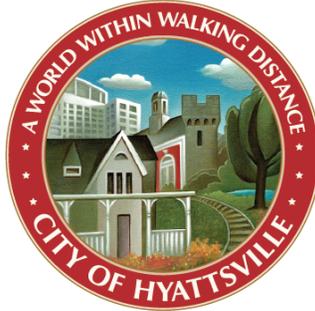


City of Hyattsville

Hyattsville Municipal Building
4310 Gallatin Street, 3rd Floor
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org



Agenda Regular Meeting

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_dGjluzrrT0WYRitW96n97Q

Monday, May 15, 2023

7:00 PM

Virtual

City Council

Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Danny Schaible, Council Vice President, Ward 2
Sam Denes, Ward 1
Joanne Waszczak, Ward 1
Emily Strab, Ward 2
Ben Simasek, Ward 3
Jimmy McClellan, Ward 3
Edouard Haba, Ward 4
Daniel Peabody, Ward 4
Rommel Sandino, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator
Laura Reams, City Clerk, 301-985-5009, cityclerk@hyattsville.org

WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING!
Your participation at this public meeting is valued and appreciated.

AGENDA/PACKET: The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at www.hyattsville.org prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

AMERICANS WITH DISABILITY ACT: In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (301) 985-5009. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AUDIBLE DEVICES: Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

PUBLIC INPUT: If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically using the eComment feature at www.hyattsville.org/meetings or via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

WAYS TO WATCH THE MEETING LIVE: City Council meetings are broadcast live on cable television channel 71 (Comcast) and channel 12 (Verizon). You may also view meetings live online at hyattsville-md.granicus.com/MediaPlayer.php?camera_id=2

REPLAY SCHEDULE: The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 (Verizon) daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at www.hyattsville.org/meetings.

CITY INFORMATION: Sign up to receive text and email notifications about Hyattsville events, government, police and programs at www.hyattsville.org/list.aspx

INCLEMENT WEATHER: In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.

Meeting Notice:

The Hyattsville City Council will hold its meeting on Monday, May 15, 2023 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

The meeting will be broadcast live on cable television channel 71 (Comcast), channel 12 (Verizon), and available via live stream at www.hyattsville.org/meetings.

PUBLIC PARTICIPATION:

If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically using the eComment feature at www.hyattsville.org/meetings or via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

Members of the public who wish to comment during the virtual Council meeting must register in advance using the link below.

https://us06web.zoom.us/webinar/register/WN_dGjluzrrTOWYRitW96n97Q

- 1. Call to Order and Council Roll Call**
- 2. Pledge of Allegiance to the Flag**
- 3. Approval of Agenda**
- 4. Public Comment (7:10 p.m. – 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker**
- 5. Community Notices and Meetings**
 - 5.a. Main City Calendar: May 16, 2023 - June 5, 2023** [HCC-389-FY23](#)
N/A
Sponsors: City Administrator
Department: City Clerk
Attachments: [City Calendar May 15, 2023 - June 5, 2023](#)
- 6. City Administrator Update (7:20 p.m. - 7:40 p.m.)**
- 7. Presentations (7:40 p.m. - 8:15 p.m.)**

7.a. WMATA Better Bus Network Redesign [HCC-379-FY23](#)

Presentation on the WMATA Better Bus Network Redesign program.

Sponsors: City Administrator

Department: Public Works

Attachments: [BBNR City of Hyattsville](#)

7.b. 2023 Biennial Election - Presentation of Results [HCC-396-FY23](#)

Presentation Only

Sponsors: City Administrator

Department: City Clerk

8. Proclamations**8.a. Proclamation Recognizing National Peace Officers Memorial Day and National Police Week** [HCC-387-FY23](#)

I move that the Mayor and Council adopt a proclamation recognizing May 14 through May 20, 2023 as National Police Week and May 15, 2023 as Peace Officers Memorial Day in the City of Hyattsville.

Sponsors: City Administrator

Department: City Clerk

Attachments: [CM 05015 National Police Week and Peace Officers' Memorial Day 2023](#)

8.b. Proclamation of National Public Works Week [HCC-388-FY23](#)

I move that the Mayor and Council adopt a proclamation recognizing the week of May 21 through May 27, 2023, to be Public Works Week in the City of Hyattsville.

Sponsors: City Administrator

Department: City Clerk

Attachments: [CM 0515 National Public Works Week 2023](#)

9. Appointments

9.a. Appointment to the Hyattsville Environment Committee[HCC-394-FY23](#)

I move that the Mayor and Council approve the reappointment of Janet Nackoney (Ward 2) to the Hyattsville Environment Committee for a term of two (2) years to expire May 31, 2025.

Sponsors: Haba and Simasek

Department: City Clerk

Attachments: [Janet Nackoney Re-appointment May 15 redac](#)

10. Consent Items (8:15 p.m. - 8:20 p.m.)

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

10.a. ARPA: Housing Manager position[HCC-378-FY23](#)

I move that the Mayor and Council authorize the use of American Rescue Act funds in an amount not to exceed \$135,000 over the course of 18 months to hire a Housing Manager who will manage the City's affordable housing policies and programs and implement the City's Housing Action Agenda.

Sponsors: Waszczak and Simasek

Department: Community & Economic Development

10.b. Zoning Variance Request: V-76-22 - 6117 42nd Avenue, Hyattsville (RECONSIDERATION 2)[HCC-385-FY23](#)

I move the City Council authorize the Mayor to send correspondence to the Board of Zoning Appeals in support V-76-22 for the subject property at 6117 42nd Avenue, Hyattsville. The purpose of the zoning variance request is to validate existing conditions of side yard width and front yard depth and allow an excess in lot coverage to enable the approval of a building permit to allow for the construction of a one-story addition on an existing residential dwelling unit.

Sponsors: City Administrator

Department: Community & Economic Development

Attachments: [V-76-22 Site Plan 05.08.23](#)
[V-76-22 BZA referral 04.18.23](#)
[V-76-22 Application](#)

10.c. Disbursement of Ward 3 Discretionary Funds[HCC-392-FY23](#)

I move that the Mayor and Council authorize the disbursement of \$367.32 of Ward 3 FY23 discretionary funds to Councilmember Ben Simasek as reimbursement for the April 29, 2023 Ward 3 Check-In and Candidate Meet & Greet.

Sponsors: Simasek and McClellan

Attachments: [4-27-23 Receipt Cocineros](#)
[4-27-23 Receipt Mezeh](#)

10.d. Disbursement of Ward 2 Discretionary Funds[HCC-393-FY23](#)

I move that the Mayor and Council authorize the disbursement of \$149.90 of Ward 2 FY23 discretionary funds to pay for the Zoom account for the free Hyattsville Community Yoga class.

Sponsors: Strab and Schaible

Department: Legislative

10.e. Acceptance of the Certified Results for the 2023 Biennial Election[HCC-395-FY23](#)

I move that the Mayor and Council accept the certified election results from the Board of Supervisors of Elections for the 2023 Biennial Election held on Tuesday, May 9, 2023. This certification is provided for under Section C4-11 of the Hyattsville City Charter.

Sponsors: City Administrator

Department: City Clerk

Attachments: [Certified Return Sheet 2023](#)

11. Action Items (8:20 p.m. - 9:00 p.m.)**11.a. Hyattsville Ordinance 2023-02: Fiscal Year 2024 Budget (Introduction)**[HCC-386-FY23](#)

I move the Mayor and Council introduce Hyattsville Ordinance 2023-02, an ordinance adopting an annual budget for the Fiscal Year July 1, 2023, through June 30, 2024, for the general purpose, fixing the tax rates for the Fiscal Year beginning July 1, 2023; authorizing collection of taxes herein levied, and appropriating funds for the fiscal year (INTRODUCTION AND FIRST READING).

Sponsors: City Administrator

Department: Finance

Attachments: [University Town Center Special Tax Report \(2023\) 5-10-2023](#)
[Hyattsville Ordinance 2023-01 Fiscal Year 2024 Budget DRAFT 5-12-2023](#)

11.b. Proclamation Recognizing the Results of the 2023 Hyattsville Youth Vote [HCC-390-FY23](#)

I move that the Mayor and Council adopt a proclamation recognizing the unsettled debate among the youth of Hyattsville regarding the correct categorization of hot dogs.

Sponsors: City Administrator

Department: City Clerk

Attachments: [CM 0515 Youth Vote 2023](#)

12. Council Dialogue (9:00 p.m. - 9:10 p.m.)**13. Motion to Adjourn**



City of Hyattsville

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Agenda Item Report

File #: HCC-389-FY23

5/15/2023

5.a.

Submitted by: Nate Groenendyk
Submitting Department: City Clerk
Agenda Section: Community Notices and Meetings

Item Title:
Main City Calendar: May 16, 2023 - June 5, 2023

Suggested Action:
N/A

Summary Background:
N/A

Next Steps:
N/A

Fiscal Impact:
N/A

City Administrator Comments:
N/A

Community Engagement:
N/A

Strategic Goals:
Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?
N/A

For further information regarding City programming, events, or meetings please visit hyattsville.org/meetings or call 301-985-5000.

