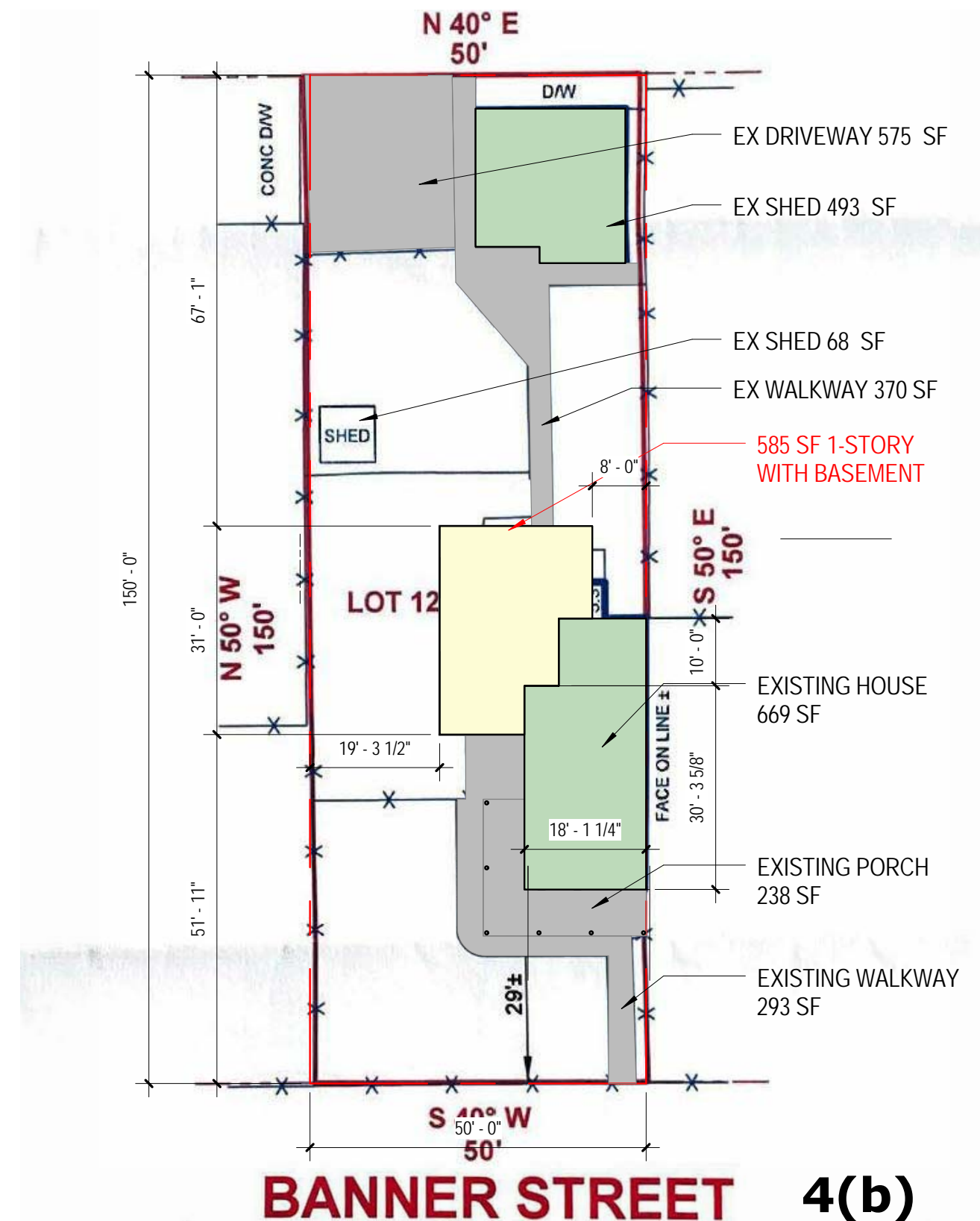
Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	6.7	No requirement
Net lot area, min. (sf)	6,500	6,500
① Lot width, min. (ft)	65	45
Lot frontage (width) at front street line, min. (ft)	52	36
Lot coverage, max. (% of net lot area)	35	60
② Front yard depth, 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

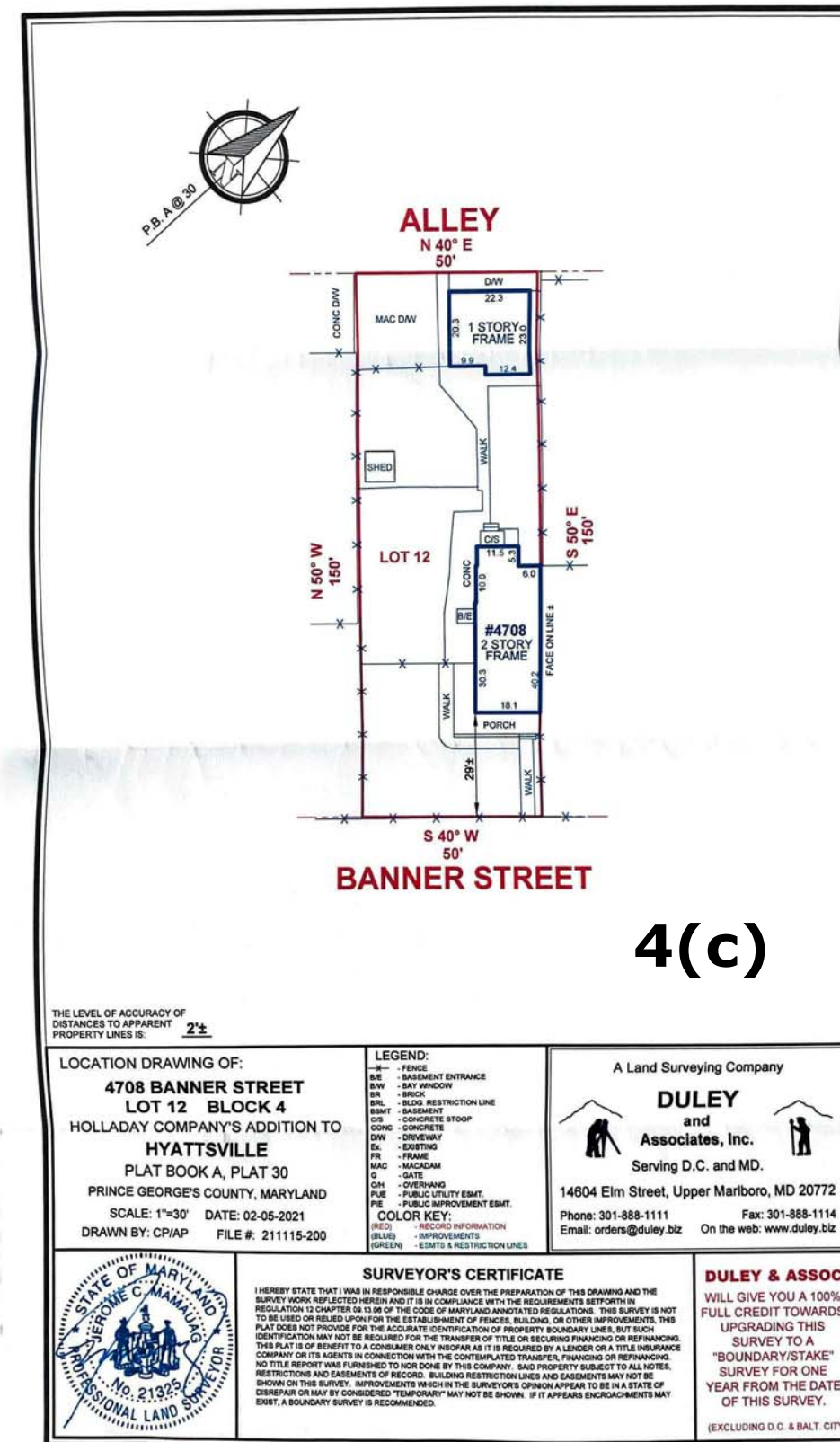
[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

