

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-85-21

PETITIONER: Francis D. Dezelki

No. Description

1. Application
2. Site Plan
- 3(a-g). Elevation Plans
4. Subdivision Plat
5. Color Photos, A thru F
6. Permit History
7. SDAT Property Printout
8. PGAtlas Printout
9. Aerial Photos, A thru F
10. Aerial Photos Neighboring Properties, A thru C
11. Notice of Virtual Hearing, 9/14/2021
12. Persons of Record List, 9/14/2021
13. Letter City of Hyattsville, 9/24/2021
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.



BOARD of APPEALS

Zoning and Administrative

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

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

V-85-21

Rec: 6/30/21

Received Stamp

HEARING DATE _____

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 Francis D. Dezeliski
(AS SHOWN ON DEED)
Address of Owner(s) 4910 41 ST Place
City Hyattsville State MD Zip Code 20781
Telephone Number (home) _____ (cell) _____ (work) _____
E-mail address: fdeze@hotmail.com

Location and Legal Description of the Property involved:

Street Address 4910 41 ST Place
City Hyattsville
Lot(s) Part of Lot 11 Block — Parcel _____
Subdivision Name HYATT'S ADDITION TO HYATTSVILLE

Professional Service:

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

Name: Surveys Inc. Phone Number: 301-776-0561
Address: 350 Main St. Laurel, MD Email Address: Surveysinc@verizon.net

Attorney representing applicant: (If applicable)

Name: _____ Phone Number: _____
Address: _____ Email Address: _____

EXH. # 1
V-85-21

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?

Addition above Garage and to the right of way

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: _____

Francis D. Szelski
Signature of Owner/Attorney

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/>.

Variance Request:

- Right Side B.R.L. Lowered to 3.6' to accommodate 2nd Story Addition Overhang.
- Foundation of Addition 1ST Floor will be 5.1' from Property Line

2nd Story Overhang
(13' x 1.5') 3.6' From Property Line

1ST Floor Addition 5.1' Foundation to Property Line

LOT 11
P/O LOT 11
7,250 SF

LOT 10

Part Lot 11

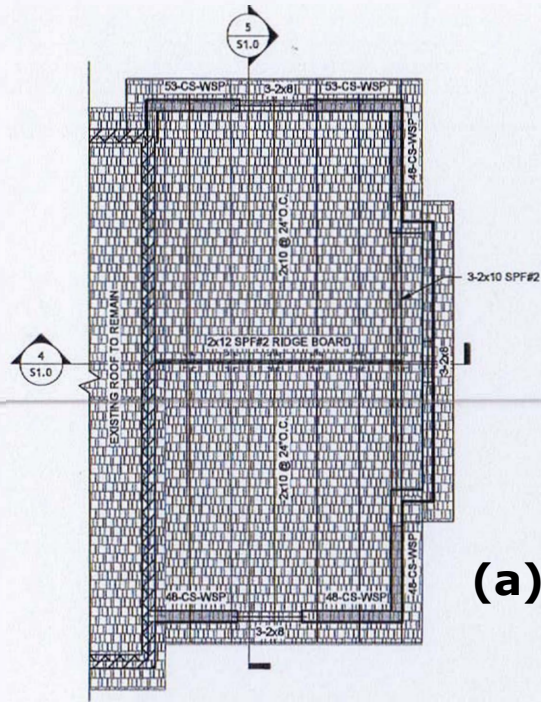
LOT 12

41ST PLACE

Professional Land Surveyor Seal:
STATE OF MARYLAND
GREGORY CURTIS BENEFIEL
PROFESSIONAL LAND SURVEYOR
10994

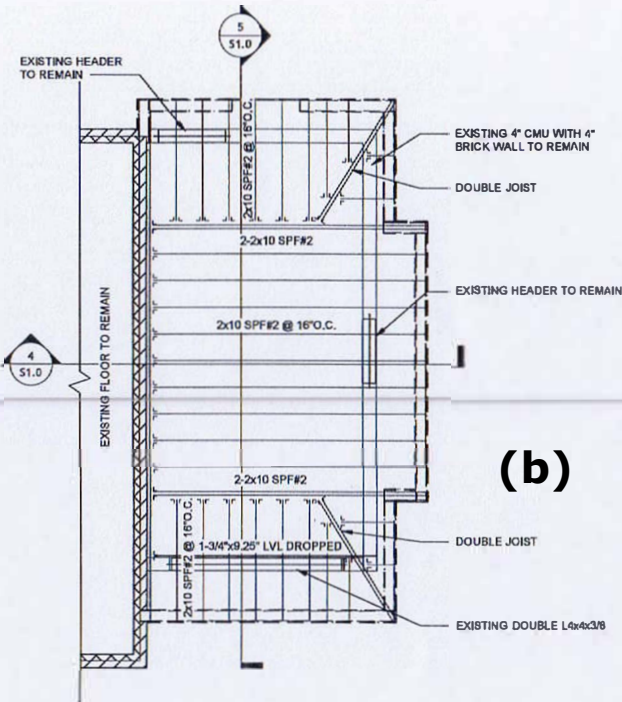
Drawing No. S - 5694b

ORIGINAL PAGE NO. 1434



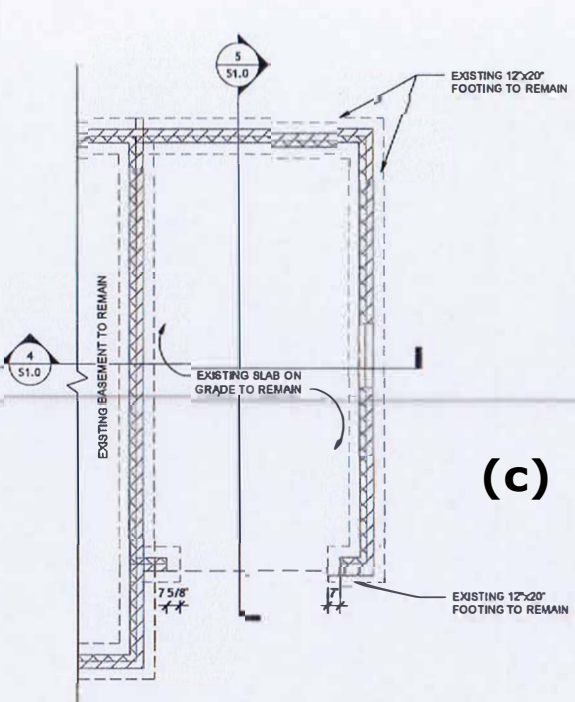
3 ROOF FRAMING PLAN
S1.0 1/4" = 1'-0"

- ROOF FRAMING NOTES:
1. ALL EXISTING FRAMING IS TO BE VERIFIED IN THE FIELD. IF ANY FRAMING IS DIFFERENT THAN SHOWN ON THESE DOCUMENTS NOTIFY ARCHITECT IMMEDIATELY.
 2. ALL NEW EXTERIOR WALLS ARE TO BE 2x8 SPF#2 STUDS SPACED AT 16" O.C. U.N.O. TALLER STUDS MUST BE FULL LENGTH. NO SPLICING OF STUDS.
 3. ALL NEW EXTERIOR HEADERS ARE TO BE 3-2x8 SPF#2, PROVIDE 1 KING AND 1 JACK ON EACH SIDE OF HEADER.
 4. PROVIDE CRIPPLE/SQUASH BLOCKS UNDER ALL POSTS TO ENSURE CONTINUOUS LOAD TRANSFER. THIS INCLUDES JACKS AND STUDS ON EACH SIDE OF HEADERS.