All committee meetings are virtual unless otherwise indicated below.

1. [Hyattsville Fresh Produce Distribution](#)

May 16, 2023, 12:00 PM

@First United Methodist Church, 6201 Belcrest Road

The City of Hyattsville is hosting a fresh produce distribution at the First United Methodist Church, 6201 Belcrest Road. No registration or City residency is required. The bagged produce is served on a first-come, first-served basis.

2. [Planning Committee Meeting](#)

May 16, 2023, 7:00 PM

3. [Ageless Grace Seated Exercise Class](#)

May 17, 2023, 10:00 AM - 11:30 AM

@the first floor of the City Building

Hyattsville seniors are invited to this free weekly, hour-long, seated exercise class that uses simple exercises to improve motor skills and brain function.

4. [Free Zumba Fitness Classes at Hyatt Park!](#)

May 17, 2023, 4:00 PM - 5:00 PM

@Hyatt Park, 3500 Hamilton Street

Get your groove on this May with the City's FREE Zumba fitness classes on Wednesdays from 4 –5 p.m. at Hyatt Park! Community members of all ages are invited!

5. [Code Compliance Advisory Committee Meeting](#)

May 17, 2023, 7:00 PM

6. [Community NARCAN Training](#)

May 18, 2023, 6:00 PM - 7:00 PM

@City Building, 4310 Gallatin Street

Learn how to recognize an opioid overdose and safely administer NARCAN, a life-saving drug used to reverse the effects of an opioid overdose, by attending a community training! Space is limited and registration is required.

7. [Jefferson Street Community Meeting](#)

May 18, 2023, 6:00 PM

Attend this virtual community meeting to hear updates on the Jefferson St Bike Boulevard traffic calming project and provide your feedback on how the temporary installations are working. If you can't make the meeting a survey will also be available on HelloHyattsville.com through May 31.

8. [Educational Facilities Task Force Meeting](#)

May 18, 2023, 7:00 PM

9. [Bike to Work Day!](#)

May 19, 2023, All Day

Join Bike to Work Day to promote a cleaner and healthier way of transportation! Visit biketoworkmetrodc.org and sign up to make a pit stop at Driskell Park from 6:30 – 8:30 a.m.! Staff from Arrow Bicycle will be there handing out free shirts. You can also learn about the City's Bike Rack Scavenger Hunt for a chance to win a \$50 gift card!

10. [Community NARCAN Training](#)

May 19, 2023, 10:00 AM - 11:00 AM

@City Building, 4310 Gallatin Street

11. [Jim Henson Family Sing-A-Long Movie Night!](#)

May 19, 2023, 8:00 PM

@Driskell Park

Celebrate the legacy of Jim Henson at Driskell Park. Join us for a sing-along of the original 1979 Muppet Movie at 8pm.

12. [Gas-Powered Leaf Blower Trade-In Day!](#)

May 20, 2023, 10:00 AM - 1:00 PM

@DPW Operations Center, 4633 Arundel Place

Hyattsville is switching from gas-powered to electric leaf blowers! All gas-powered leaf blowers used in City limits must be electric-powered by August 2024. The City is holding a trade-in event on May 20, from 10 a.m. – 1 p.m., at 4633 Arundel Place, for residents and

contractors to trade in their gas-powered blower for reimbursement up to 75% on the purchase cost of an electric blower!

13. [Invasive Removals](#)

May 20, 2023, 10:00 AM - 2:00 PM

@Driskell Park

Help remove invasive plants from Driskell between 10 a.m. and 2 p.m. Student-service learning hours are available!

14. [Jim Henson Celebration!](#)

May 20, 2023, 2:00 PM - 5:00 PM

@Driskell Park

Celebrate the legacy of Jim Henson at Driskell Park Join us for a ceremony in the plaza with a marching band, DJ, food, puppet-making crafts, a visual arts show and more!

15. [Education Advisory Committee Meeting](#)

May 22, 2023, 6:30 PM

16. [Race and Equity Task Force Meeting](#)

May 23, 2023, 7:00 PM

17. [Ageless Grace Seated Exercise Class](#)

May 24, 2023, 10:00 AM - 11:30 AM

@the first floor of the City Building

18. [Free Zumba Fitness Classes at Hyatt Park!](#)

May 24, 2023, 4:00 PM - 5:00 PM

@Hyatt Park, 3500 Hamilton Street

19. [CERT Training](#)

May 24, 2023, 6:30 PM - 8:30 PM

@City Building

The next Gateway District Community Emergency Response Team (CERT) organizational meeting will take place on May 24, from 6:30 – 8:30 p.m., in the first-floor multipurpose room of the City Building, 4310 Gallatin Street.

20. [Gallatin Street Meeting](#)

May 25, 2023, 6:00 PM

@UPDATED LOCATION: At the corner of Gallatin Street and 36th Avenue

Attend this in-person meeting at the corner of Gallatin Street & 36th Avenue to hear updates on the final design and timeline for installation of traffic calming measures on the 3500-3700 blocks of Gallatin St. The final design will be posted at hyattsville.org/streets.

21. [Health, Wellness, and Recreation Advisory Committee Meeting](#)

May 25, 2023, 7:00 PM

22. [Age-Friendly Work Group Meeting](#)

23. [Fresh Produce Distribution](#)

May 27, 2023, 12:00 PM

@First United Methodist Church, 6201 Belcrest Road

24. [City Offices Closed: Memorial Day](#)

May 29, 2023, All Day

Hyattsville's administrative offices will be closed on May 29 in honor of Memorial Day. There will be no Monday yard waste or compost pick-ups the week of May 29 – June 2. Trash and County recycling routes remain the same.

25. [Deadline for Hyattsville Families & Individuals to apply for ARPA Funds](#)

May 31, 2023

26. [Ageless Grace Seated Exercise Class](#)

May 31, 2023, 10:00 AM - 11:30 AM

@the first floor of the City Building

27. [Free Zumba Fitness Classes at Hyatt Park!](#)

May 31, 2023, 4:00 PM - 5:00 PM

@Hyatt Park, 3500 Hamilton Street

28. [RESCHEDULED EVENT: Health-A-Palooza!](#)

June 3, 2023, 10:00 AM - 3:00 PM

@Hyatt Park

Join the Maryland Multicultural Youth Center, the City of Hyattsville, and many other health partners at Hyatt Park, 3500 Hamilton St, from 10 a.m. – 3 p.m., for a jam-packed day full

of FREE health resources, screenings, and wellness activities that the whole family will enjoy. Parking is allowed in residential zones next to the park during the event.

29. [Community Shred-It Day!](#)

June 4, 2023, 10:00 AM - 1:00 PM

30. [City Council Meeting: Adoption of FY24 Budget](#)

June 5, 2023, 12:00 PM - 1:00 PM

31. [Seniors on the Go: Free Movie Mondays](#)

June 5, 2023, 12:00 PM - 3:30 PM

@ Old Greenbelt Theatre

Come along and enjoy a classic film at the Old Greenbelt Theatre the first Monday of the month! Showtime is at 1 p.m. Transportation pickup service is available from the City Building and Friendship Arms.

32. [City Council Meeting: 1st Meeting of New Council](#)

June 5, 2023, 7:00 PM - 8:00 PM

Newly Elected Officials are issued the Oath of Office at 5 PM, at the City Building.



City of Hyattsville

Hyattsville Municipal Bldg
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Hyattsville, MD 20781
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www.hyattsville.org

Agenda Item Report

File #: HCC-379-FY23

5/15/2023

7.a.

Submitted by: Hal Metzler
Submitting Department: Public Works
Agenda Section: Presentation

Item Title:
WMATA Better Bus Network Redesign

Suggested Action:
Presentation on the WMATA Better Bus Network Redesign program.

Summary Background:
From wamata.com - Better Bus is an initiative to rethink, redesign, and revitalize bus service to better serve the needs of customers in the region. Through a network redesign, we're taking a fresh and detailed look at our bus service and routes to serve you better.

The redesign effort will consider where, when, and how people travel in the region and result in a new network that better serves our communities, including the needs of essential workers. This process will also coordinate service with bus priority investments-like bus lanes and transit signal priority-across the region.

Next Steps:
Participate in stakeholder engagement

Fiscal Impact:
N/A

City Administrator Comments:
Click or tap here to enter text.