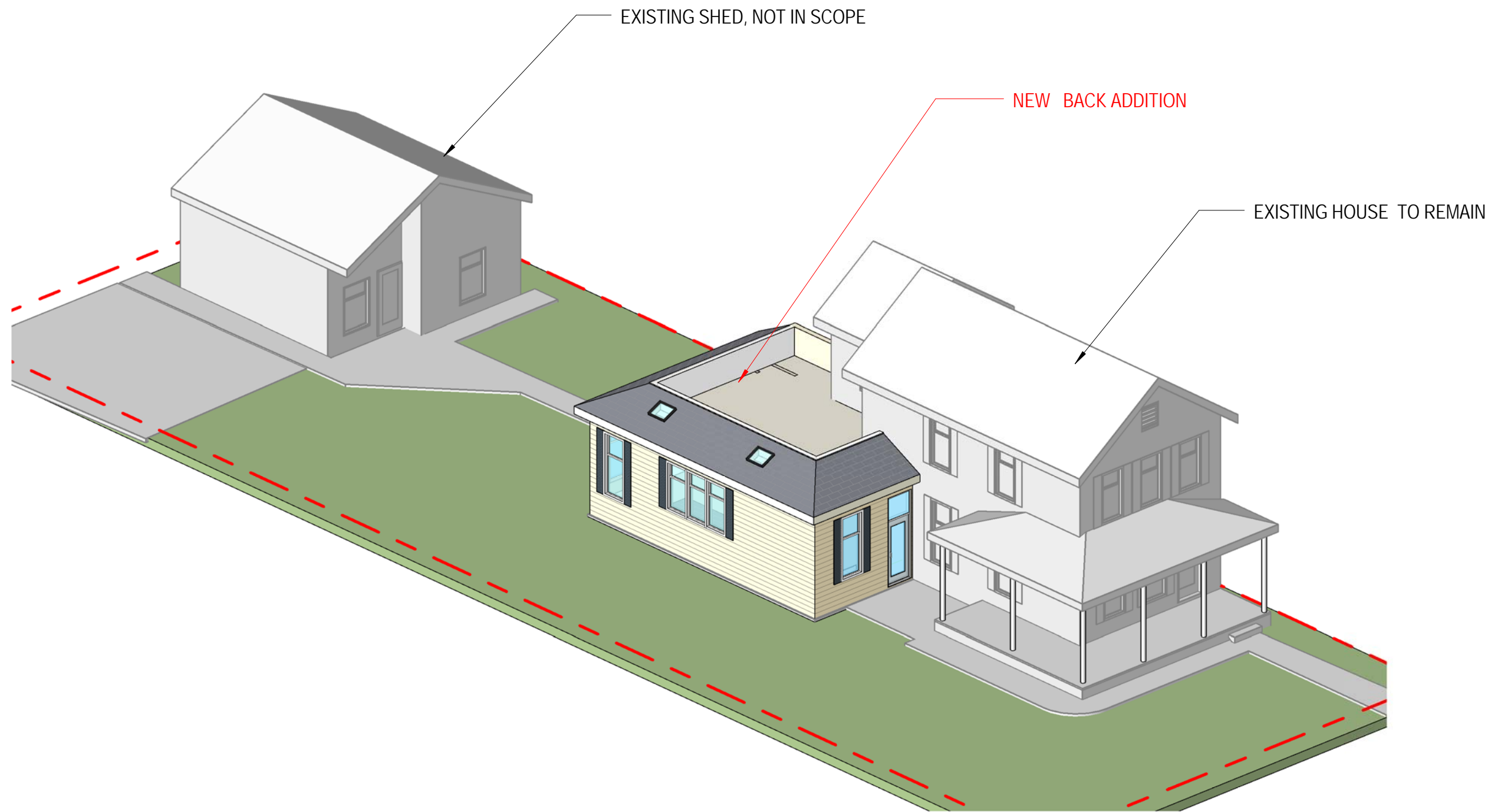
[2] On corner lot, min. side yard depth alongside street = 25 ft. ⑥