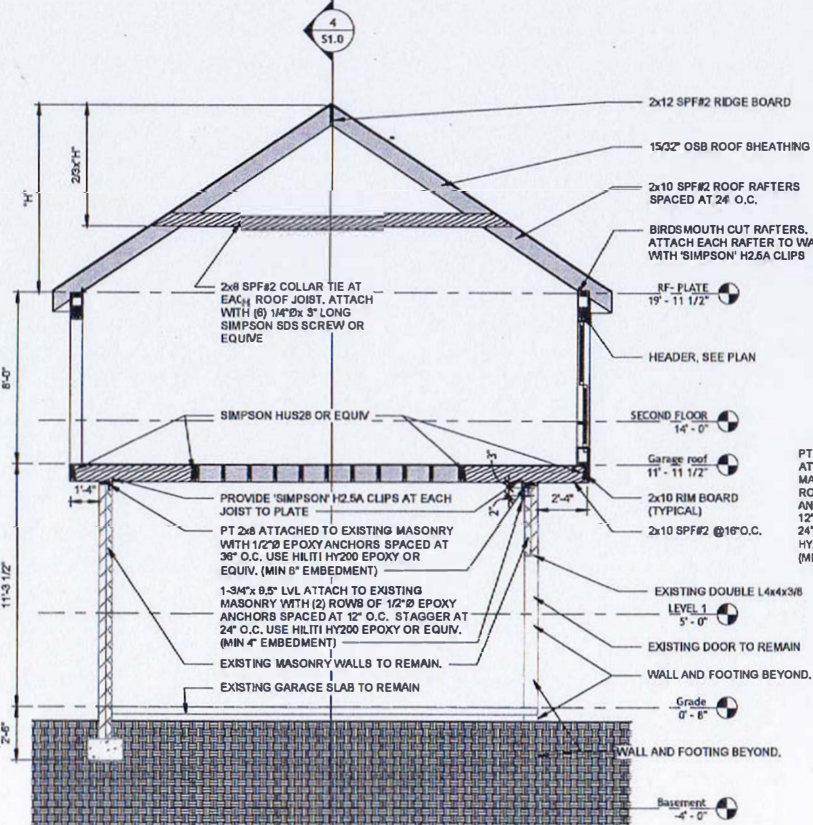
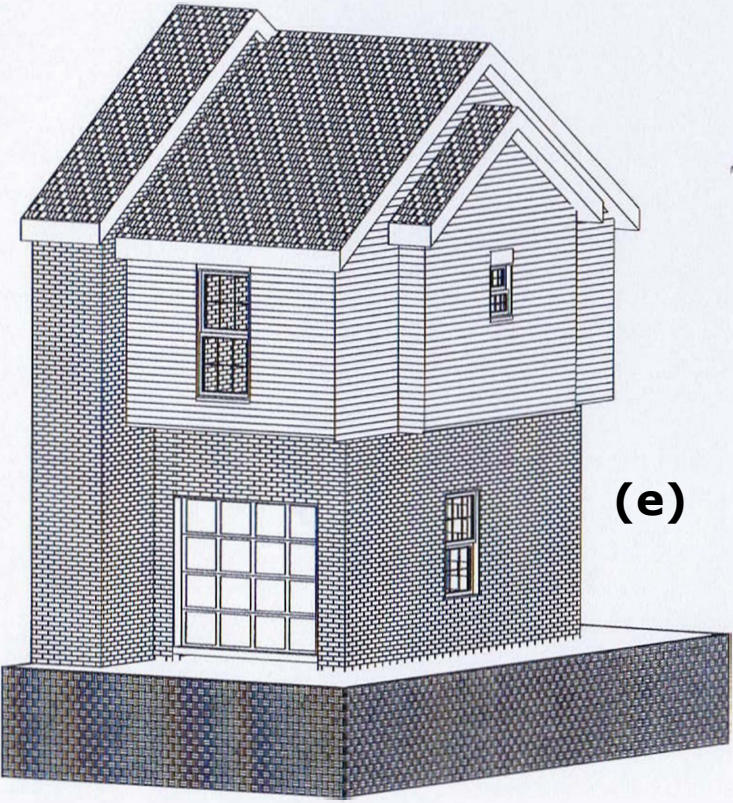
2 SECOND FLOOR FRAMING PLAN
S1.0 1/4" = 1'-0"

- SECOND FLOOR FRAMING NOTES:
1. ALL EXISTING FRAMING IS TO BE VERIFIED IN THE FIELD. IF ANY FRAMING IS DIFFERENT THAN SHOWN ON THESE DOCUMENTS NOTIFY ARCHITECT IMMEDIATELY.
 2. ALL NEW EXTERIOR WALLS ARE TO BE 2x8 SPF#2 STUDS SPACED AT 16" O.C. U.N.O.
 3. ALL NEW EXTERIOR HEADERS ARE TO BE 3-2x8 SPF#2, PROVIDE 1 KING AND 1 JACK ON EACH SIDE OF HEADER.
 4. PROVIDE CRIPPLE/SQUASH BLOCKS UNDER ALL POSTS TO ENSURE CONTINUOUS LOAD TRANSFER. THIS INCLUDES JACKS AND STUDS ON EACH SIDE OF HEADERS.
 5. ALL DIMENSIONS SHOWN SHOULD BE VERIFIED IN FIELD AND BY THE ARCHITECT.