Community Engagement:
WMATA will conduct their own community engagement

Strategic Goals:
Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?
N/A

Better Bus Network Redesign

City of Hyattsville Council Meeting

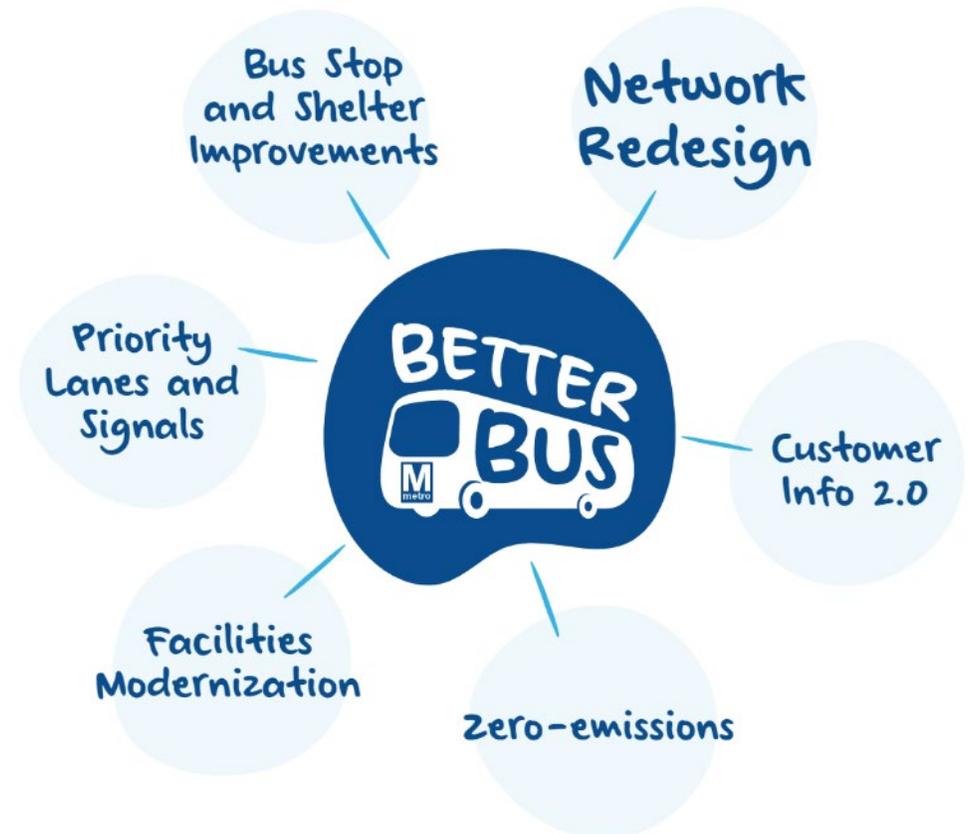
May 15, 2023





What is the Better Bus Network Redesign?

- The Network Redesign is a project to rethink, redesign, and revitalize bus service
- Part of the Better Bus Initiative – which includes many ongoing and future efforts to improve bus service



Why Redesign the Bus Network?



To better connect people to where they need to go



To promote equity, inclusiveness, and access to opportunity



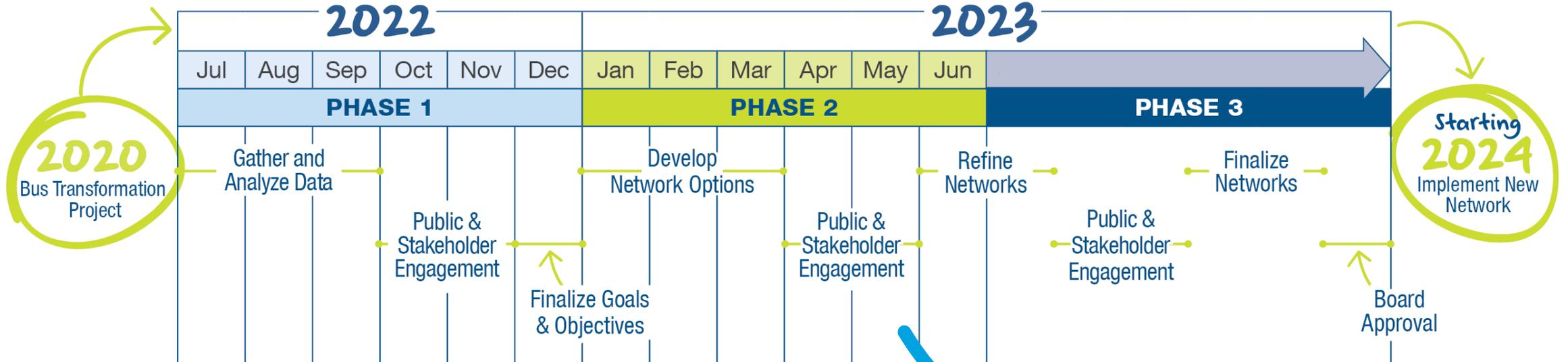
To keep up with our evolving region and the people that live here



To create an easy-to-use network, no matter where you are



Better Bus Network Redesign Roadmap



We are here

Public Comment Period for the draft Visionary Network: April 17 – June 5

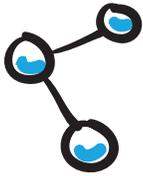




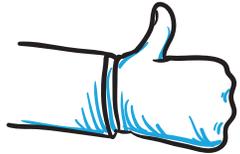
Highlights from the Visionary Network



The Draft Visionary Network Could Deliver...



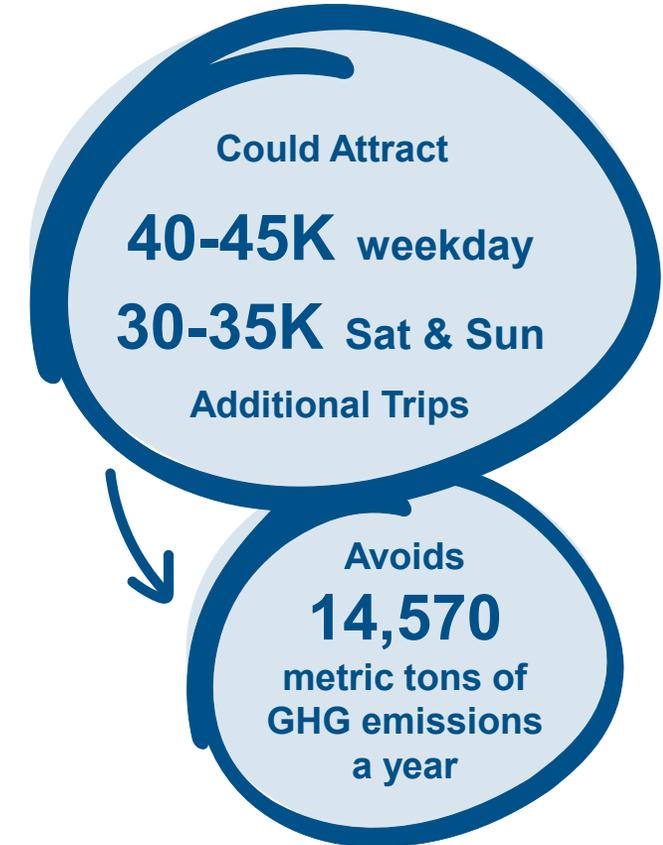
Regional Connectivity – Matches when and where people want to travel



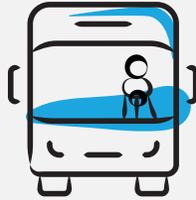
Quality Customer and Operator Experience – Provides fast, frequent, and reliable service



Equity – Addresses inequities and increases access to opportunity for disenfranchised communities



The Bus Network the Region Needs



Expanded Frequent
Service Network



More service all
day/all week

Draft Visionary Network Essentials

All non-commuter service should
operate **seven days/week**
across the region

All service should operate
as frequently as possible and
at least every 30 minutes