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

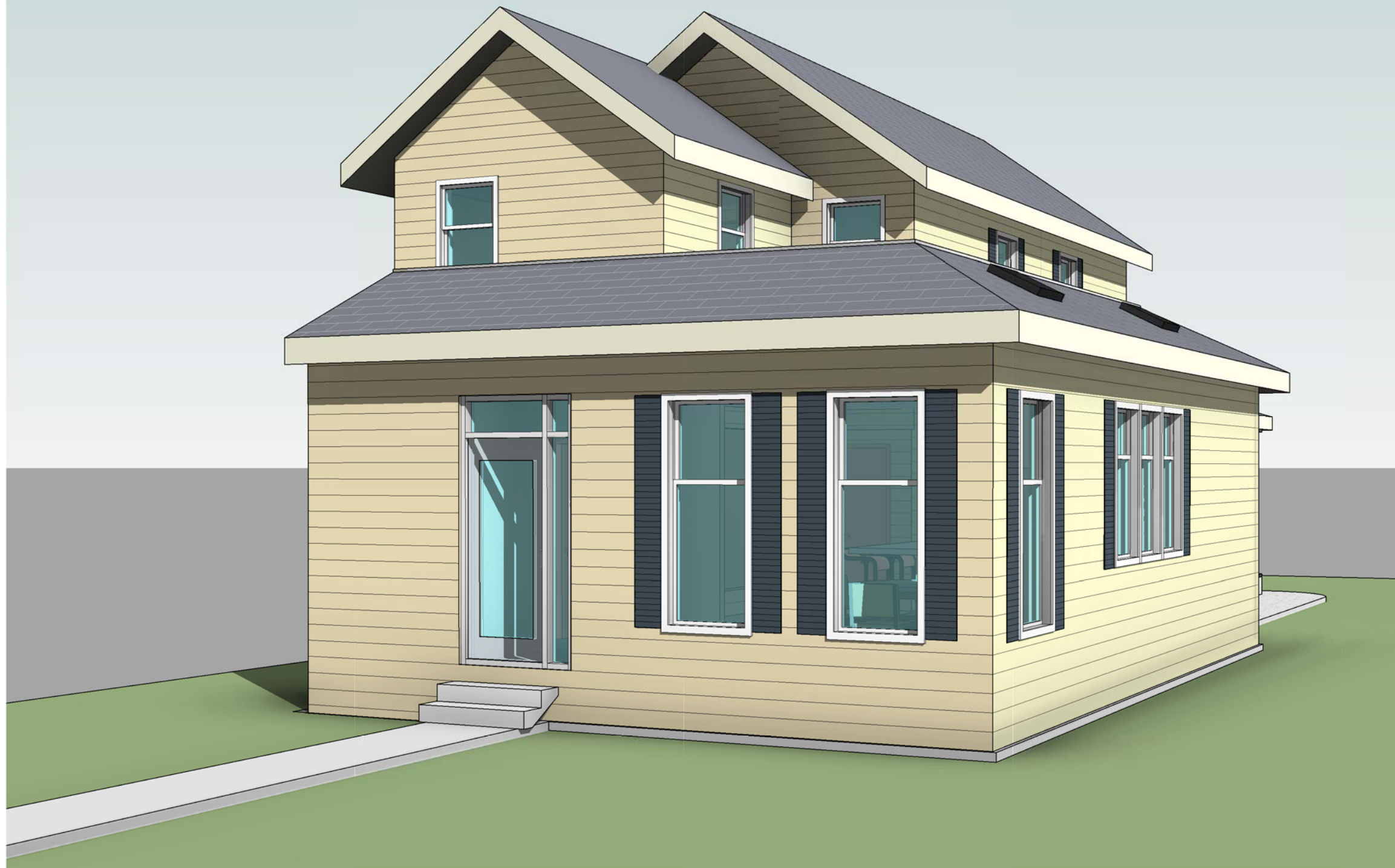


1 SITE PLAN
 3/64" = 1'-0"

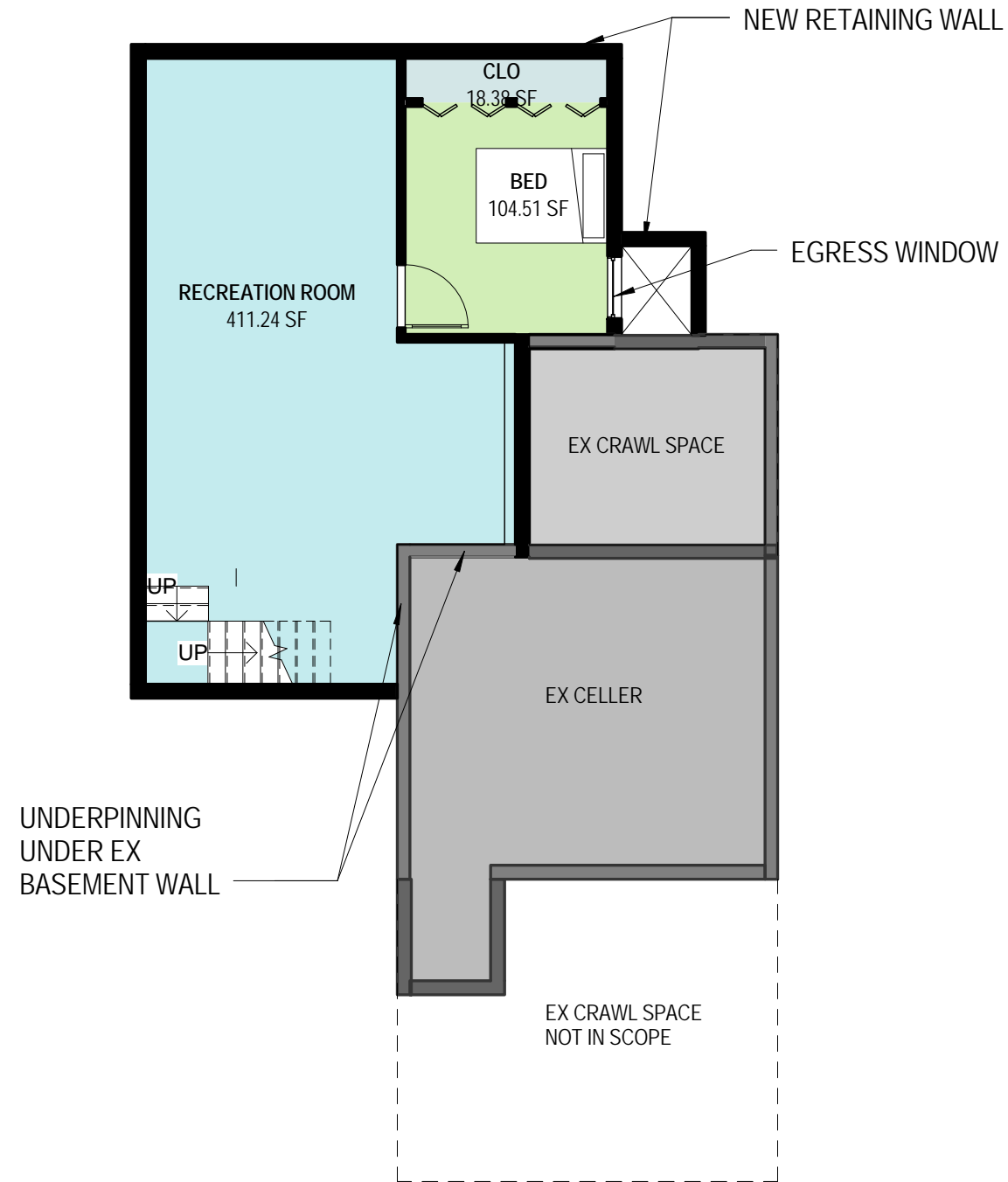




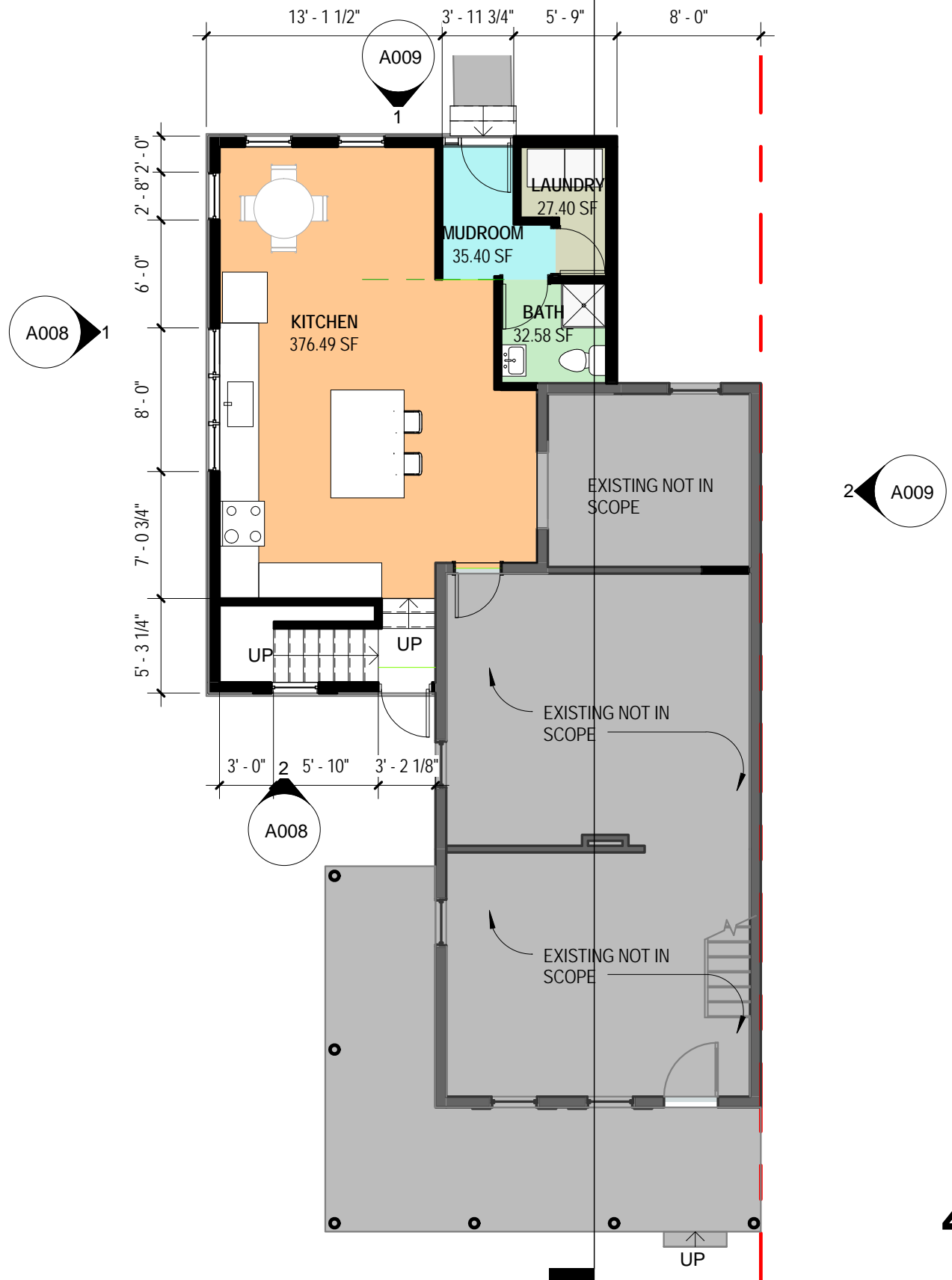
4(d)



4(e)