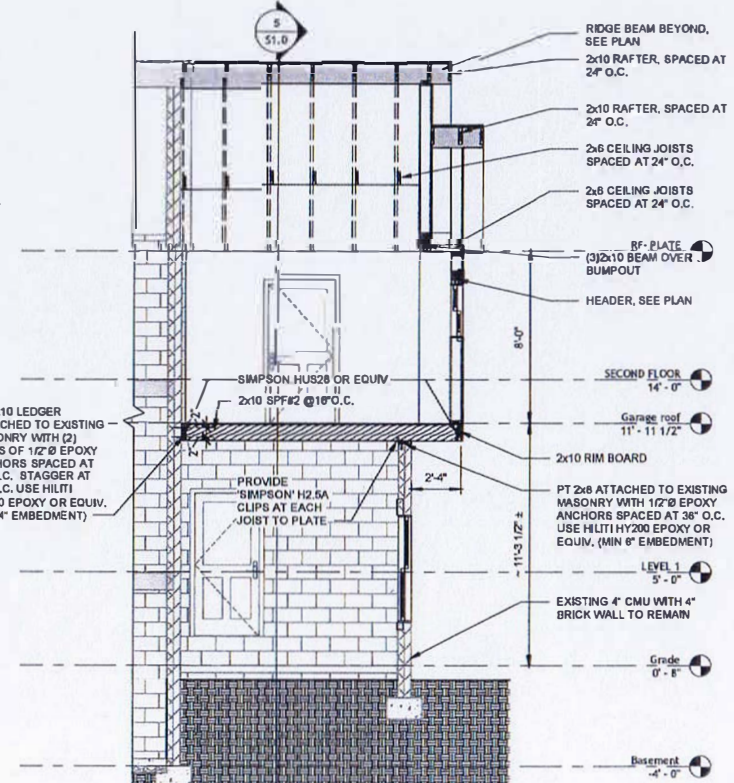


1 FOUNDATION PLAN
S1.0 1/4" = 1'-0"

- FOUNDATION NOTES:
1. ALL EXISTING FOUNDATIONS ARE TO BE VERIFIED IN THE FIELD. IF ANY FOUNDATIONS ARE DIFFERENT THAN SHOWN ON THESE DOCUMENTS NOTIFY ARCHITECT IMMEDIATELY.
 2. ALL CONCRETE FOR FOOTINGS AND SLAB TO BE 3500 PSI U.N.O.
 3. ALL BOTTOM OF FOOTINGS ARE TO BE TO 30" BELOW PROPOSED GRADE TO MEET MINIMUM FROST DEPTH.
 4. ALL DIMENSIONS SHOWN SHOULD BE VERIFIED IN FIELD AND BY THE ARCHITECT.



5 SECTION
A2.1 S1.0 1/4" = 1'-0"



4 SECTION
A2.1 S1.0 1/4" = 1'-0"

EXH. # 3(a-g)
V-85-21

2/25/2021 12:57:20 AM

6 AXIOM
S1.0

(d)

SPLINTER WORKS VA
splinterworks@gmail.com
757-348-3778

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS ARE APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO.: 53168, EXPIRATION DATE: 08-12-2022."

PROJECT #: 0224241
DRAWN BY: JDG
CHECKED BY: JDG



No.	Description	Date

This drawing is an instrument of service and shall remain the property of the Engineer in Virginia and shall not be reproduced, published or used in any way without the permission of Splinter Works VA.

DEZELSKI RESIDENCE
4910 41ST PLACE
HYATTSVILLE, MD 20781
FRANCIS DEZELSKI

SHEET TITLE
STRUCTURAL PLANS AND SECTIONS

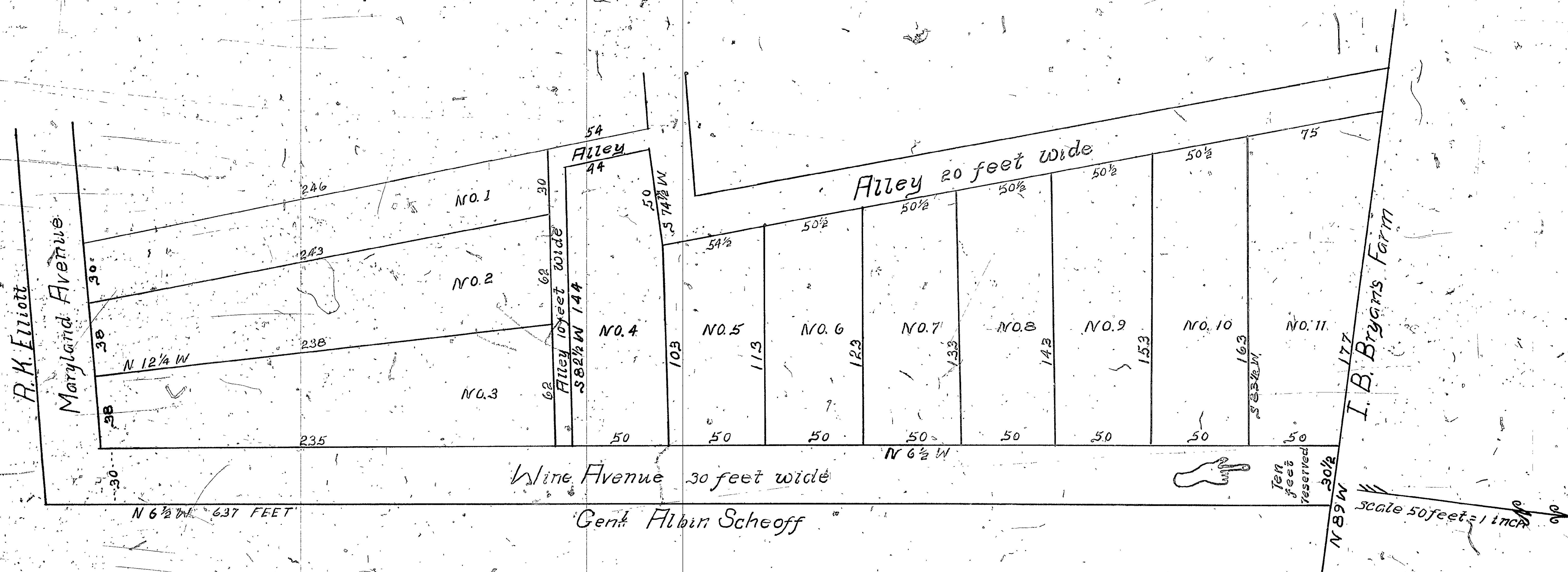
SHEET NUMBER

S1.0

02/25/2021

PERMIT SET FOR CONSTRUCTION

Whitesides Subdivision of Hyatts Lots 27 and 28
C.C. Hyatt's Addition to Hyattsville Md.