Regional **24-hour network**
to key job and nightlife areas

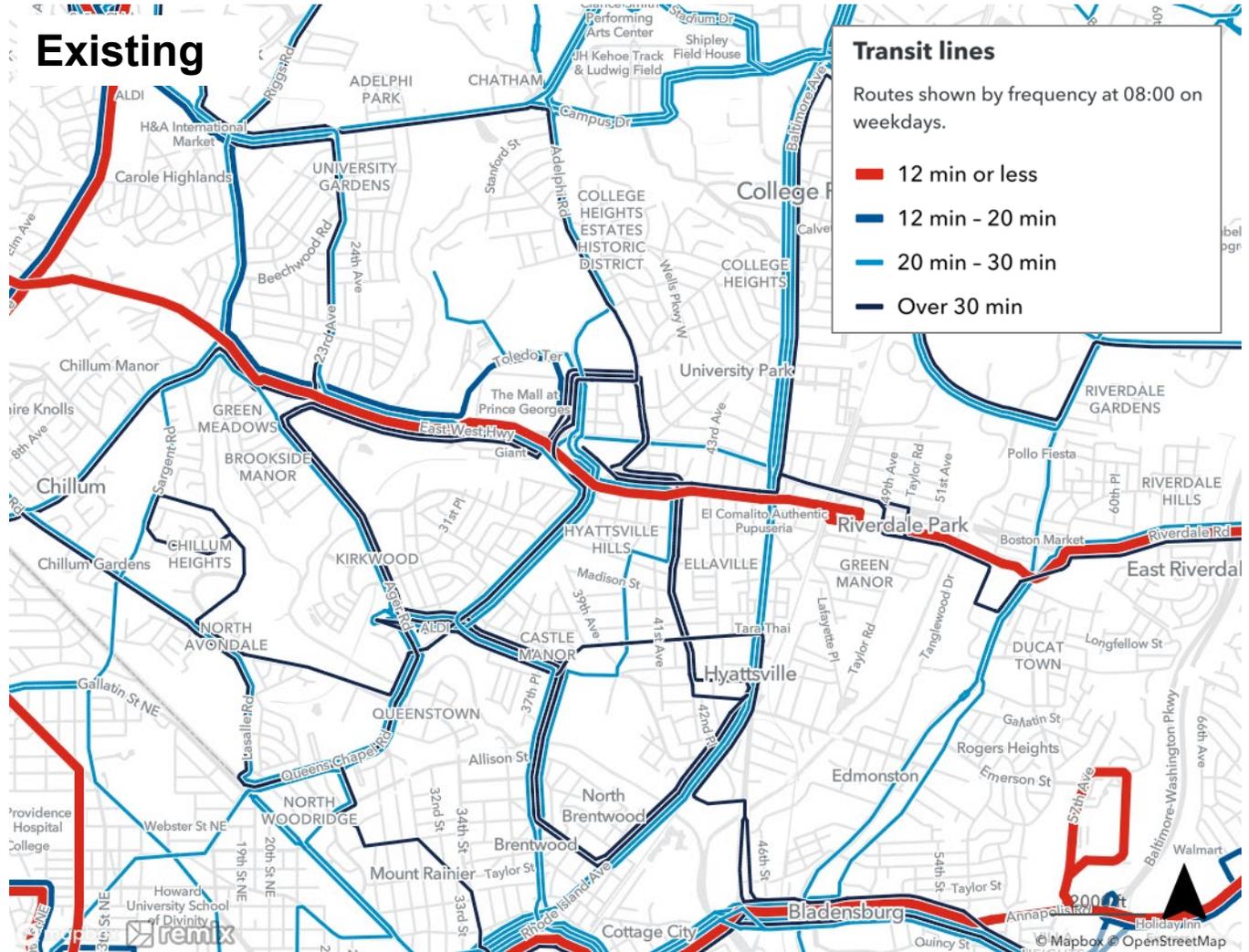
The Bus Network the Region Needs



Increased crosstown and cross-county connections

Connect key destinations, including transit hubs, with direct, frequent routes

Extending service beyond jurisdictional borders



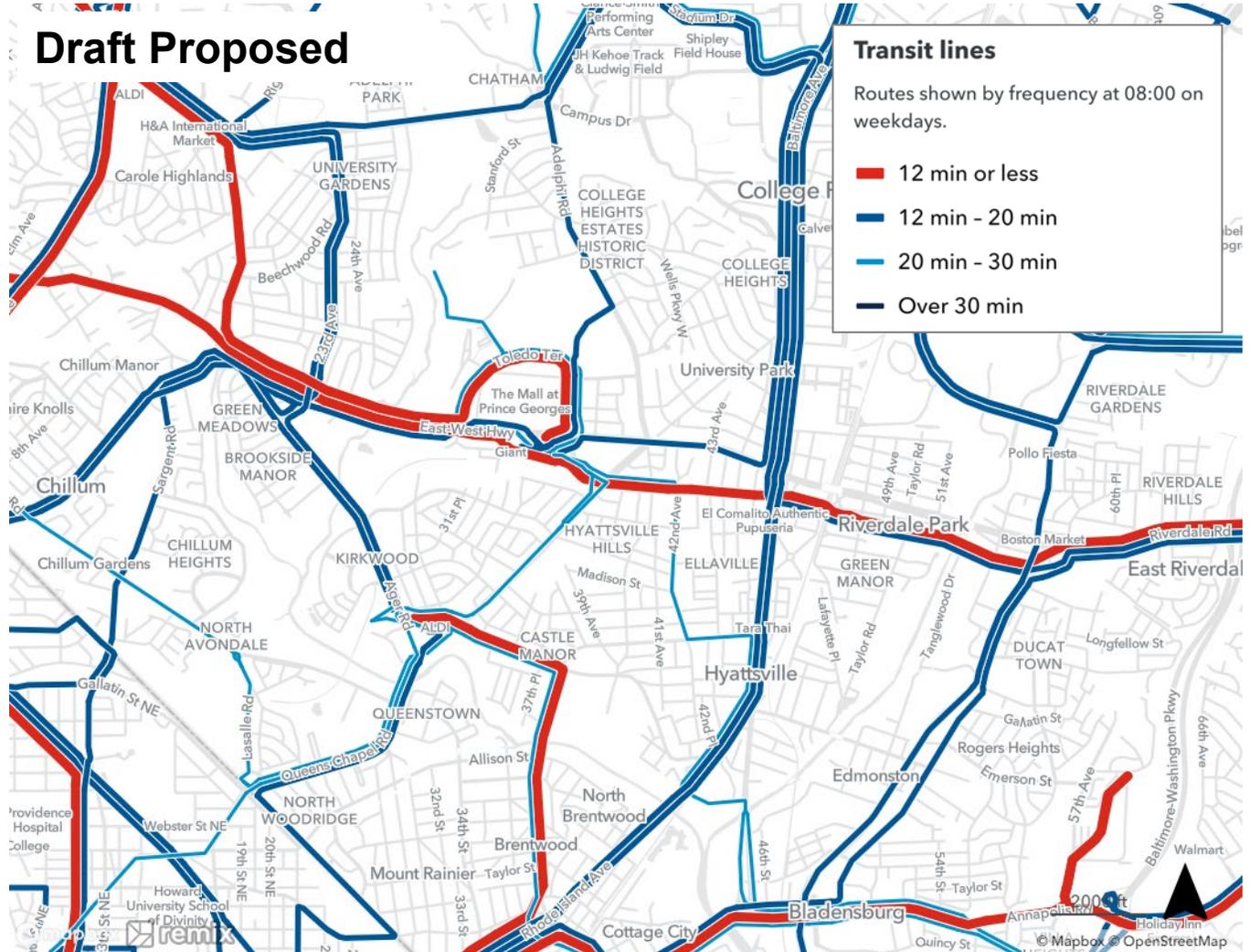
The Bus Network the Region Needs



Increased crosstown and cross-county connections

Connect key destinations, including transit hubs, with direct, frequent routes

Extending service beyond jurisdictional borders



Draft Visionary Network Considerations



Data and public, bus operations, jurisdiction partner input formed the basis for the draft Visionary Network



Implementing the draft Visionary Network will require a **35 percent increase in funding for bus in the region**



Network does not specify which **operator will operate the service** nor have we yet specified stops or stopping patterns



Temporary bus route numbers to accommodate new routes and changes to existing routes



Engagement Approach

How Will We Be Engaging the Public?



We're reaching a wide variety of customers in a wide variety of ways at a wide variety of events!
Customers will find the Better Bus blue-shirt teams...



...surveying on buses



...hearing from youth audiences

We're hosting
50 events in 50 days
to celebrate
50 Years
of Metrobus!



RECENT EVENTS



Thursday, May 4 – 3:00 – 7:00 p.m.
@ Greenbelt Metro Station

Saturday, May 6 – 1:30 – 4:30 p.m.
@ Hyattsville Public Library



...informing virtually at webinars in each jurisdiction

MD

VA

DC

...chatting at pop-ups

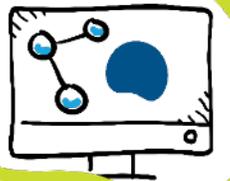


...engaging with community-based organizations



...listening at community workshops

Those who can't make it to our events can visit wmata.com/betterbus to explore the new network and provide feedback virtually...



Better Bus Virtual Experience LAB



Experience the Visionary Network Online!



New Trip Planner
Compare your trip on the current network to the Visionary Network

Starting Point

Destination

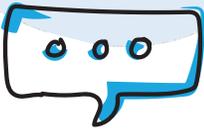


Comment on Your Route
Leave route-by-route feedback on an interactive map



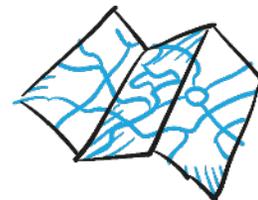
Map Library
Explore an atlas of maps of the Visionary Network, including route profiles

Survey
Tell us what you think of the Visionary Network and what it means to you



Network Built in Coordination with Jurisdictional Partners

- Recurring meeting with the project's Technical Committee since project kick-off
 - To get early input and ensure collaboration with jurisdictional partner throughout the project
- Network design informed by two rounds of all-day jurisdictional coordination workshops
- Visionary Network build on partners' existing and planned service