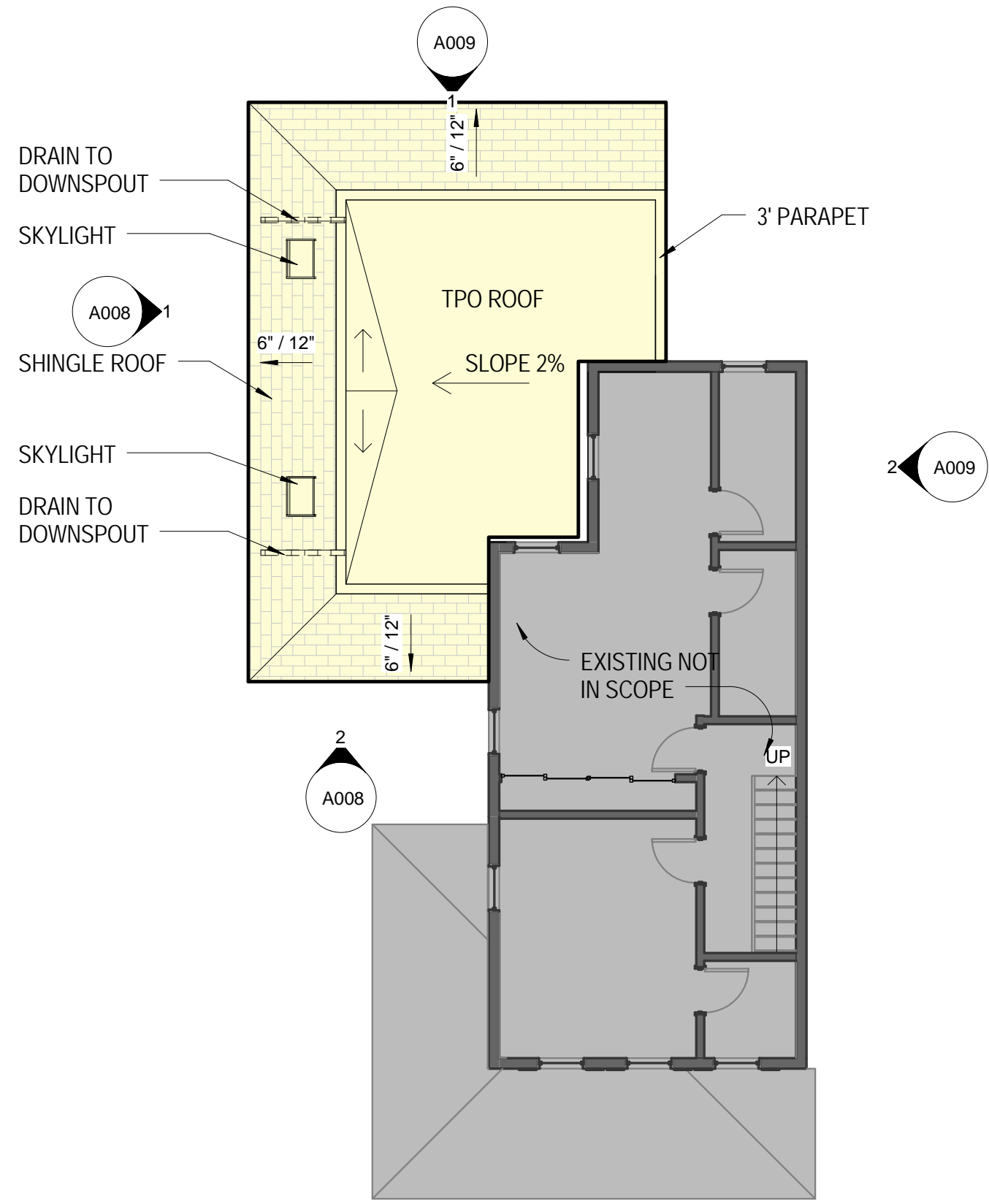


2 BASEMENT PLAN
1/8" = 1'-0"



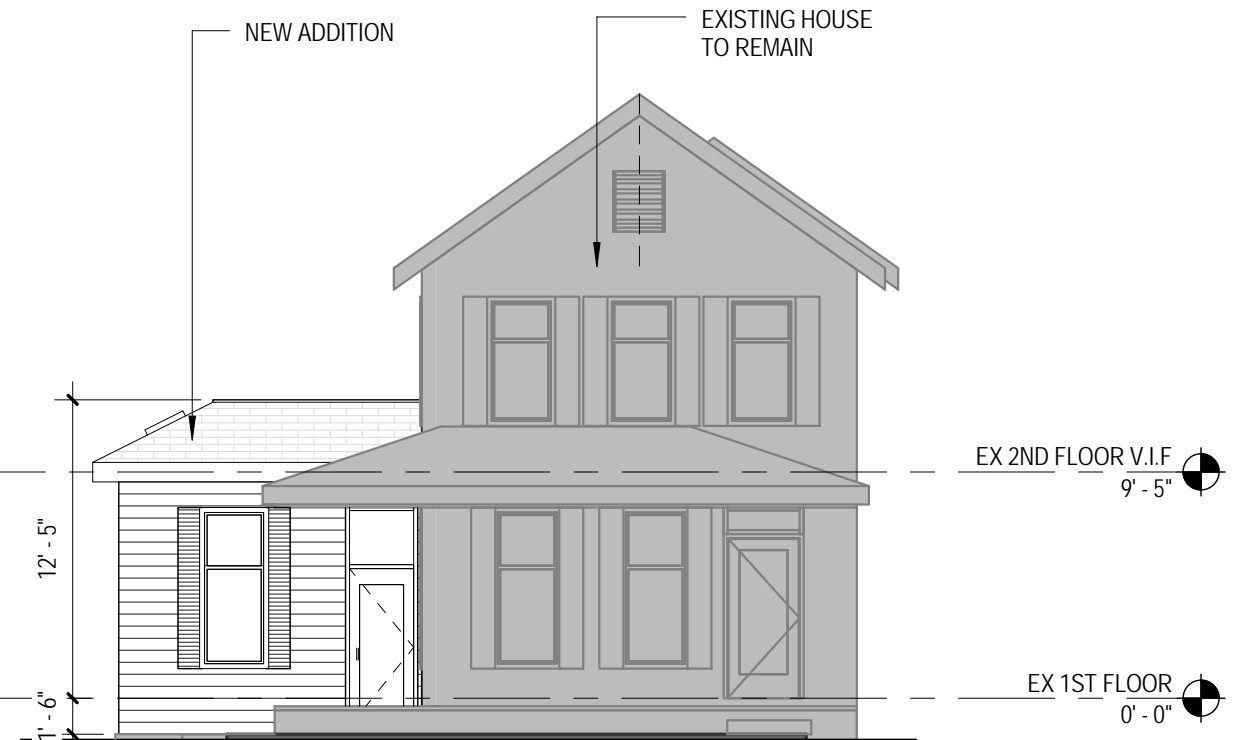
1 1ST FLOORPLAN
1/8" = 1'-0"

4(f)



4(g)





1

SW ELEVATION

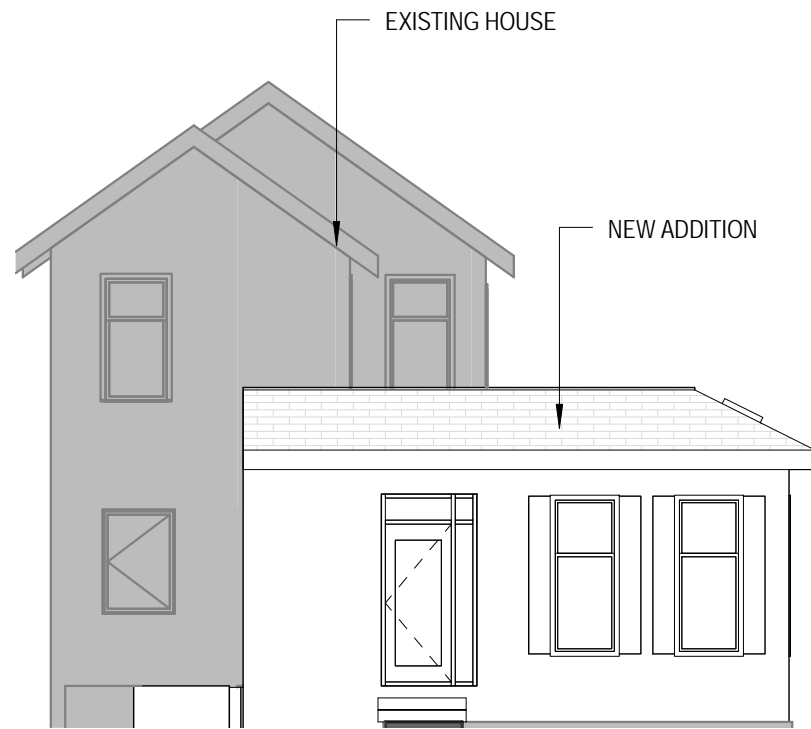
1/8" = 1'-0"

2

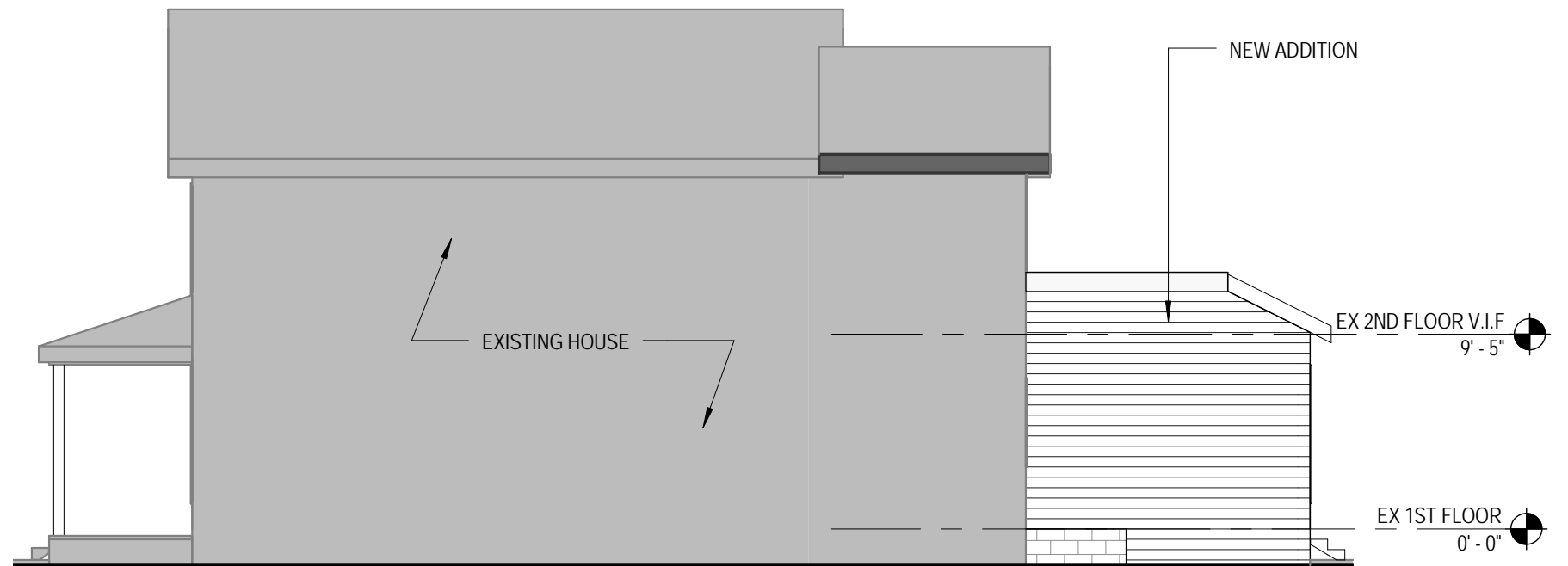
SE ELEVATION

1/8" = 1'-0"

4(h)

