



Zoning and Administrative

County Administration Building, Room L-200
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
(301) 952-3220



BOARD OF APPEALS

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

Received Stamp —

HEARING DATE Nov 4, 20

APPLICATION FOR A VARIANCE

(If variance is being applied for due to receipt of a Violation Notice, a copy of the notice is required.)

For assistance in completing questions below, see corresponding paragraphs on *Instructions to Applicants*, which is designed to help you fill out this form.

Owner(s) of Property Anuj Yashwanthbhai Christian
(AS SHOWN ON DEED)
Address of Owner(s) 3003 Lancer PL
City Hyattsville State MD Zip Code 20782
Telephone Number (home) _____ (cell) 404-808-1518 (work) _____
E-mail address: anujchristian@gmail.com

Location and Legal Description of the Property involved:

Street Address 3003 Lancer PL
City Hyattsville MD 20782
Lot(s) 19 Block F Parcel _____
Subdivision Name Queen's Chapel Manor

Professional Service:

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

Name: None Phone Number: _____
Address: _____ Email Address: _____

Attorney representing applicant: (If applicable)

Name: None Phone Number: _____
Address: _____ Email Address: _____

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

Name: None

Address: _____

Municipality (Incorporated City/Town)

Name Hyattsville

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

Proposed Driveway 20' x 20'

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


No ☒ Yes _____ Date Issued: _____ Violation Notice No. # _____

Inspector's Name: _____

Do you need the services of a foreign language interpreter at your hearing? (\$30.00 fee required)

Yes _____ No ☒

Foreign Language: _____



Signature of Owner/Attorney

Amyj Yashwantbhai Christian
Printed Name

IMPORTANT:

Failure to provide complete and accurate information on this application may delay or jeopardize consideration of the request. Applications on which all required information is not furnished will be returned for completion before processing.

Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-229 through 27-234 of the County Zoning Ordinance and/or the Board's website at <http://pgccouncil.us/>.

FOR OFFICE USE ONLY

Filing Fee Paid: \$ 200

CK/M.O. # 26035935355

By: Anuj Yashwantbhai Christian
3003 Lancer place
Hyattsville, MD 20782

Sign Posting Fee Paid: \$ 30

CK/M.O. # 26035935377

By: Anuj Yashwantbhai Christian
3003 Lancer Place
Hyattsville, MD 20782

Translation Services: \$ _____

CK/M.O. # _____

By: _____

Re-advertisement: \$ _____

CK/M.O. # _____

By: _____

Property Zone:	<u>R-55 (One-Family Detached Residential)</u>
Overlay Zone:	<u>_____</u>
Previous Activity: I.e.: Variance, PB Action,	
Violation Notice #: Yes <input type="radio"/> No <input checked="" type="radio"/>	

Variance(s) required:

ORDERED BY:



RTS

Realty Title Services, Inc.
"Committed To Your Satisfaction"