Jurisdictional Coordination Workshops

Next Stop: Better Bus

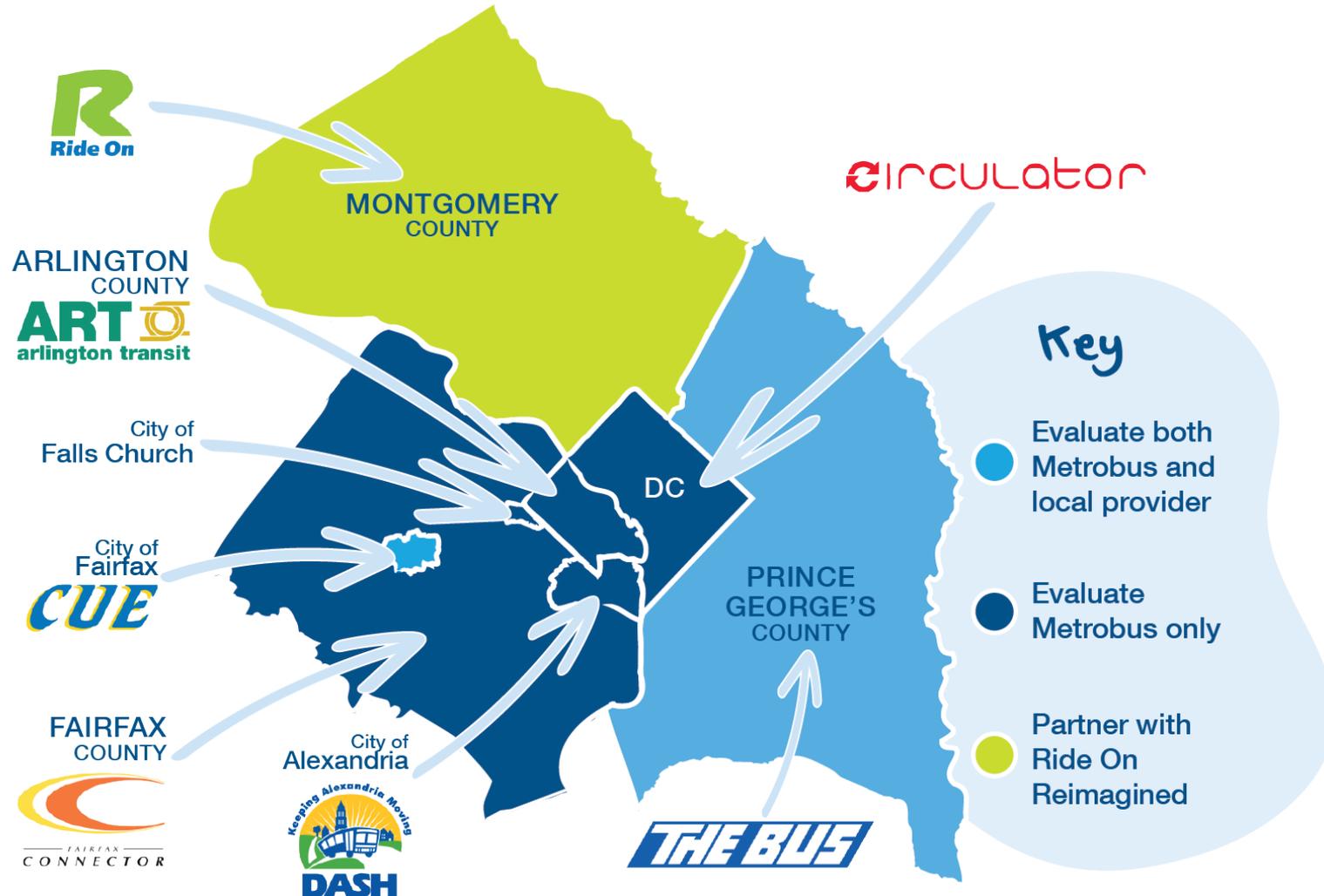
- Continue engaging customers, future customers, elected officials, and other audiences on the draft Visionary Network
- Refine draft Visionary Network using information and comments received Spring 2023





Appendix

Partnering with Local Bus Providers



Metro is working collaboratively with each local provider to design or enhance effectiveness of local bus service

The Visionary Network...

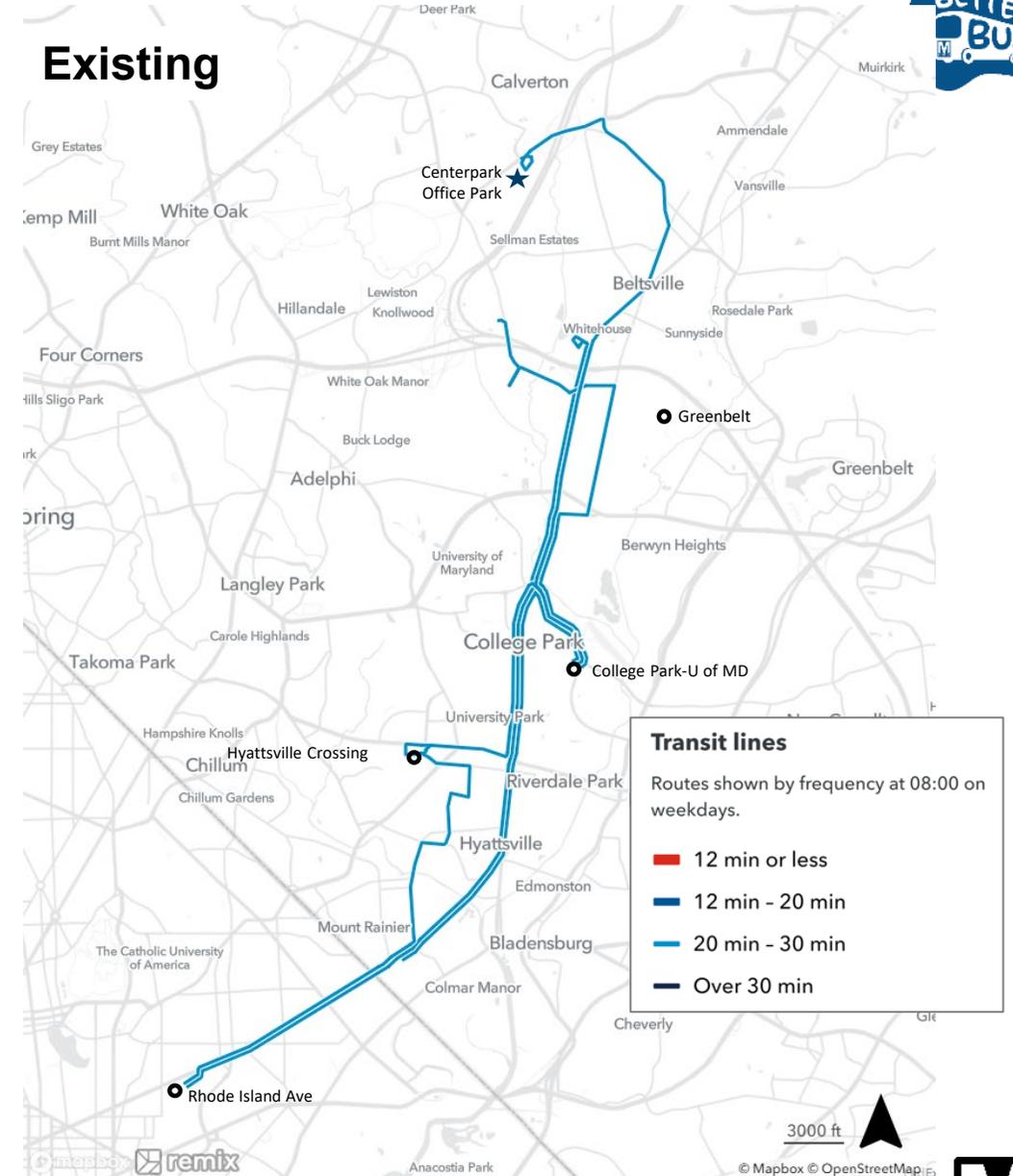
Improves the Customer Experience

By providing convenient transit options for more of the trips people make

- **Faster average trips** for current bus customers
- 10% more transit trips that could take 30 mins or less
- 20% more trips in the region could be made conveniently by transit

Improvements will save bus customers almost
20,000
 hours every weekday!

Note: Convenient Transit Trips are defined as those that take less than 3 times as long as the same trip would take in a car. These types of trips have been shown to have a higher level of transit usage than other trips.



The Visionary Network...