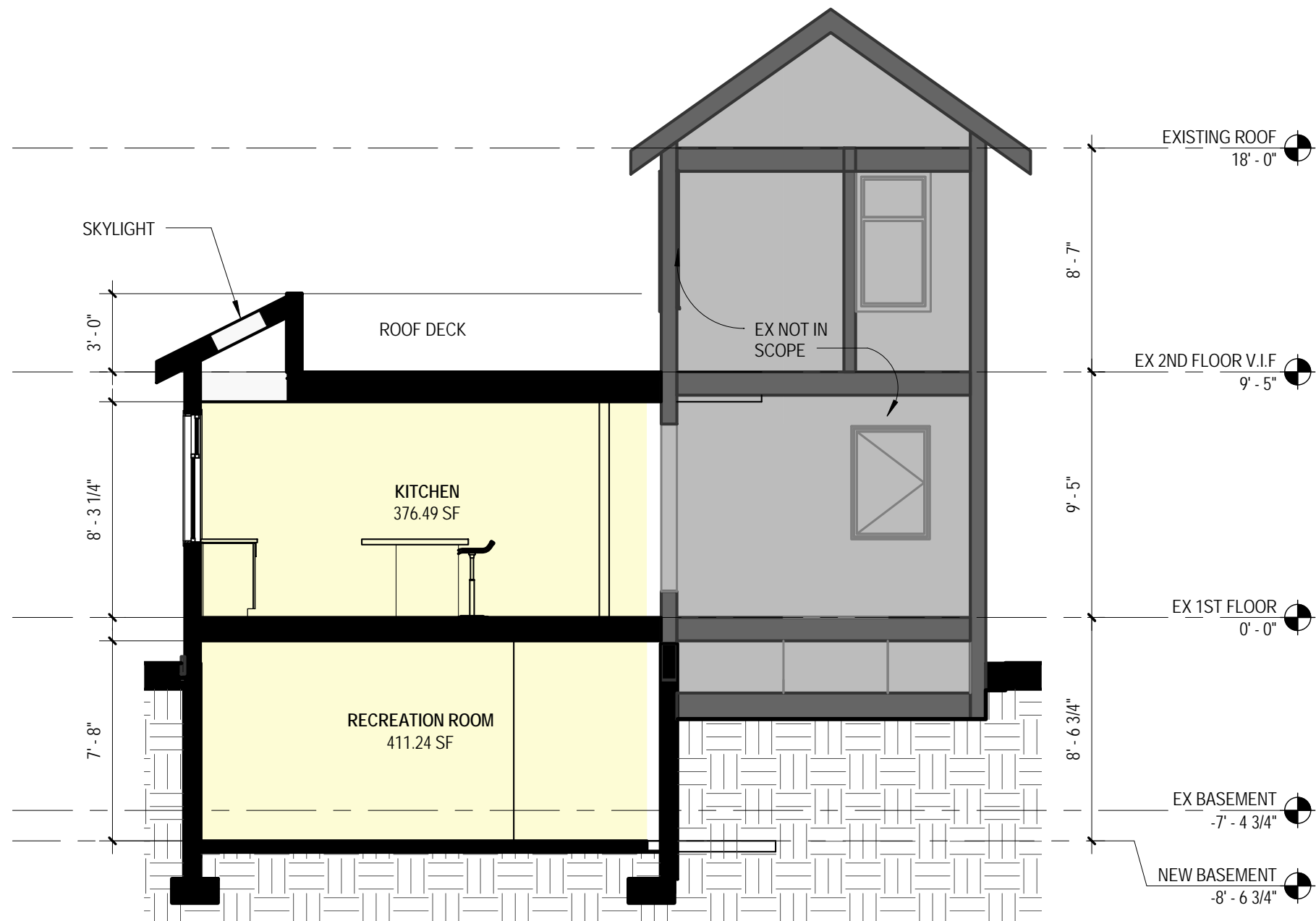


1 NW ELEVATION
1/8" = 1'-0"



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

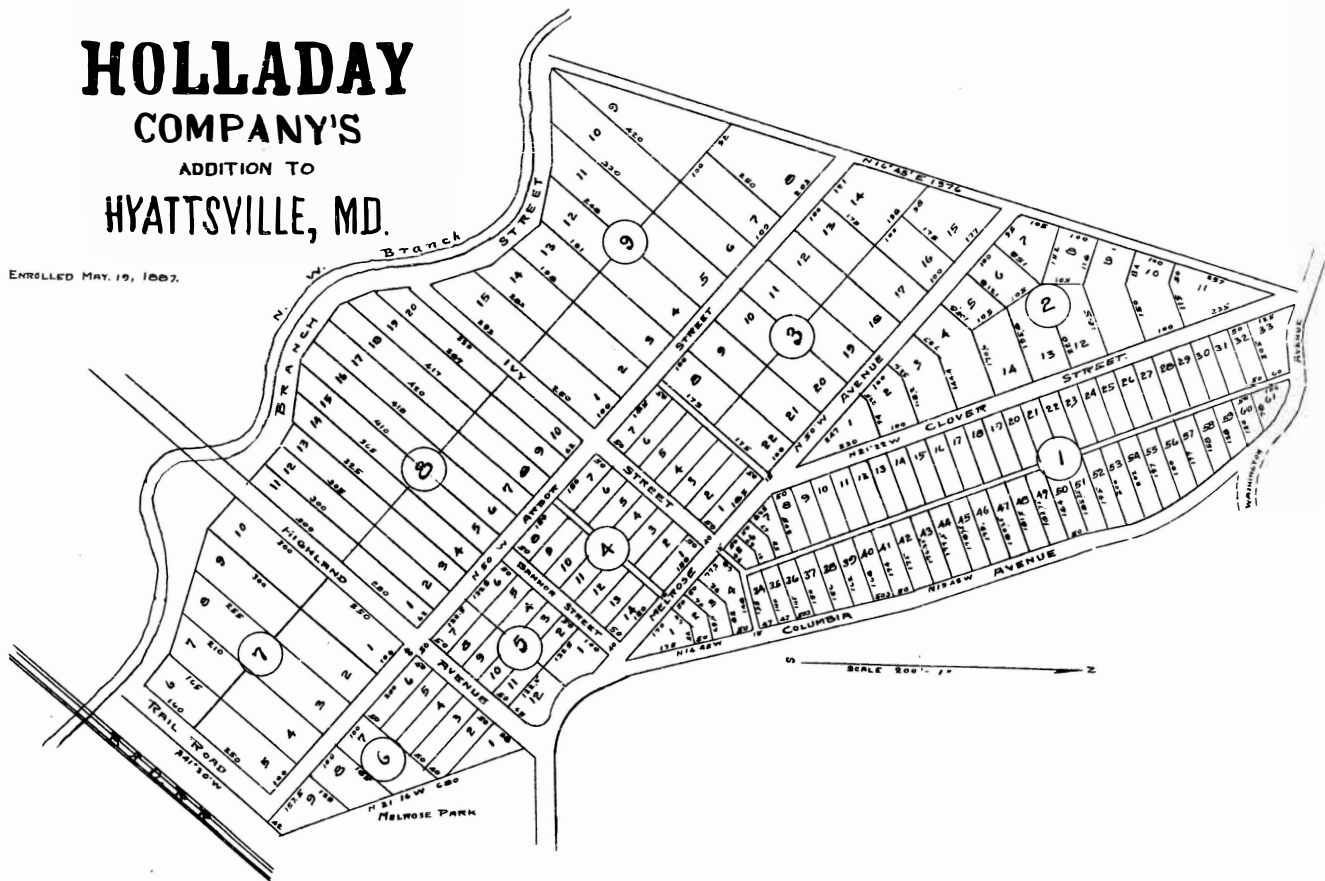
4(i)



4(j)

HOLLADAY COMPANY'S ADDITION TO HYATTSVILLE, MD.

ENROLLED MAY, 19, 1887.



EXH. # 5
V-74-22

I hereby certify that to be a true and correct copy of the original of the above plat as the same is on file in the office of the County Clerk of Prince George's County, Maryland, this 10th day of August, 1900.

James W. [Signature]
County Clerk

PRINCE GEORGE'S COUNTY CLERK'S OFFICE (PLAT BOOK) Plat Book LIB A, p. 30, MSA_C238_1564. Date available: 10/18/2022.

4708 BANNER STREET ZONING VARIANCE APPLICATION PHOTOS



FRONT OF THE HOUSE



VIEW FROM BANNER STREET

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



SIDE YARD VIEW



SIDE YARD VIEW #2



SIDE YARD VIEW FROM ADJACENT PROPERTY



REAR OF THE HOUSE



6(H)

REAR YARD VIEW



7(A)

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



7(B)



7(C)

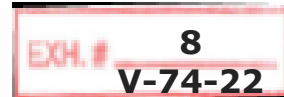


7(D)

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
Land:	100,300	110,700		
Improvements	209,500	246,100		
Total:	309,800	356,800	325,467	341,133
Preferential Land:	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

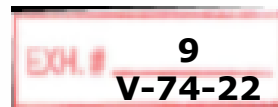
Special Tax Recapture: None

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

Owner Name: BETALVI ADAM ETAL

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Hyattsville, MD 20781

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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)