16779 COLUMBIA PIKE, SUITE 100 | SILVER SPRING, MD 20901 | 301.419.7859



PROPERTY ADDRESS: 3003 LANCER PLACE

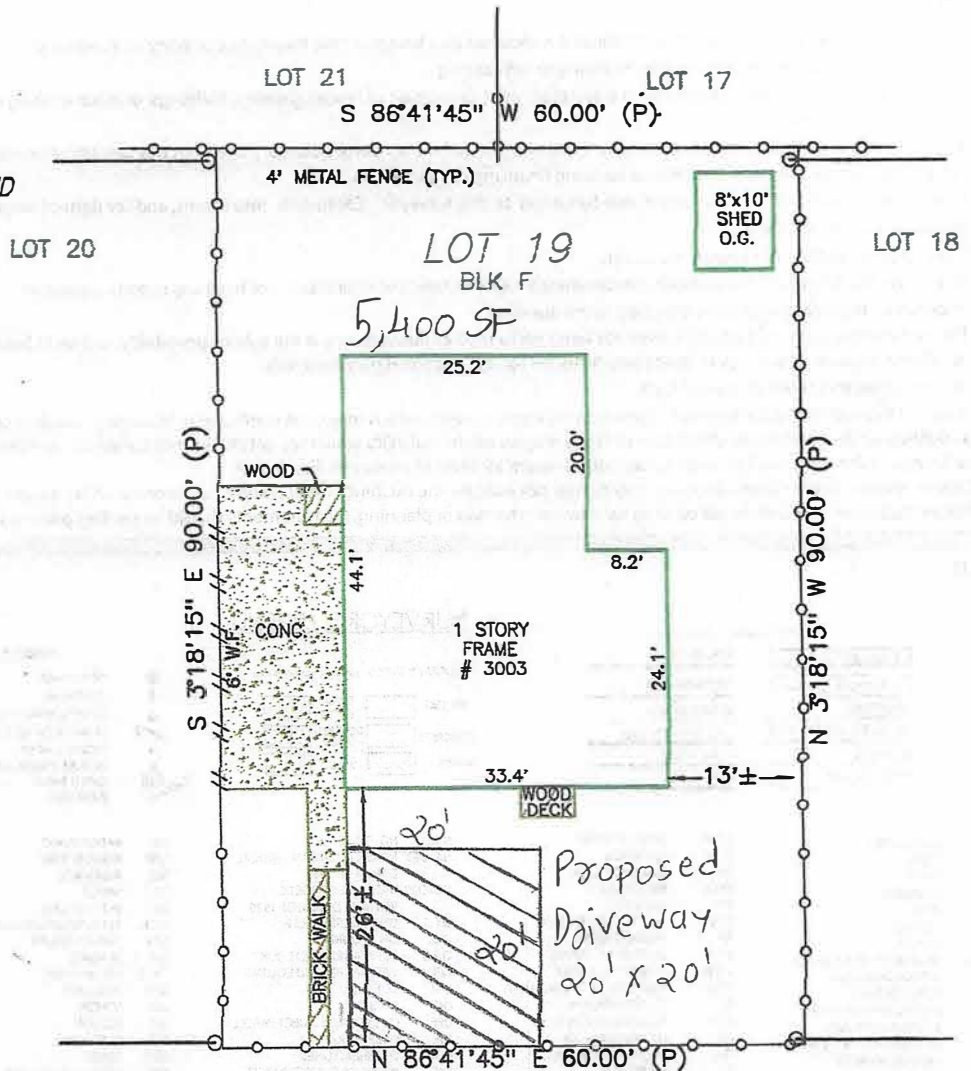
HYATTSVILLE, MARYLAND 20782

SURVEY NUMBER: MD1805.2840

FIELD WORK DATE: 5/21/2018

REVISION HISTORY: (REV.0 5/22/2018)

18052840
LOCATION DRAWING
LOT 19, BLOCK F
QUEENS CHAPEL MANOR
PRINCE GEORGE'S COUNTY, MARYLAND
05-22-2018 SCALE 1"=20'



PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



EXPIRES 1-14-2019

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER: SSMD18-277

DATE: 05/22/18

BUYER: ANUJ CHRISTIAN

SELLER: RODOLFO CRUZ

CERTIFIED TO:
ANUJ CHRISTIAN; RTS

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT.

POWERED BY:

surveystars

www.surveystars.com

EXACTA
MARYLAND SURVEYORS

o: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535
www.exactamd.com

ORDERED BY:

RTS

Realty Title Services, Inc.

107 S. COLUMBIA PIKE, SUITE 200, SILVER SPRING, MD 20910 (301) 581-7100



PROPERTY ADDRESS: 3003 LANCER PLACE

HYATTSVILLE, MARYLAND 20782

SURVEY NUMBER: MD1805.2840

FIELD WORK DATE: 5/21/2018

REVISION HISTORY: (REV. 0 5/22/2018)

18052840

LOCATION DRAWING

LOT 19, BLOCK F

QUEENS CHAPEL MANOR

PRINCE GEORGE'S COUNTY, MARYLAND

05-22-2018 SCALE 1"=20'

- 3:1 Maximum Slope Allowed On Residential Property.
- 7% Maximum Parking Pad Slope and 12% Maximum Driveway Slope.
- 2.5% Minimum Slope Required On Yard or Lawn Areas. 10" in 10' Minimum Slope of Pad Away From Building Is Required.



Approved for Soils, Grading, and Drainage

By: *[Signature]* 09/13/2018 Date

Permit #: 42542-2018-3

PLEASE NOTE

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William R. Hebert
EXPIRES 1-14-2019



GRAPHIC SCALE (In Feet)

1 inch = 20' ft.