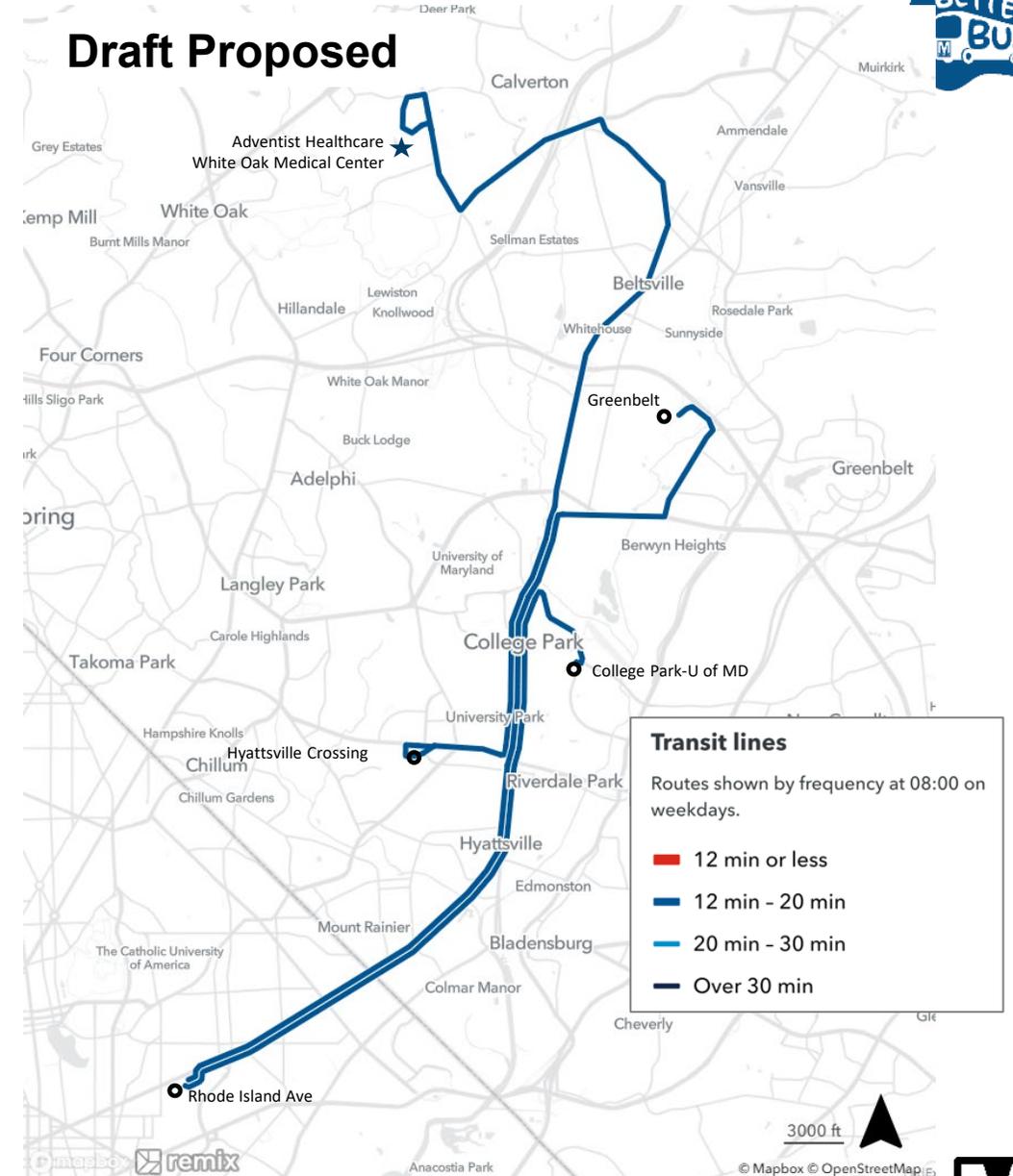
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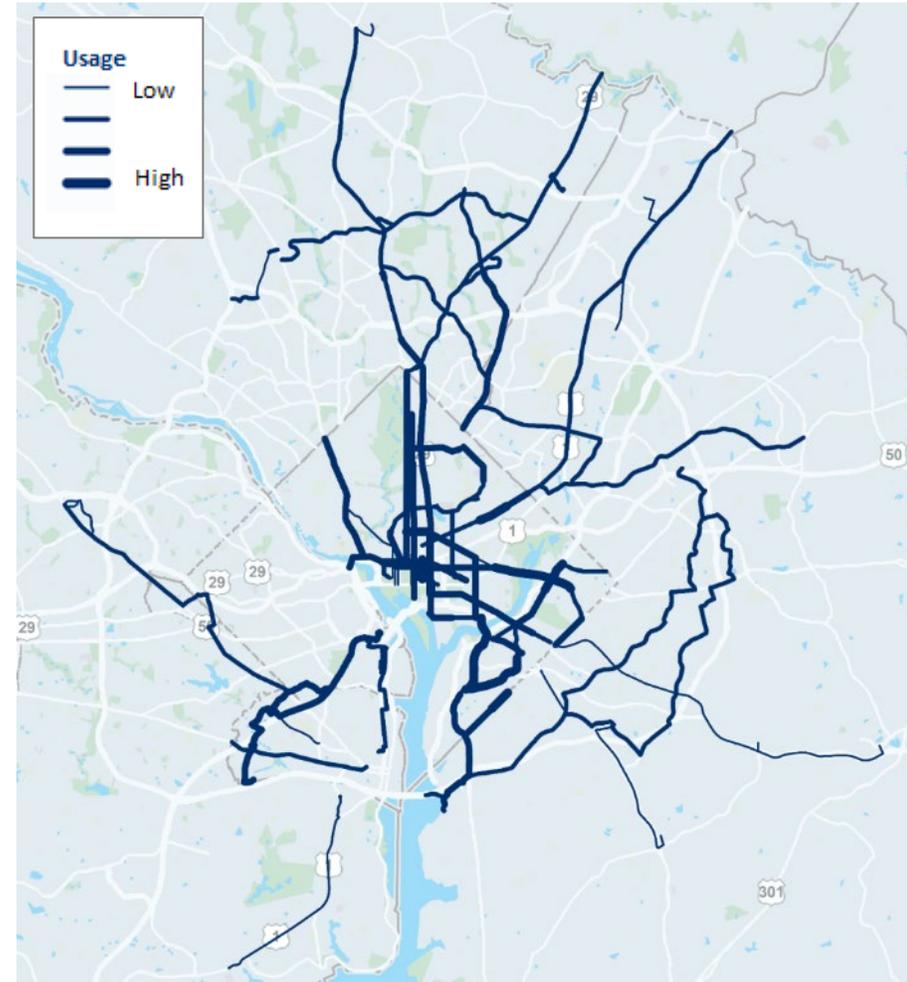
Note: Convenient Transit Trips are defined as those that take less than 3 times as long as the same trip would take in a car. These types of trips have been shown to have a higher level of transit usage than other trips.



The Draft Visionary Network... *Improves the Customer Experience*

By providing more bus service in dedicated/prioritized facilities in Maryland

- More bus service operates on streets with bus priority in Virginia, **making service faster and more reliable to ride and operate**
 - 84% more on Sundays (156% more in MD),
 - 64% more on Saturdays (101% more in MD), and
 - 39% more midday (62% more in MD)
- **Maximizes jurisdictional partner investments** in bus priority infrastructure





City of Hyattsville

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(301) 985-5000
www.hyattsville.org

Agenda Item Report

File #: HCC-396-FY23

5/15/2023

7.b.

Submitted by: Laura Reams
Submitting Department: City Clerk
Agenda Section: Presentation

Item Title:
2023 Biennial Election - Presentation of Results

Suggested Action:
Presentation Only

Summary Background:

The Board of Supervisors of Elections and City Clerk's Office will present the certified election results and share data points from the 2023 Biennial City Election.

Next Steps:
N/A

Fiscal Impact:
N/A

City Administrator Comments:
For presentation.

Community Engagement:
A copy of the certified election results is posted on the City's website.

Strategic Goals:
Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?
N/A



City of Hyattsville

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Agenda Item Report

File #: HCC-387-FY23

5/15/2023

8.a.

Submitted by: Nate Groenendyk
Submitting Department: City Clerk
Agenda Section: Proclamation

Item Title:

Proclamation Recognizing National Peace Officers Memorial Day and National Police Week

Suggested Action:

I move that the Mayor and Council adopt a proclamation recognizing May 14 through May 20, 2023 as National Police Week and May 15, 2023 as Peace Officers Memorial Day in the City of Hyattsville.

Summary Background:

May 14 through May 20, 2023 is nationally declared as National Police Week and May 15, 2023 is nationally declared Peace Officers Memorial Day in the United States.

Next Steps:

Proclaim May 14 through May 20, 2023 as National Police Week and May 15, 2023 as National Peace Officers Memorial Day.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend adoption.

Community Engagement:

N/A

Strategic Goals:

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

RECOGNIZING THE WEEK OF MAY 14 THROUGH MAY 20, 2023 AS NATIONAL POLICE WEEK AND MAY 15, 2023 AS PEACE OFFICERS MEMORIAL DAY IN THE CITY OF HYATTSVILLE

WHEREAS, the men and women of the Hyattsville City Police Department unceasingly serve the people of our community; and

WHEREAS, safeguarding the rights and freedoms of the residents of the City of Hyattsville is honorable, yet, hazardous work; and

WHEREAS, Congress and the President of the United States have designated May 15th as Peace Officers Memorial Day to remember all who have fallen in the line of duty, and National Police Week to express gratitude for all who serve.

NOW, THEREFORE BE IT RESOLVED, we invite our community to join us in observation of the week of May 14 through May 20, 2023 as Police Week in Hyattsville and May 15, 2022 as Peace Officers' Memorial Day in honor of those who have made the ultimate sacrifice.

Robert S. Croslin

Mayor, City of Hyattsville

May 15, 2023





City of Hyattsville

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(301) 985-5000
www.hyattsville.org

Agenda Item Report

File #: HCC-388-FY23

5/15/2023

8.b.

Submitted by: Nate Groenendyk
Submitting Department: City Clerk
Agenda Section: Proclamation

Item Title:
Proclamation of National Public Works Week

Suggested Action:
I move that the Mayor and Council adopt a proclamation recognizing the week of May 21 through May 27, 2023, to be Public Works Week in the City of Hyattsville.