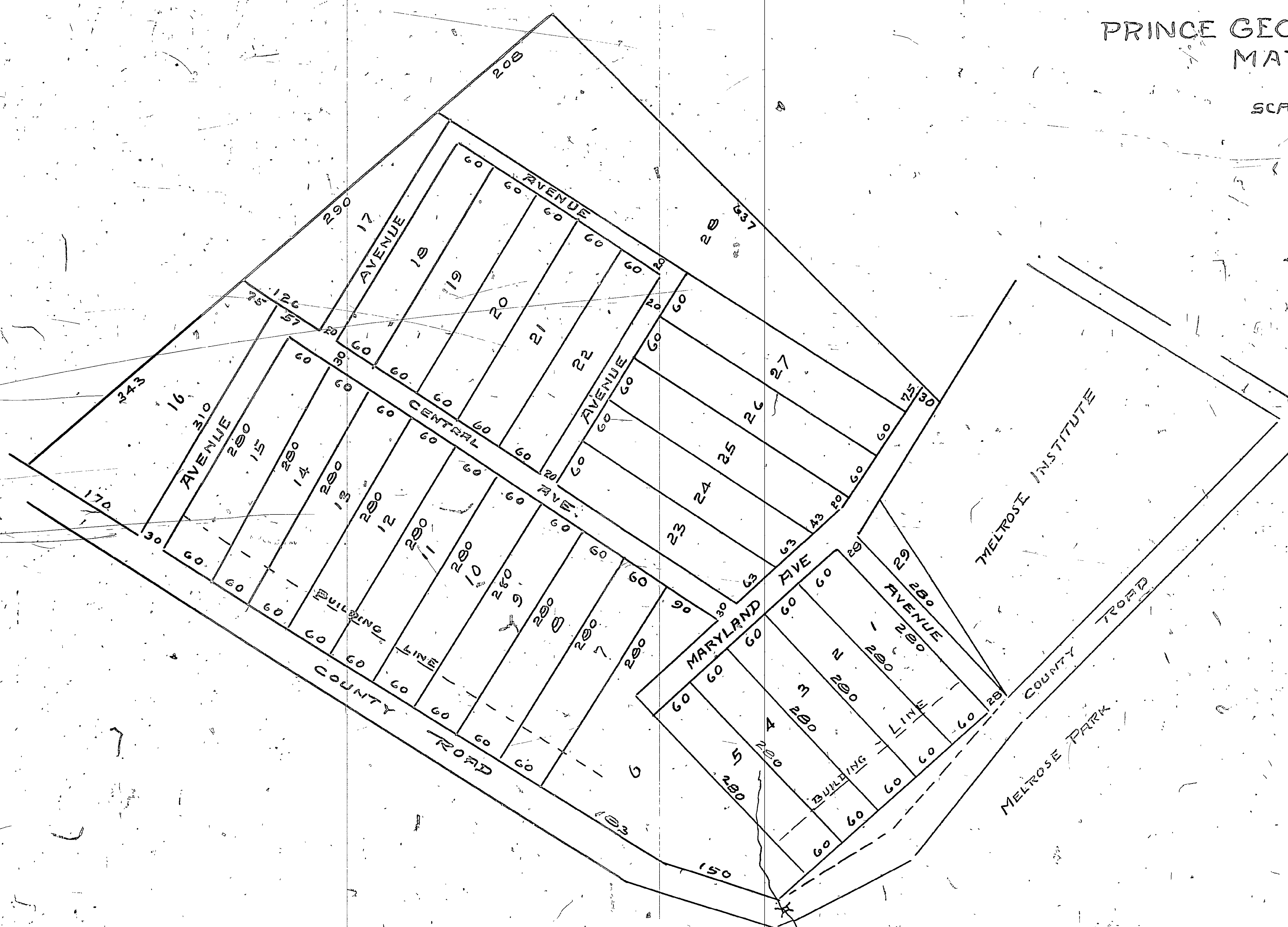
Enrolled July 22nd A.D. 1882
Surveyed by
Geo. W. Jackson C.E.
July 18th 1882

I hereby Certify this to be a true copy
of Plat recorded in Liber JWB 1
folio 107 Prince Georges County Md.
Land Records.
Sept. 1921
Edward L. Rafter
Surveyor for P.G. Co. Md.

HYATT'S ADDITION
TO
HYATTSVILLE, MD.

PRINCE GEORGES COUNTY
MARYLAND

SCALE 100' = 1"



SURVEYED BY
E. T. McKean.
Dec. 1 - 1873.

ENROLLED DEC. 6, 1873

EXH. # 4
V-85-21

I hereby Certify this to be a true copy of
Plat recorded in Liber H.T.B. folio 176
Prince Georges County Md. Land Records.
Sept. 1930.
Edward L. Rafter
Surveyor for P.G. Co. Md.



A

EXH. # **5(A-F)**
V-85-21



B









Permit History

Application Date	Permit Number	Permit Name	Permit Type	Work Description	Permit Mode	Issuance Date
8/2/2017 11:15:35 AM	36855-2017-0	2898427 S & S Electric, LLC	DPIE ER	200 amp heavy-up	PERMITTED	8/2/2017 11:17:29 AM
5/21/2019 12:00:00 AM	22201-2019-0	DEZELSKI SOL PANEL	DPIE R	Install 20 320 watt solar panels on roof (6.4 kw)	PERMITTED	5/28/2019 12:00:00 AM
6/26/2020 12:00:00 AM	25089-2020-0	DEZELSKI SECOND STORY ADDITION	DPIE RU	Building a 2nd story addition bedroom and bathroom above the existing garage	APPLICATION	
5/21/2021 12:00:00 AM	25089-2020-1	DEZELSKI SECOND STORY ADDITION	DPIE RU	01: REVI TO CHANGE THE FOOTPRINT OF HTE ADDITION AT 13'-10"X24'-8" WITH CANTILEVER DESIGN 00: Building a 2nd story addition bedroom and bathroom above the existing garage	APPLICATION	

EXH. # 6
V-85-21

Real Property Data Search (w1)

Guide to searching the database 

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier:

District - 16 Account Number - 1805456

Owner Information

Owner Name:

DEZELSKI FRANCIS D ETAL
DESILETS JULIA M

Use:

RESIDENTIAL
Principal Residence: YES

Mailing Address:

4910 41ST PL
HYATTSVILLE MD 20781-

Deed Reference:

/40455/ 00039

Location & Structure Information

Premises Address:

4910 41ST PL
HYATTSVILLE 20781-0000

Legal Description:

E 125 FT LT 11 EX
S 2 FT EQ 7250
SQ FT

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-0939
0050	00B1	0000	16024300.17	4300				2022	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1953	1,400 SF		7,250 SF	001

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/	3	1 full/ 1 half	1 Attached	EXH. # 7 V-85-21

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2019	As of 07/01/2021	As of 07/01/2022
Land:	125,300	125,300		
Improvements	304,700	304,700		
Total:	430,000	430,000	430,000	
Preferential Land:	0			

Transfer Information

Seller: BOUNDS APPRAISAL SER INC	Date: 01/18/2018	Price: \$490,000
Type: ARMS LENGTH IMPROVED	Deed1: /40455/ 00039	Deed2:
Seller: PEROT MICHAEL & ERLINDA	Date: 01/10/2017	Price: \$240,000
Type: NON-ARMS LENGTH OTHER	Deed1: /38938/ 00388	Deed2:
Seller: LAURENT,ASHTON	Date: 12/28/1984	Price: \$82,000
Type: ARMS LENGTH IMPROVED	Deed1: /06026/ 00626	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status:	Approved 08/05/2019
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Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status:	No Application	Date:
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1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Property

Tax Account: 1797091

Owner Name: KAHN LISA C & JOHN C WISSINGER

Premise Address: 4913 40th Pl, Hyattsville, MD 20781

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1797091	Owner Name: KAHN LISA C & JOHN C WISSINGER	Tax Map Grid: 050B1
Assessment District: 16		WSSC Grid: 206NE03
Lot: Block: Parcel:	Owner Address: 4913 40th Pl, Hyattsville, MD 20781	Tree Conservation Plan 1:
Description: W 155 FT LOT 11 EX S 2 FT	Liber: 27416 Folio: 024	Tree Conservation Plan 2:
Plat: A16-0939	Transfer Date: 3/19/2007	Councilmanic District: 2
Subdivision: HYATTS ADDN TO HYATTSVILLE	Current Assessment: \$419,100.00	
Acreage: 0.2060	Land Valuation: \$108,733.00	
	Improvement Valuation: \$310,367.00	
	Sale Price: \$485,000.00	
	Structure Area (Sq Ft): 2240	