ACCURACY=3±

LANCER PLACE
(MADISON STREET)
(50' R/W)

BOARD OF
APPEALS
VARIANCES
REQUIRED

OBTAIN PERMIT FROM
TOWN OF HYATTSVILLE
FOR DRIVEWAY APRON

LOT 21

LOT 17

S 86°41'45" W 60.00' (P)

4' METAL FENCE (TYP.)

8'x10'
SHED
O.G.

LOT 19
BLK F

S 31°18'15" W 90.00' (P)

WOOD

CONC.

1 STORY
FRAME
3003

BRICK WALK

WOOD
DECK

N 86°41'45" E 60.00' (P)

N 31°18'15" W 90.00' (P)

- 3:1 Maximum Slope Allowed On Residential Property
- 7% Maximum Parking Pad Slope and 12.5% Maximum Driveway Slope
- 2.5% Minimum Slope Required On Yard or Lawn Areas. 10" in 10' Minimum Slope of Pad Away From Building Is Required.

Approved for Soils, Grading and Drainage

By: *[Signature]* 3/5/2020 Date
Permit #: 9930-2020



EXH. # 4 (A-C)
V-35-20





V-35-20

LOT COVERAGE WORKSHEET

NET LOT SIZE

5,400 SQUARE FEET

30 % LOT COVERAGE ALLOWED

1,620 SQUARE FEET

STRUCTURE/PARKING

MEASUREMENTS

SQUARE FOOTAGE

HOUSE

20 x 25.2
24.1 x 33.4

504
805 > 1,309

GARAGE/CARPORT

DRIVEWAY

20 x 20

400

PORCH/SUNROOM

SHED(S)

8 x 10

80

ADDITION(S)

OTHER: _____

TOTAL LOT COVERAGE

1,789

TOTAL % NET LOT COVERAGE

EXH. # 10
V-35-20

33 %

TOTAL % OVER NET LOT COVERAGE

3 % (169 S.F.)



THE PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF ZONING APPEALS

BOARD OF ADMINISTRATIVE APPEALS

COUNTY ADMINISTRATION BUILDING, UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 952-3220

NOTICE OF VIRTUAL HEARING

Date: October 20, 2020

Petitioner: Anuj Christian

Appeal No.: V-35-20

Hearing Date: WEDNESDAY, NOVEMBER 4, 2020, AT 6:00 P.M. EVENING

Place: Virtual Hearing

Appeal has been made to this Board for permission to validate an existing condition (front building line) and obtain a building permit for the proposed driveway on R-55 (One-Family Detached Residential) property known as Lot 19, Block F, Queens Chapel Manor Subdivision, being 3003 Lancer Place, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

The specific violation resides in the fact that Zoning Ordinance Section 27-442(d)(Table III) prescribes that each lot shall have a minimum width of 65 feet measured along the front building line. Section 27-442(c)(Table II) prescribes that not more than 30% of the net lot area shall be covered by buildings and off-street parking. Section 27-120.01(c) prescribes that no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling in the area between the front street line and the sides of the dwelling. Variances of 5 feet front building line width, 3% net lot coverage and a waiver of the parking area location requirement were 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://orgcouncil.usBOA>.

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

BOARD OF ZONING APPEALS

By:


Barbara J. Stojke
Administrator

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

EXH. # 11
V-35-20

V-35-20
ANUJ CHRISTIAN
3003 LANCER PLACE
HYATTSVILLE MD 20782

V-35-20
BRENDA GREENE
5721 30TH AVENUE
HYATTSVILLE MD 20782

V-35-20
RIGOBERTO PEREZ
MARIA ROMERO
5718 31ST AVENUE
HYATTSVILLE MD 20782

V-35-20
TOMAS SAVARIA
3005 LANCER PLACE
HYATTSVILLE MD 20782

V-35-20
STEPHEN SPRINGER
3001 LANCER PLACE
HYATTSVILLE MD 20782

V-35-20
YOHANNA & JOHANA HERNANDEZ
3002 LANCER PLACE
HYATTSVILLE MD 20782

V-35-20
CITY OF HYATTSVILLE
ECONOMIC REVIEW
4310 GALLATIN STREET
HYATTSVILLE MD 20781

EXH. # 14
V-35-20