Summary Background:
The week of May 21 through May 27, 2023 is nationally recognized as Public Works Week in the United States.

Next Steps:
Recognize the week of May 21 through May 27, 2023 as National Public Works Week in the City of Hyattsville.

Fiscal Impact:
N/A

City Administrator Comments:
Recommend adoption.

Community Engagement:
N/A

Strategic Goals:
Goal 4 - Foster Excellence in all City Operations

Legal Review Required?
N/A

CITY OF HYATTSVILLE

PROCLAMATION

DECLARING MAY 21 THROUGH MAY 27, 2023 TO BE NATIONAL PUBLIC WORKS WEEK

This proclamation declares the week of May 21 through May 27, 2023 to be National Public Works Week in the City of Hyattsville to recognize the vital services of public works professionals and indispensable influence on our way of life.

WHEREAS, 2023 marks the 63rd annual National Public Works Week with the theme of "Connecting the World Through Public Works", which illustrates how public works connects us all through infrastructure and service, enhancing the quality of life for the communities these professionals serve.; and

WHEREAS, Public Works labor forces create the backbone of our community, ensuring that vital services are provided, and infrastructure maintained; and

WHEREAS, Public Works personnel are charged with some of the most daunting tasks in any community, be it snow removal or yard waste collection following a storm event, or collecting solid waste after busy holiday weeks; and

WHEREAS, the City of Hyattsville is fortunate to have a team of dedicated Public Works professionals, each of whom directly impacts the quality of life for our residents on a daily basis; and

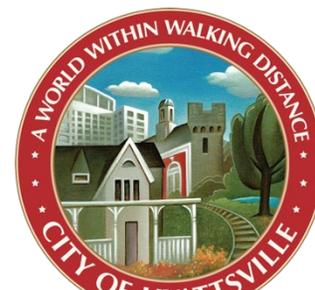
WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Hyattsville to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works programs in their respective communities, and this week is intended to recognize and thank our Public Works personnel for their contributions to our community's wellbeing.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Hyattsville, do hereby recognize May 21 through May 27, 2023 as National Public Works Week and formally express our appreciation for the daily efforts of each member of our Public Works team.

Robert S. Croslin

Mayor, City of Hyattsville

May 15, 2023





City of Hyattsville

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Agenda Item Report

File #: HCC-394-FY23

5/15/2023

9.a.

Submitted by: Nate Groenendyk
Submitting Department: City Clerk
Agenda Section: Appointment

Item Title:
Appointment to the Hyattsville Environment Committee

Suggested Action:
I move that the Mayor and Council approve the reappointment of Janet Nackoney (Ward 2) to the Hyattsville Environment Committee for a term of two (2) years to expire May 31, 2025.

Summary Background:
See attached application.

Next Steps:
The staff liaison will reach out to the new appointee about the next scheduled meeting.

Fiscal Impact:
N/A

City Administrator Comments:
Recommend support.

Community Engagement:
Committee meetings are open to the public and all are encouraged to attend. Agendas are posted on the City's website.

Strategic Goals:
Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?
N/A

Board, Committee, and Commission Application

Profile

Janet
First Name

Nackoney
Last Name

Preferred Pronouns

She, her, hers

[Redacted]

Email Address

Committee members receive a stipend of \$40 per meeting attended. Upon appointment to a committee, you are automatically enrolled into the stipend program. You must complete and submit a W-9 form to receive your payment. The W-9 form will be emailed to committee members upon confirmation of your appointment.

Please enter your address below.

Many, but not all, of our committees require residency within the incorporated City limits of Hyattsville. To check your residency status, please visit the map: [City Residency Map](#)

Committees that accept applications from individuals residing outside of the incorporated City limits are listed below:

- Education Advisory Committee (at least 50% + 1 of sitting committee members must be residents of the City)
- Educational Facilities Task Force (up to one non-City resident appointment)
- Race and Equity Task Force (up to one non-City resident appointment)

[Redacted]

Street Address

[Redacted]

Suite or Apt

[Redacted]

City

[Redacted]

State

[Redacted]

Postal Code

Which Boards would you like to apply for?

Hyattsville Environment Committee: On Agenda

Do you currently serve on this committee and are applying for re-appointment?

Yes No

If you selected more than one Board/Committee of interest, please indicate your first choice below.

To find your City Ward, click on this link! [City Residency Map](#)

Please select your ward from the drop down list below. *

Ward 2


Primary Phone

Referred By:

Former member-- seeking renewal

Please provide a brief background statement including why you want to serve on the committee/s for which you are applying. This statement may be posted on the City's website.

Hello, I am Janet Nackoney from Ward 2. I have been a member of the Hyattsville Environmental Committee since around 2014. I am a Geographer by profession and am interested in helping with environmental conservation and natural resources management. Participation in the Hyattsville Environmental Committee is an excellent opportunity to become more involved in building a more sustainable city and promote a 'greener' place to live. Thank you for providing this opportunity for me to serve our city.

Please answer the following demographic questions. The City of Hyattsville is committed to appointing dedicated, diverse, individuals to these Committees to achieve membership with residents of all ages, interests, and backgrounds. Although these questions are not required for the completion of this application and the data collected is not factored into acceptance to advisory boards and committees, it is useful for the city for the purpose of measuring outcomes. This information is for internal use only and the data is not shared publicly.

Please indicate your age range.



Please indicate your gender(s). Select all that apply.



Please indicate your race-ethnicity(ies). Select all that apply.



Do you speak a language other than English at home?



If you speak a language other than English at home, what language do you speak?



Do you identify as having a disability as defined under the ADA [Americans with Disabilities Act]?



Please check which of the following best describe your household income last year:

None Selected

Which of the best describes your housing status:

None Selected



City of Hyattsville

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Agenda Item Report

File #: HCC-378-FY23

5/15/2023

10.a.

Submitted by: Holly Simmons

Submitting Department: Community & Economic Development

Agenda Section: Consent

Item Title:

ARPA: Housing Manager position

Suggested Action:

I move that the Mayor and Council authorize the use of American Rescue Act funds in an amount not to exceed \$135,000 over the course of 18 months to hire a Housing Manager who will manage the City's affordable housing policies and programs and implement the City's Housing Action Agenda.

Summary Background:

In May 2021, the Mayor and Council adopted the City's Housing Action Agenda as the 10-year strategic plan for housing needs and affordability tools in the City. The Housing Action Agenda identified four high-impact tools to create a foundation for a strategic and systematic approach to addressing the City's priority housing needs:

1. Establish a dedicated local source of funding,
2. Use public land to support local development goals,
3. Create rent regulations, and
4. Expand tenant protections.

Since the adoption of the plan, the City has made limited progress on implementation, due in part to staff workloads and impacts of the Covid-19 pandemic; however, in recent months Council has prioritized two of the high-impact housing tools: 1) Establish a dedicated local funding source and 3) Create rent regulations. A full-time staff person is needed to move these and other affordable housing initiatives forward. City staff will recruit and hire a Housing Manager to oversee the City's affordable housing policies and programs, implement the City's Housing Action Agenda, and assist with preserving and increasing the City of Hyattsville's supply of affordable housing. The new Housing Manager's salary of approximately \$135K for 18 months and will be covered using ARPA funds. Legacy costs are expected to be \$90K annually.

Next Steps:

With Council approval, proceed with filling the position.

Fiscal Impact:

\$135K of American Rescue Plan Act Funds

City Administrator Comments:

Click or tap here to enter text.

Community Engagement:

ARPA community engagement has occurred via community meetings, ward meetings, council meetings and online at hellohyattsville.com.

Strategic Goals:

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?

N/A



City of Hyattsville

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Agenda Item Report

File #: HCC-385-FY23

5/15/2023

10.b.

Submitted by: Holly Simmons

Submitting Department: Community & Economic Development

Agenda Section: Consent

Item Title:

Zoning Variance Request: V-76-22 - 6117 42nd Avenue, Hyattsville (RECONSIDERATION 2)

Suggested Action:

I move the City Council authorize the Mayor to send correspondence to the Board of Zoning Appeals in support V-76-22 for the subject property at 6117 42nd Avenue, Hyattsville. The purpose of the zoning variance request is to validate existing conditions of side yard width and front yard depth and allow an excess in lot coverage to enable the approval of a building permit to allow for the construction of a one-story addition on an existing residential dwelling unit.

Summary Background:

The applicant, Felix Rivas, has applied to the Prince George's County Board of Zoning Appeals (BZA) for a zoning variance to validate existing conditions (side yard width and front yard depth) and to obtain a building permit for the construction of a second story addition on an existing dwelling.

The subject property includes an existing single-family detached residential structure and one shed structure. The property is split-zoned RMF-20 (Residential, MultiFamily - 20) and RSF-65 (Residential, Single-Family - 65). The Board of Zoning Appeals has determined that the appropriate zone for review of the variance is RSF-65. The subject property is located in City Council Ward 1 and is not located within a Residential Parking Zone.