Tax Account: 1805456

Owner Name: DEZELSKI FRANCIS D ETAL

Premise Address: 4910 41st Pl, Hyattsville, MD 20781

Parcel Details	Ownership Information	Administrative Details
Tax Account #: 1805456	Owner Name: DEZELSKI FRANCIS D ETAL	Tax Map Grid: 050B1
Assessment District: 16		WSSC Grid: 206NE03
Lot: Block: Parcel:	Owner Address: 4910 41st Pl, Hyattsville, MD 20781	Tree Conservation Plan 1:
Description: E 125 FT LT 11 EX S 2 FT EQ 7250 SQ FT	Liber: 40455 Folio: 039	Tree Conservation Plan 2:
Plat: A16-0939	Transfer Date: 1/18/2018	Councilmanic District: 2
Subdivision: HYATTS ADDN TO HYATTSVILLE	Current Assessment: \$403,333.00	
Acreage: 0.1660	Land Valuation: \$108,633.00	
	Improvement Valuation: \$294,700.00	
	Sale Price: \$490,000.00	
	Structure Area (Sq Ft): 1400	

Development District Overlay

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

Historic District National Register (HAWP Not Required)

Name: Hyattsville Historic District

ID: 68-010-00

EXH. # **8**
V-85-21

Legislative District

Legislative District: 22
 Member 1: Paul G. Pinsky
 Party 1: Democrat
 Member 2: Anne Healey
 Party 2: Democrat
 Member 3: Alonzo T. Washington
 Party 3: Democrat
 Member 4: Nicole A. Williams
 Party 4: Democrat

Councilmanic District (2014)

District: 2
 Member: Deni Taveras
 Political Party: Democrat
 Telephone: 301-952-4436
 Email: dltaveras@co.pg.md.us
 District: Null
 Member: Mel Franklin (At Large)
 Political Party: Democrat
 Telephone: 301-952-2638
 Email: mfranklin1@co.pg.md.us
 District: Null
 Member: Calvin S. Hawkins, II (At Large)
 Political Party: Democrat
 Telephone: 301-952-2195
 Email: at-largememberhawkins@co.pg.md.us

Tax Grid

Map Grid: 50-B1

WSSC Grid

Grid: 206NE03

Watershed (DOE)

Name: NORTHWEST BRANCH (ANA)

Watershed - 12 digit (DNR)

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

Zip Code

Zip Code: 20781

City: Hyattsville

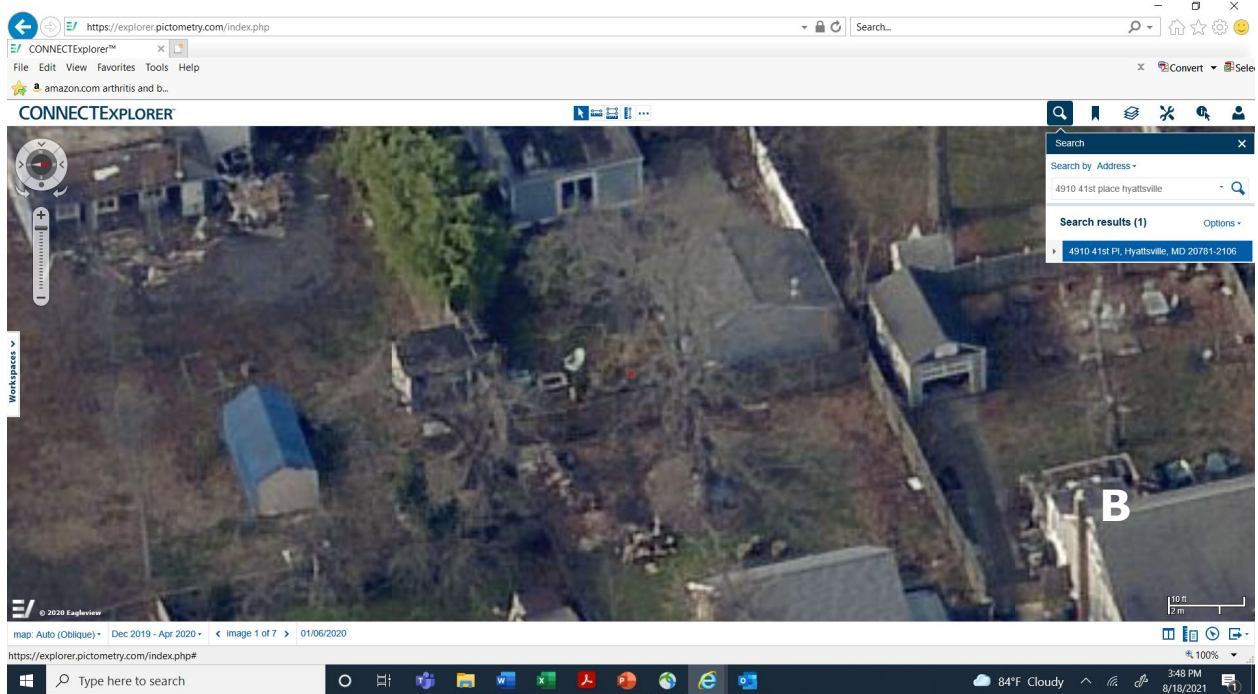
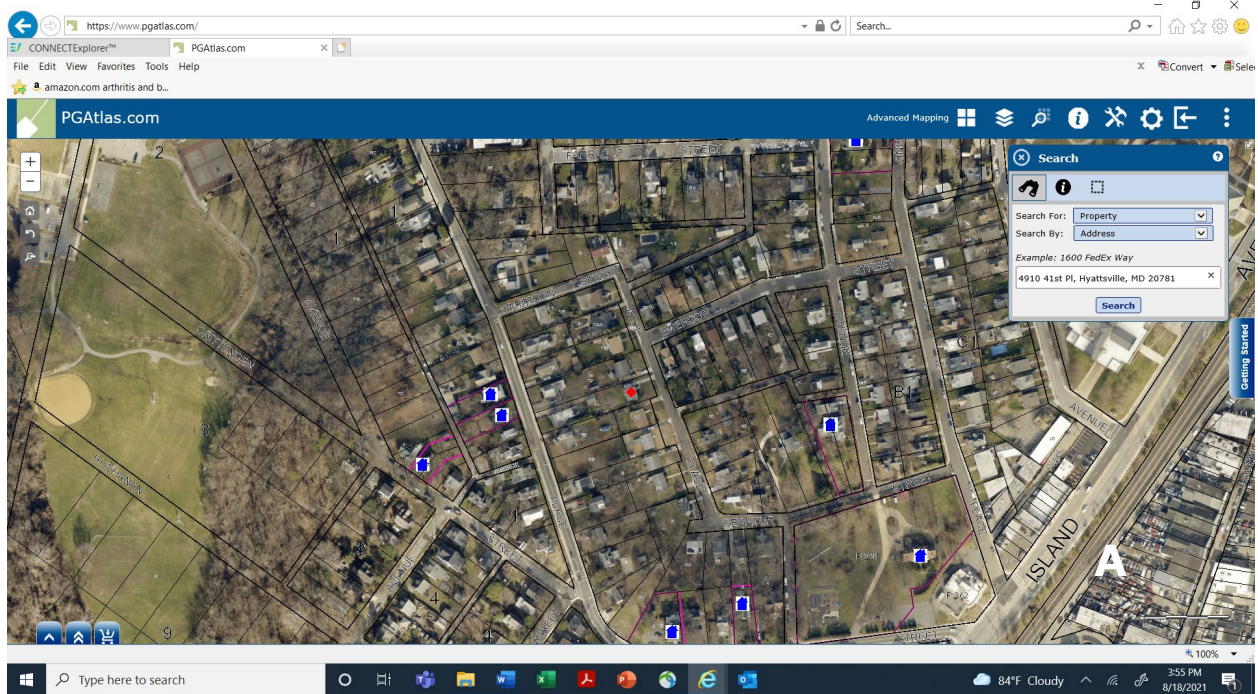
Alternate Names: N/A