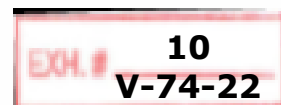
Designation Type: I-D-O

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

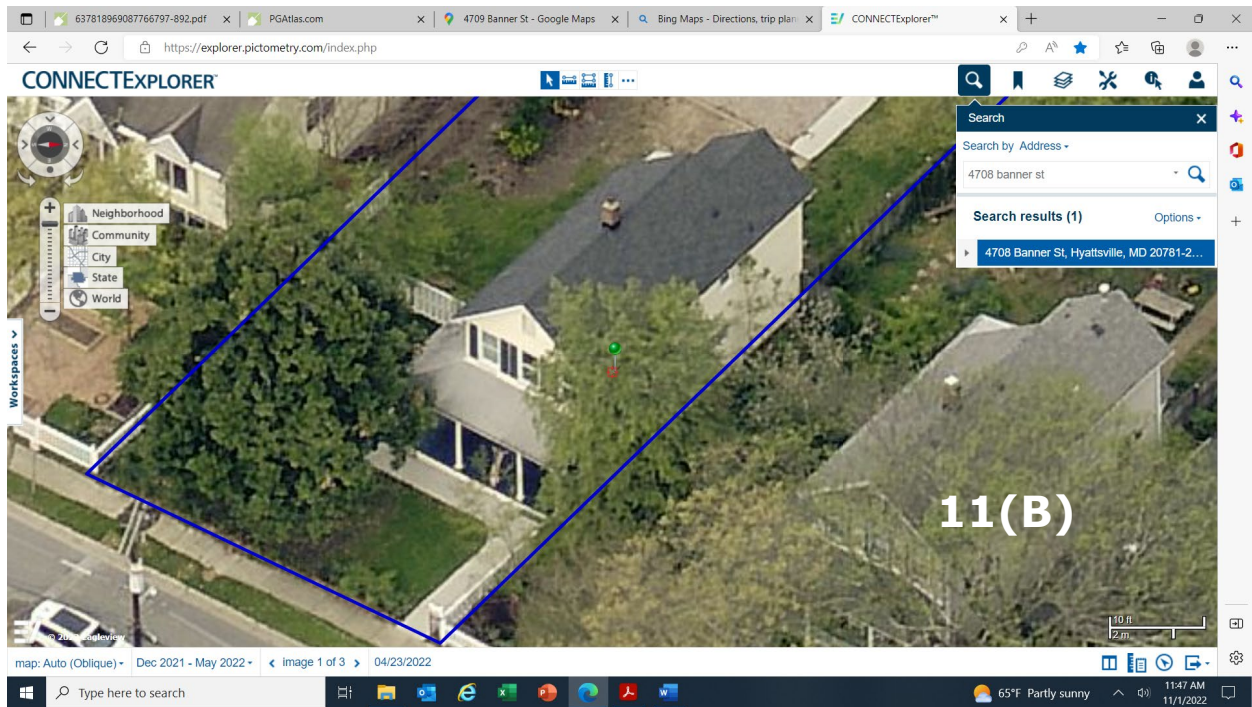
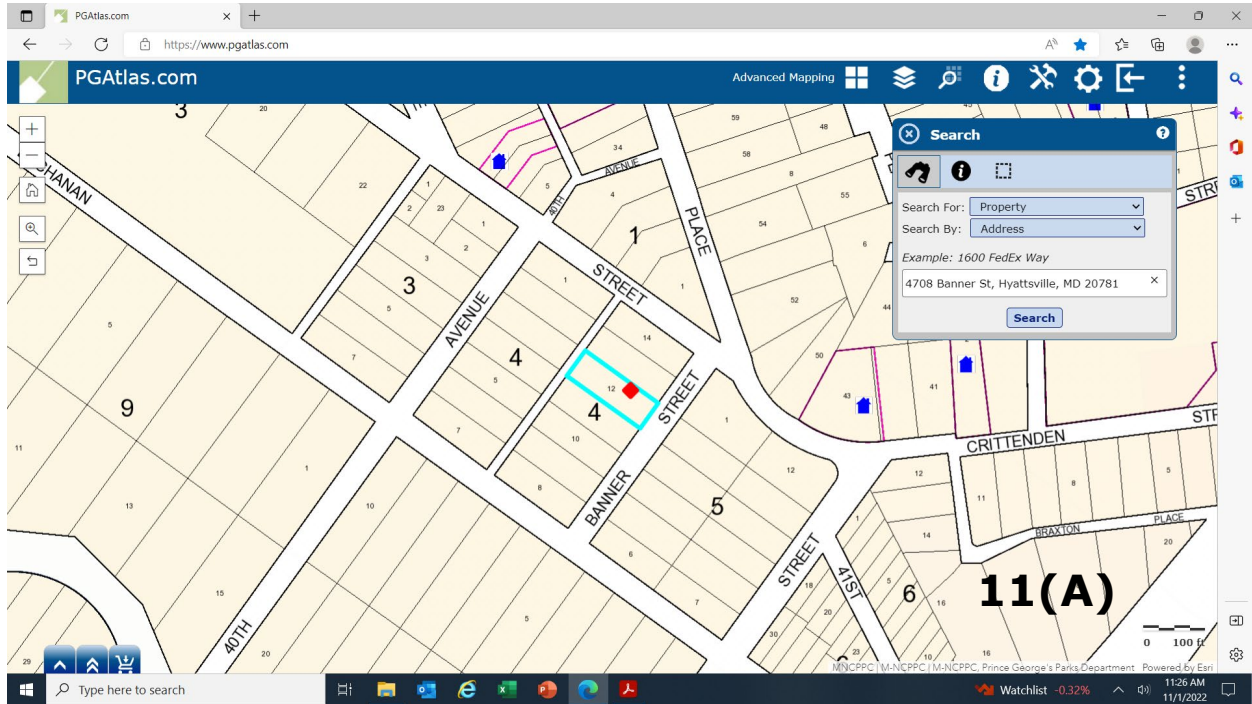
Class: RSF-65 (Residential, Single-Family - 65)

Zoning (Prior)

Zone Type: Residential

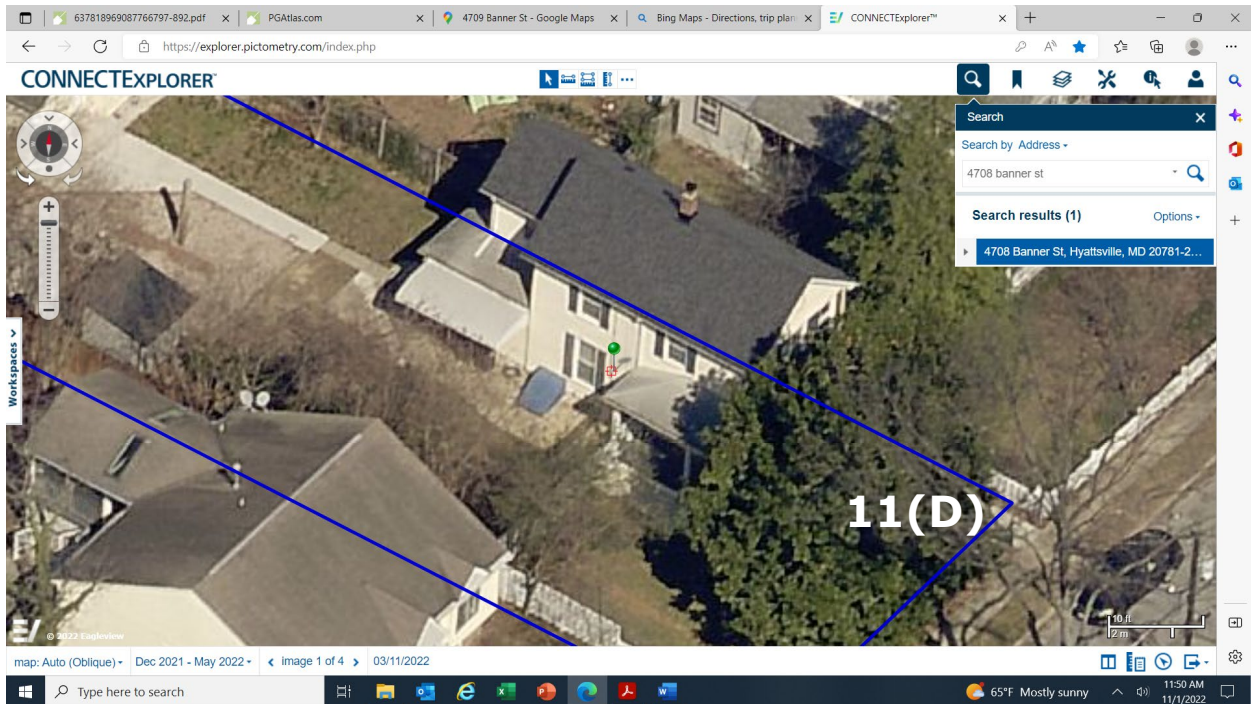
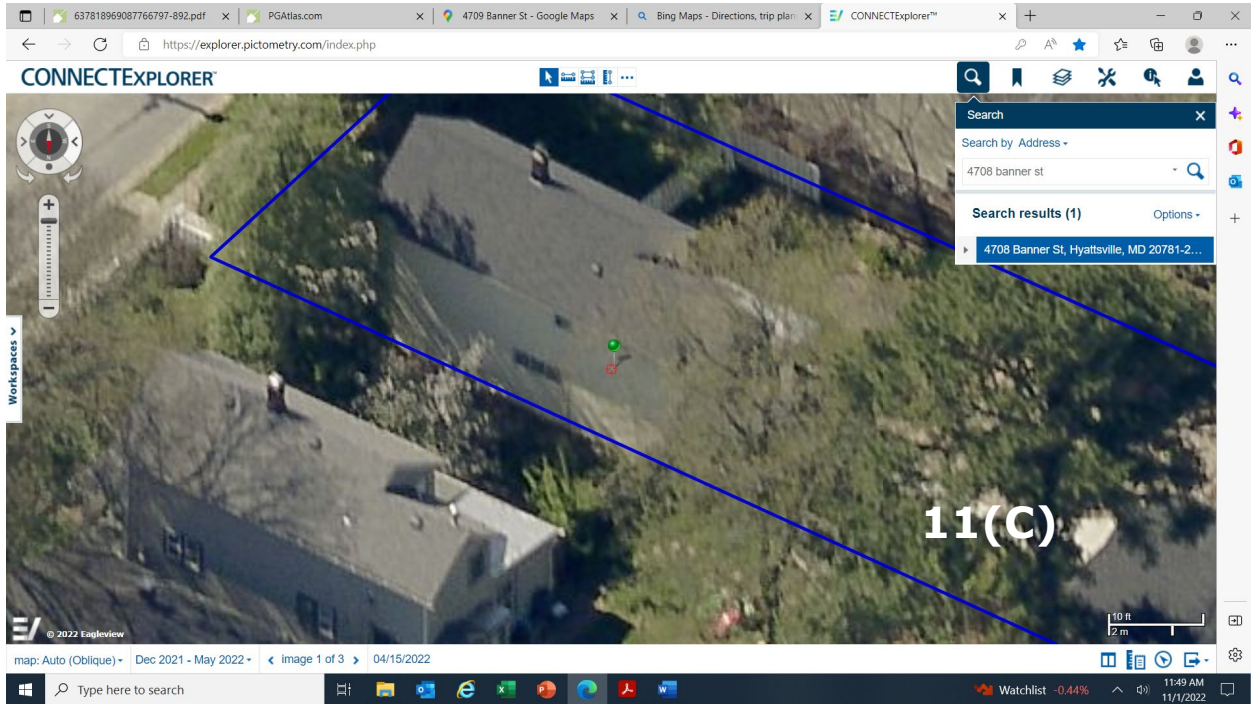
Class: R-55 (One-Family Detached Residential)