Zoning

Zone Type: Residential

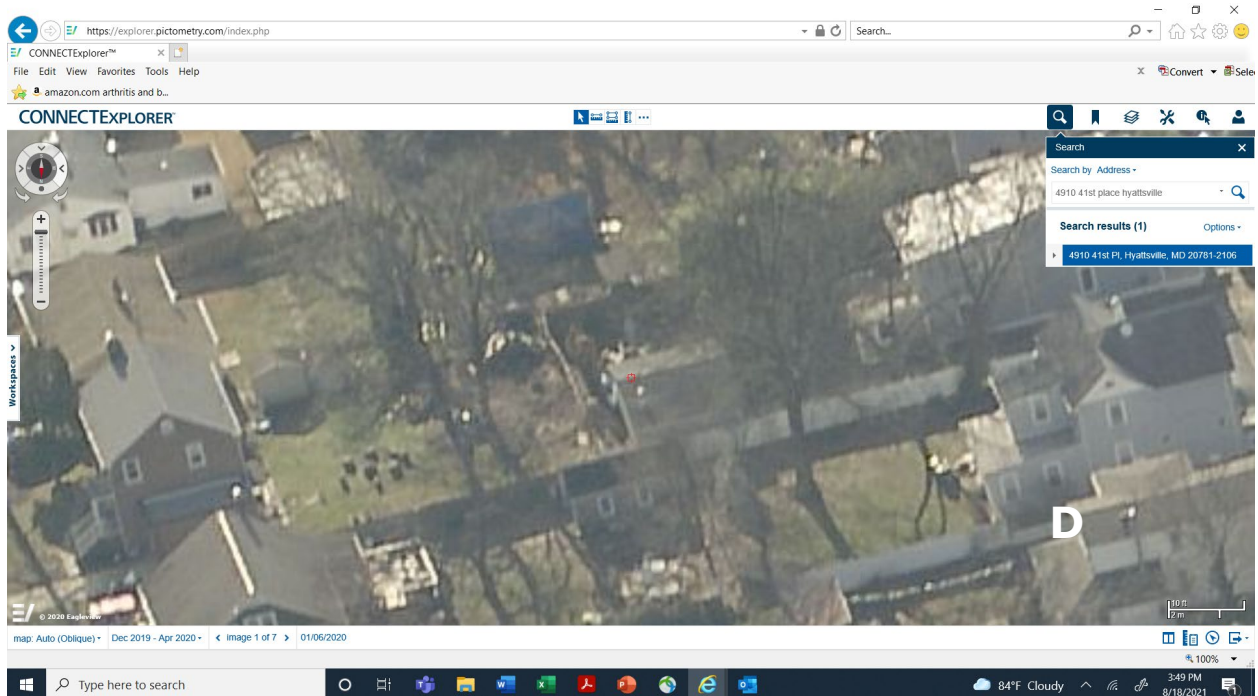
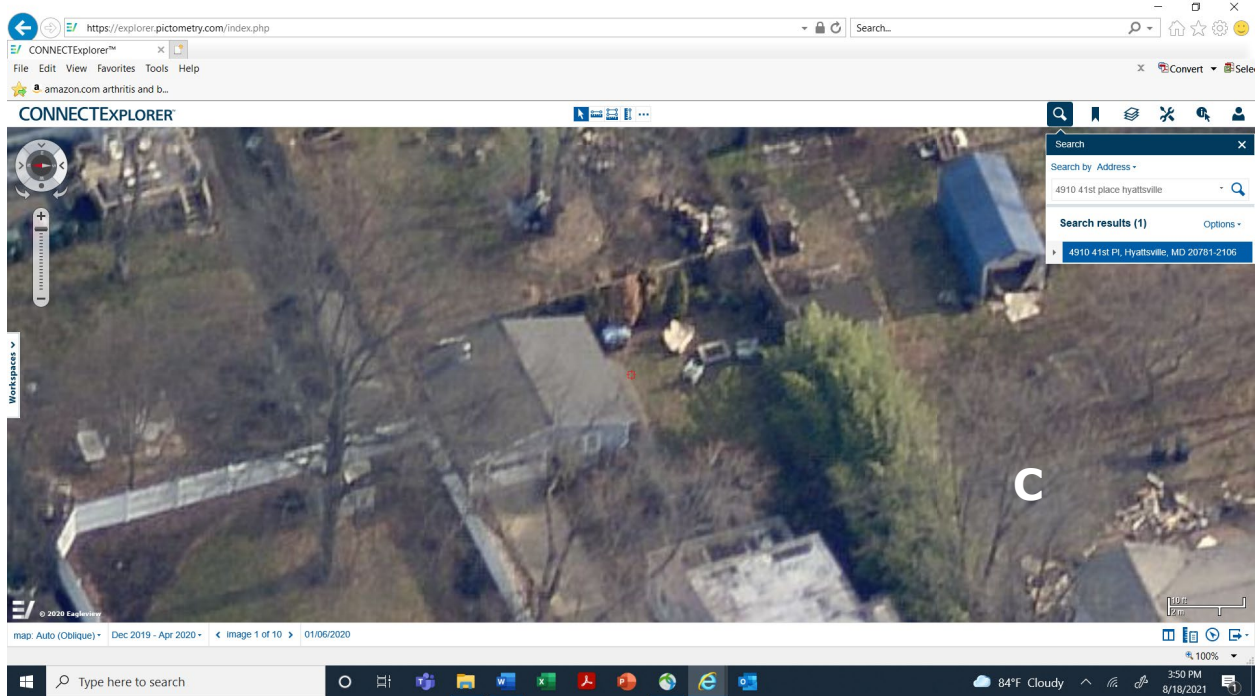
Class: R-55 (One-Family Detached Residential)