V-74-22
Aerial Photos

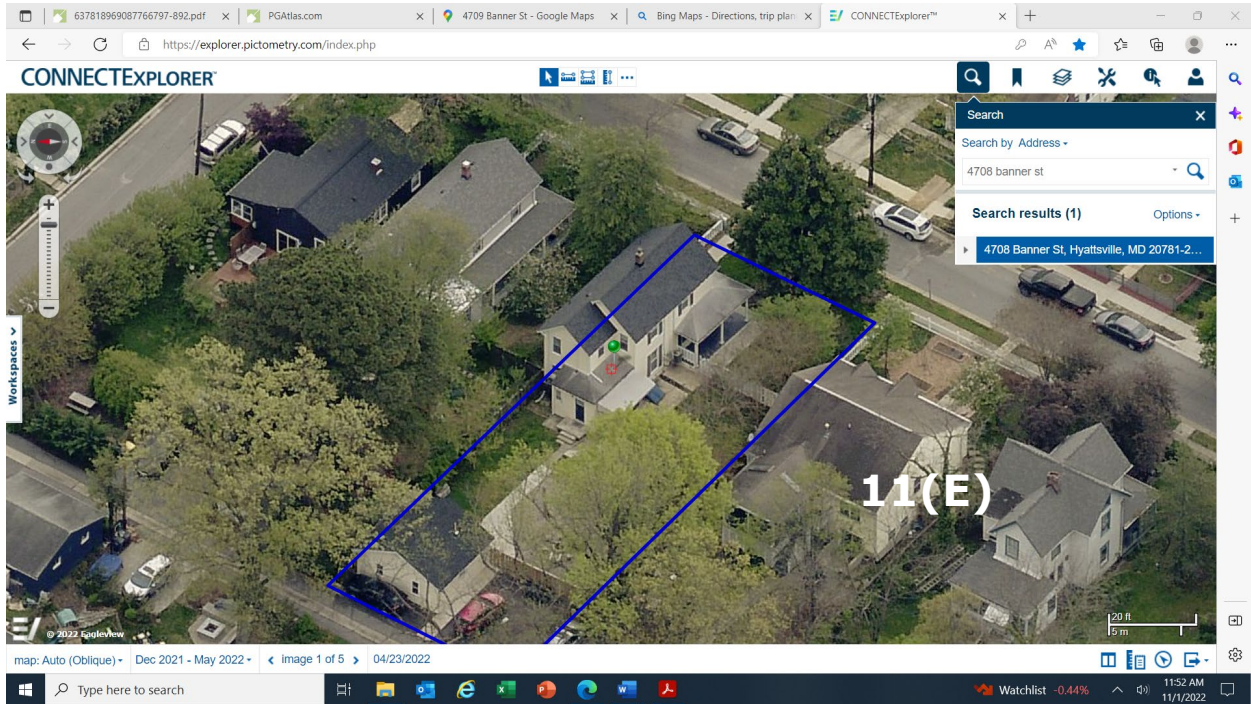


EXH. # 11(A-F)
V-74-22

V-74-22
Aerial Photos



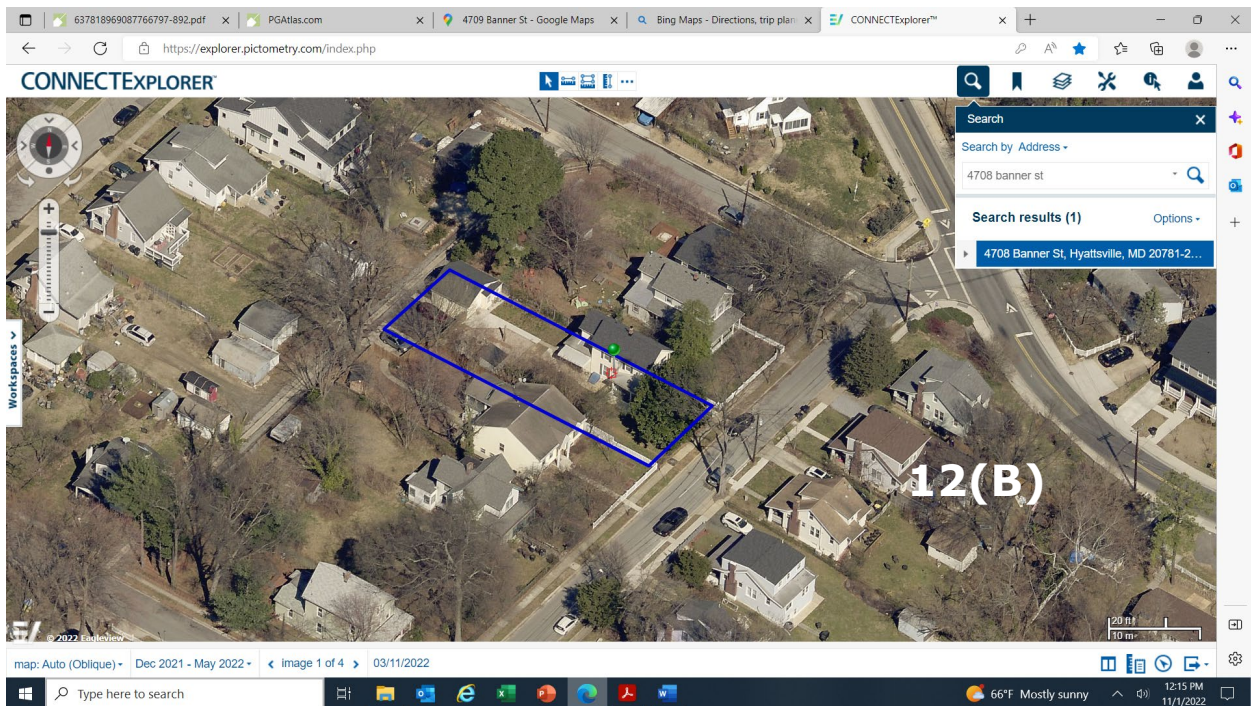
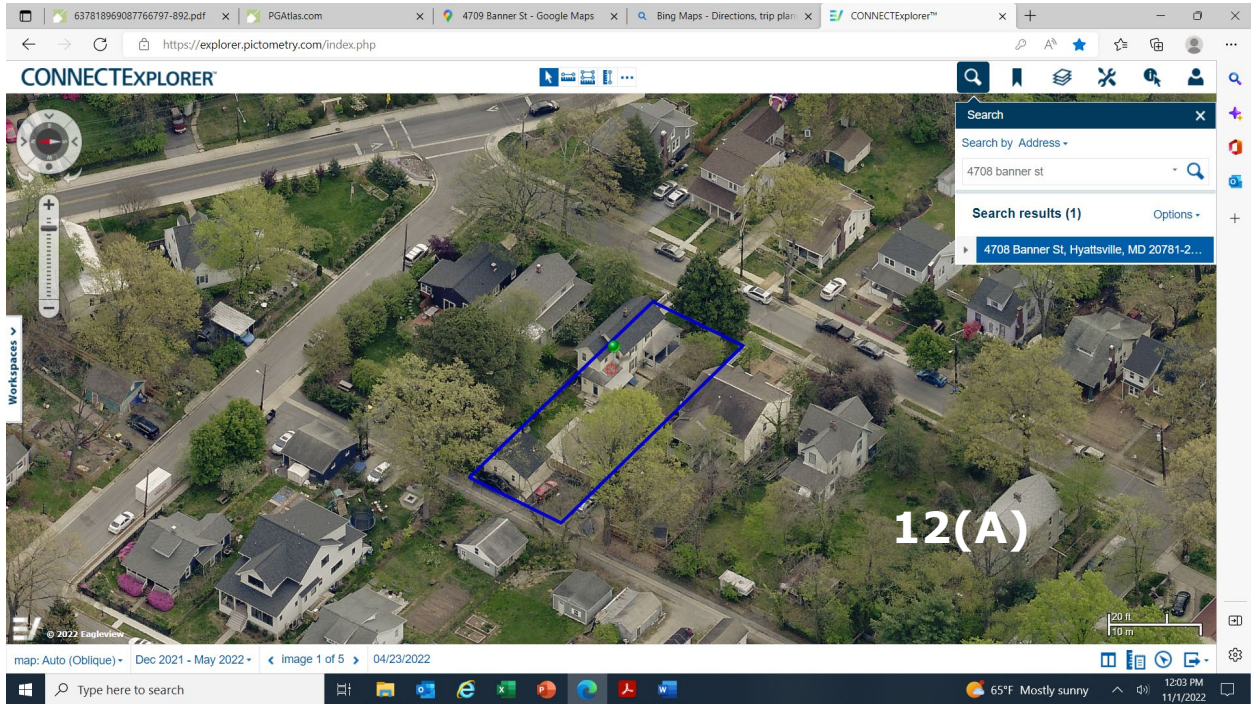
V-74-22
Aerial Photos