V-85-21

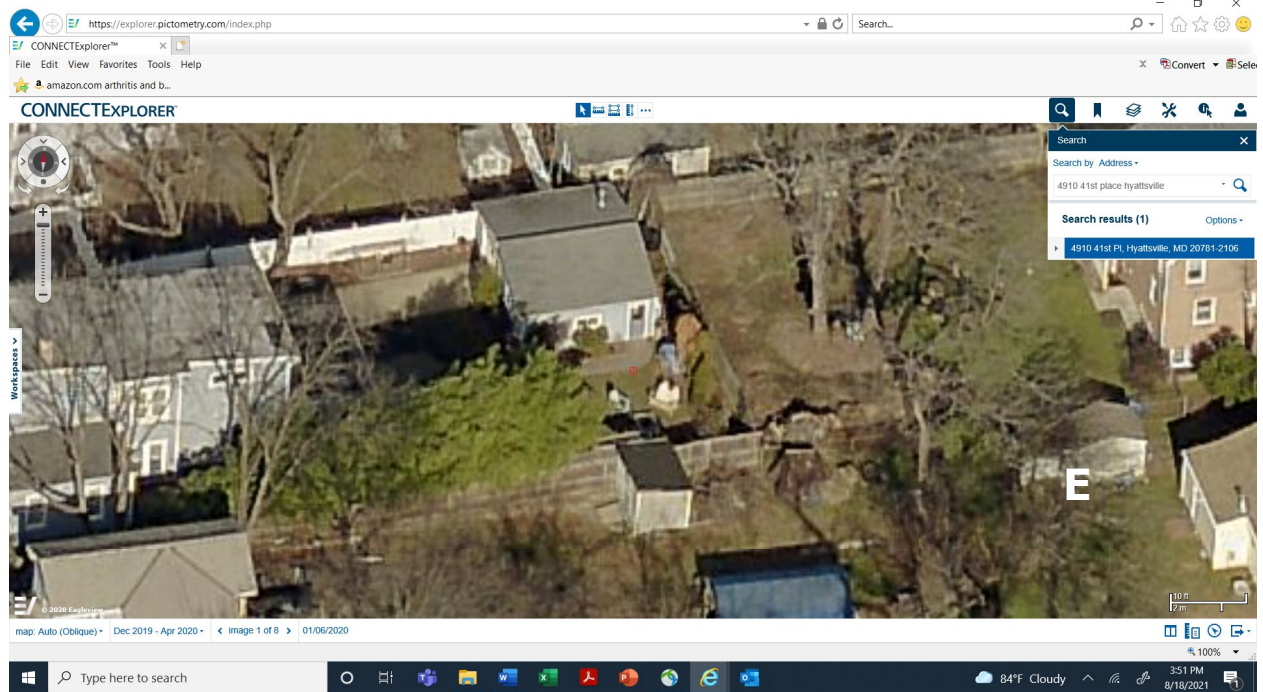


EXH. # **9(A-F)**
V-85-21

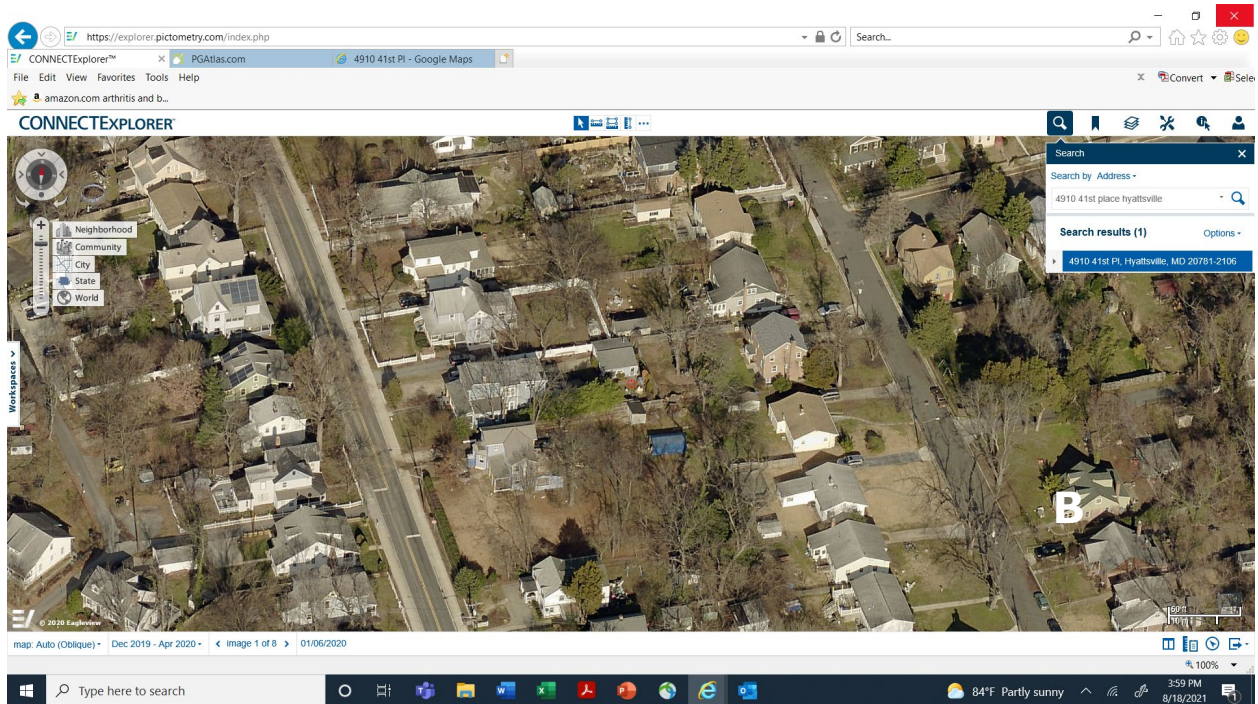
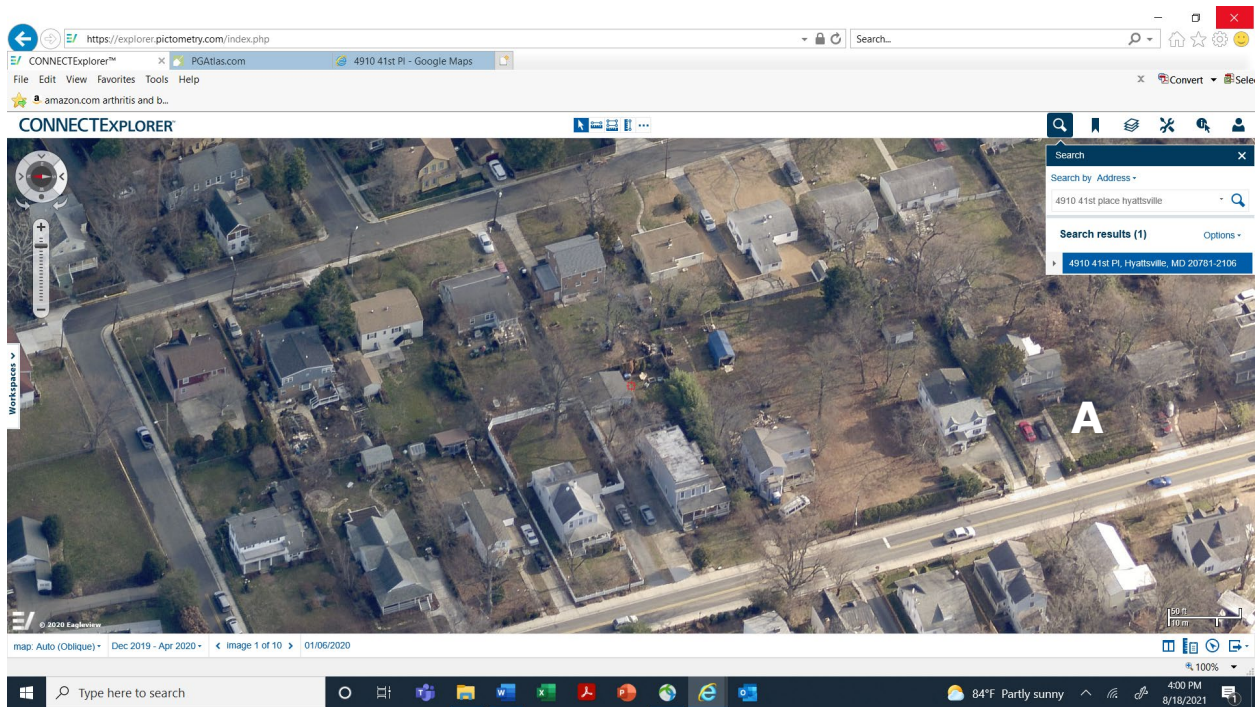
V-85-21



V-85-21

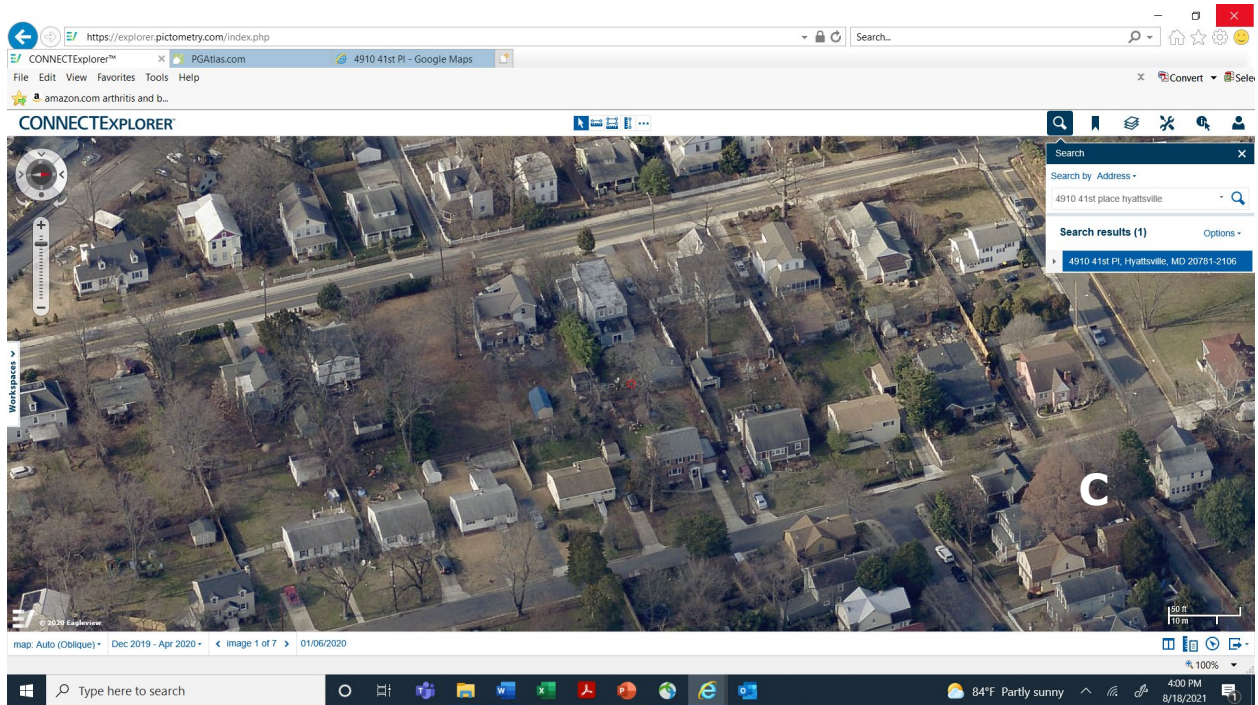


V-85-21 Neighboring Properties



EXH. # **10(A-C)**
V-85-21

V-85-21 Neighboring Properties





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: September 14, 2021

Petitioner: Francis D. Dezelski

Appeal No.: V-85-21

Hearing Date: WEDNESDAY, SEPTEMBER 29, 2021, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Appeal has been made to this Board for permission to an existing condition (front line width) and obtain a building permit for the construction of a handing 2nd floor addition above the garage and to the right of way on R-55 Zoned (One-Family Detached Residential) property known as Part of Lot 11 Map 50, Grid 81, Hyatt's Addition to Hyattsville, being 4910 41st Place, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

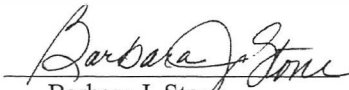
The specific violation resides in the fact that Zoning Ordinance Section 27-442(e)(Table IV) prescribes that each lot shall have a side yard at least 8 feet in width. Section 27-442(d)(Table III) prescribes that each lot shall have a minimum width of 65 feet measured along the front building line. Variances of 4.4 feet side yard width and 7 feet front building line 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

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. Stope
Administrator

cc: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville
Surveys Inc., Engineer

EXH. # **11**
V-85-21

V-85-21
FRANCIS DEZELSKI
4910 41ST PLACE
HYATTSVILLE MD 20781

V-85-21
IRENE MARSH
4912 40TH PLACE
HYATTSVILLE MD 20781

V-85-21
MICHAEL & JOANNE DARLING
4908 41ST PLACE
HYATTSVILLE MD 20781

V-85-21
CITY OF HYATTSVILLE
ECONOMIC REVIEW
4310 GALLATIN STREET
HYATTSVILLE MD 20781

V-85-21
BOWES DARRIN JOSEPH
4910 40TH PL, HYATTSVILLE, MD 20781

V-85-21
LISA KAHN
JOHN C WISSINGER
4913 40TH PLACE
HYATTSVILLE MD 20781

V-85-21
JOSEPHINE & EDWARD ELLIOTT
4912 41ST PLACE
HYATTSVILLE MD 20781

SURVEYS INC
350 MAIN STREET
LAUREL MD 20707

V-85-21
DANIEL ALAN BRESETTE
JANICE MAUREEN RYAN
4911 40TH PLACE
HYATTSVILLE MD 20781

V-85-21
ROBERT & DAWN FENTON
4915 40TH PLACE
HYATTSVILLE MD 20781

V-85-21
JEANNIE HILL
4101 EMERSON STREET
HYATTSVILLE MD 20781

EXH. #	12
V-85-21	

Kevin Ward
Mayor



Tracey E. Douglas
City Administrator

September 24, 2021

Barbara Stone
Administrator
Board of Zoning Appeals
County Administration Building, Room 2173
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: V-85-21: 4910 41st Place, Hyattsville

Dear Ms. Stone:

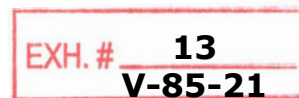
This letter is to request that the Board of Zoning Appeals hold open the record for variance application V-85-21, for the property located at 4910 41st Place, Hyattsville.

The City of Hyattsville is awaiting further documentation related to this variance request in order to begin our review of the application. We have the application tentatively scheduled to be heard by our City Council on Monday, October 4, 2021. We respectfully ask that the record be held open until October 5, 2021, so that our comments may be considered by the Board.

We thank you and the Board for your consideration.

Sincerely,

Jim Chandler
Assistant City Administrator



CC: City Council