V-74-22
Aerial Photos

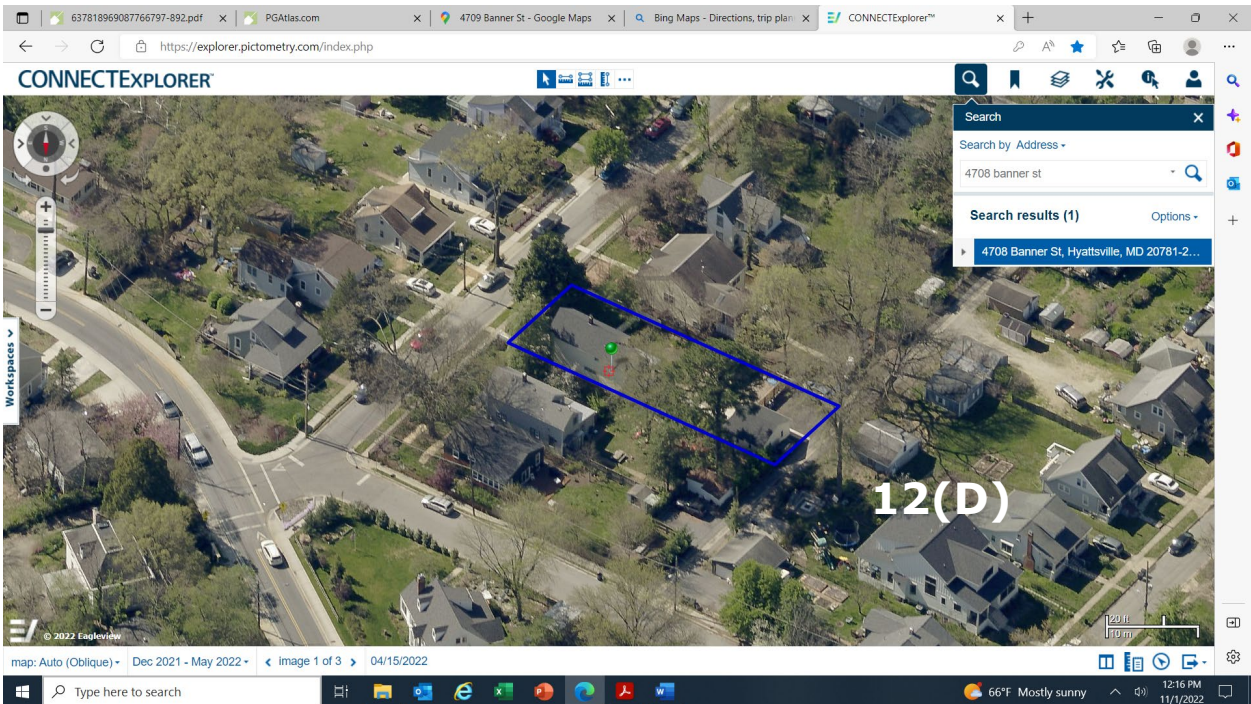
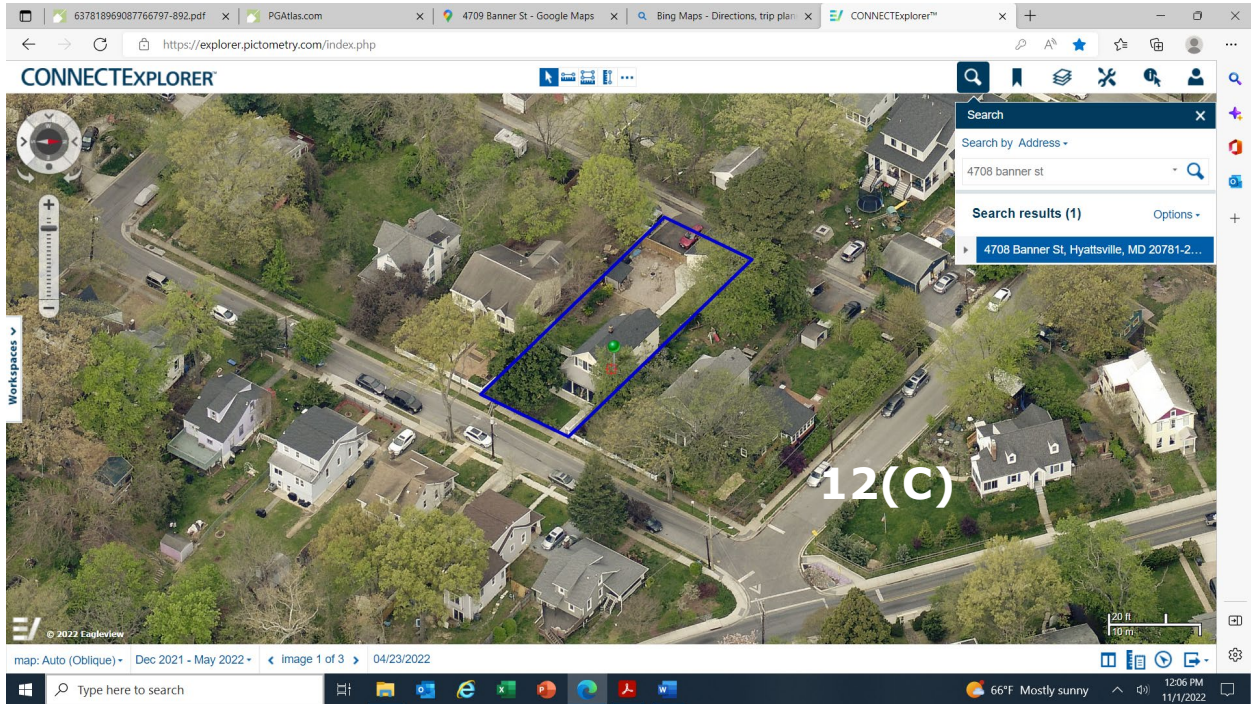


V-74-22
Neighboring Properties



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

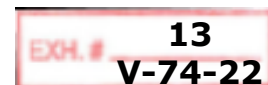
1301 McCormick Drive, 3rd Floor

Wayne K. Curry Administration Building

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

Web: www.pgccouncil.us/boa

Email: 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.

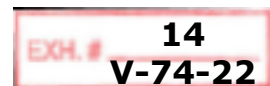
The structure does have a bathroom that existed there before we purchased the property in 2019.

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

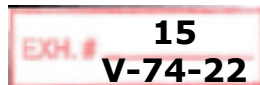
ADDITIONS 1-Story addition 585

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

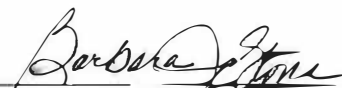
Appeal has been made to this Board for permission to validate existing conditions (lot width, lot frontage (width) at front street line and front yard depth) and obtain a building permit for the construction of a one-story addition with basement on Residential, Single-family-65 (RFS-65) Zoned, property 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 40TH 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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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

7022 1670 0001 9132 5617

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V-74-22
 PETER D NOLAN ETAL
 4707 40TH AVENUE
 HYATTSVILLE MD 20781

7022 1670 0001 9132 5624

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

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 HYATTSVILLE MD 20781

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