This case was before the Council on January 3, 2023, and again on March 20, 2023.

- At the January 3 Council meeting, the petitioner was requesting two variances to validate existing conditions (side yard width and front yard depth) to obtain a building permit for the construction of a second story addition on an existing dwelling. City Council voted in support of the request.
- The Board of Zoning Appeals (BZA) heard the case on January 11, 2023, at which time they identified a net lot coverage variance was needed to address the existing excess parking to the rear of the dwelling. The BZA readvertised the case for March 22, 2023, and referred the case back to the City for review.
- At the March 20, 2023, Council meeting, the site plan and application was revised to include an 18% lot coverage variance request. The petitioner proposed to pave a 1,153sf area to the rear of the dwelling to formalize the rear parking area. City Council voted to oppose the request.
- The BZA heard the case on March 22, but did not make a decision. On April 18, 2023, the BZA referred the case to the City a third time via a letter included in Council's packet, requesting that the City work with the petitioner to "find a resolution".
- Through coordination with the City, the petitioner has revised their site plan to reflect the accurate existing lot coverage (60%) and to reconfigure and revise the proposed development to reduce the proposed lot coverage to 44.66%. The resulting variance request is for 9.66% net lot coverage. The current development proposal includes removing 1,720sf of gravel parking. In its place, the petitioner proposes to revegetate 1,188sf and install 532sf of pervious parking. The revegetated area is not considered lot coverage, but the pervious parking is considered lot coverage.

Historically, the BZA has referred variance cases to the City with hearing dates already set. The BZA's pre-established timelines typically leave only three to five days for City staff to perform a case review; however, it is difficult to perform a thorough review and impossible to coordinate any corrections to errors on site plans or revisions to development proposals in this time. Further, the BZA has recently taken an informal position that, if a municipality opposes a variance case, they will not approve the request but will instead refer the case back to the municipality for reconsideration. These circumstances have led to variance cases being sent back to the City multiple times.

The subject case and one other (V-57-22, which will be back before the Council at a future Council meeting) led City staff to convene a meeting with BZA staff to discuss these issues and their impact on the City and its residents. Upon City staff's request, BZA staff has agreed to provide the City with additional time to coordinate variance review for cases going forward. Staff anticipates this change will improve the process and enable staff to better serve City residents.

Next Steps:

No additional action is required.

Fiscal Impact:

N/A

City Administrator Comments:

Click or tap here to enter text.

Community Engagement:

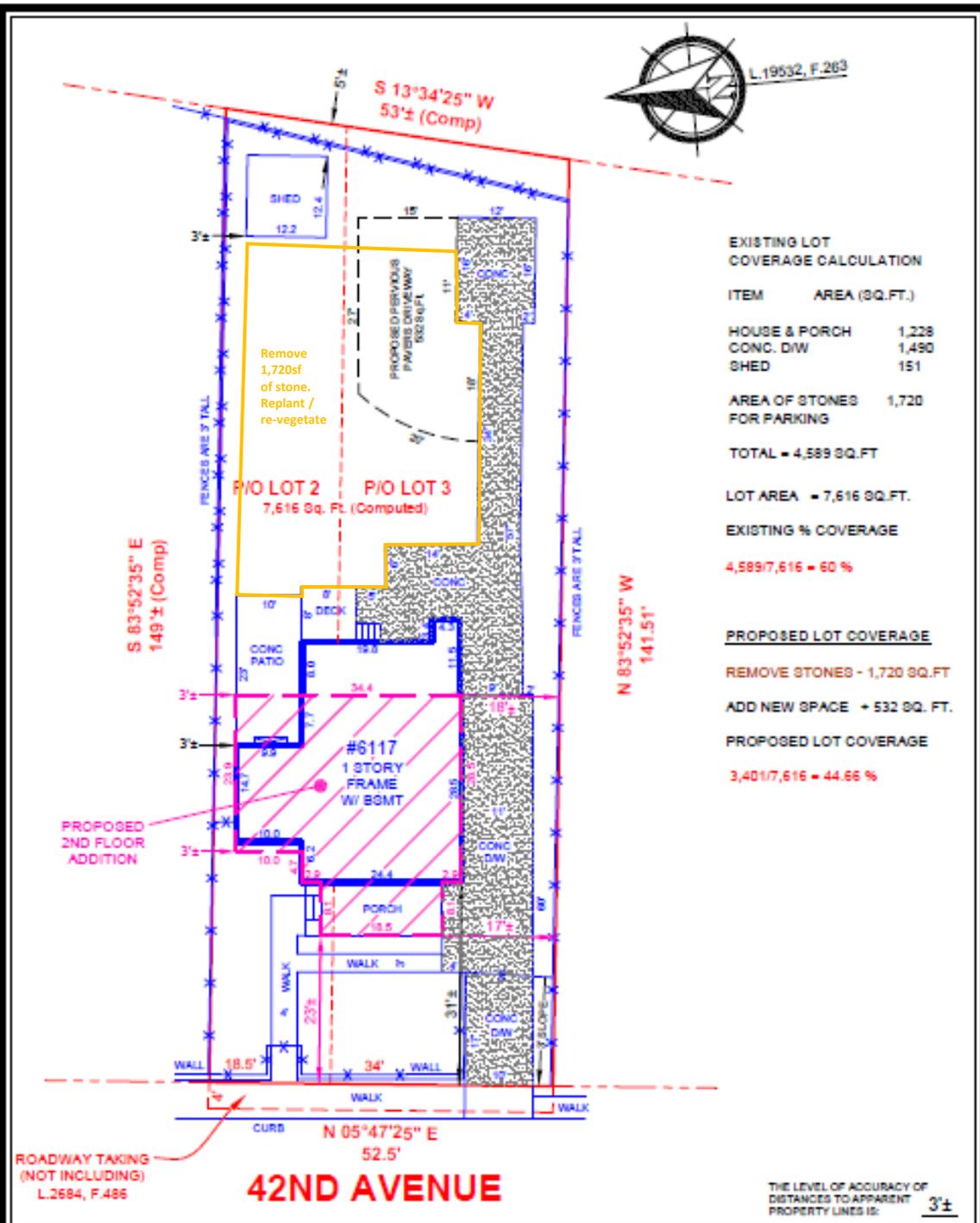
A BZA hearing date is tentatively scheduled for June 14.

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?

N/A



EXISTING LOT COVERAGE CALCULATION

ITEM	AREA (SQ. FT.)
HOUSE & PORCH	1,228
CONC. DIW	1,490
SHED	151

AREA OF STONES FOR PARKING 1,720

TOTAL = 4,589 SQ. FT.

LOT AREA = 7,616 SQ. FT.

EXISTING % COVERAGE

$4,589 / 7,616 = 60\%$

PROPOSED LOT COVERAGE

REMOVE STONES - 1,720 SQ. FT.

ADD NEW SPACE + 532 SQ. FT.

PROPOSED LOT COVERAGE

$3,401 / 7,616 = 44.66\%$

ROADWAY TAKING (NOT INCLUDING)
L.2684, F.486

42ND AVENUE

THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **3'**

LOCATION DRAWING OF:
#6117 42ND AVENUE
PART OF LOTS 2 & 3 BLOCK 2
PLAT BOOK A, PLAT 24
HYATTSVILLE
LIBER 19532, FOLIO 263
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1"=20' DATE: 04-30-2022
DRAWN BY: CPIAP FILE #: 224527-200

- LEGEND:**
- FENCE
 - BASSMENT ENTRANCE
 - BAY WINDOW
 - BRICK
 - BLDG. RESTRICTION LINE
 - BSMT
 - CONCRETE STOOP
 - CONC.
 - DRIVEWAY
 - ROOSTING
 - FR.
 - GALV. CORR.
 - NEW OR FORMERLY
 - OVERHANG
 - PUB.
 - PUBLIC UTILITY BSMT.
 - IMPROVEMENTS
- COLOR KEY:**
- BOUNDARY INFORMATION
 - IMPROVEMENTS
 - BOUNDARY INFORMATION
 - BSMTS & RESTRICTION LINES

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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 28 13B 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 SECURED 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 CONTINGENT TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3'. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTICES, 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 MICROCHANGES MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

WE 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)



April 18, 2023

Holly Simmons
Department of Community & Economic Development
City of Hyattsville

Subject: Request for Referral Comments for Variance ID: V-76-22 Felix Rivas, 6117 42nd
Avenue, Hyattsville, MD 20781

Dear Ms. Holly Simmons,

The Board of Appeals would like to request additional review of the above-mentioned variance request to possibly work with the Petitioner to find a resolution. Please be reminded that the City has a full 30-day review time period. If additional time is required, please advise this office.

Petitioner is requesting for variances of 18% lot area, 2 feet front yard depth and 5 feet left side yard width to validate an existing condition (lot coverage) in order to obtain a building permit for the construction of a 2nd floor addition over the existing house with the inclusion of driveway extension at 6117 42nd Avenue, Hyattsville.

Please find attached the full binder of case V-76-22. If any clarification is needed, please do not hesitate to contact me. We look forward to hearing from you soon.

Olya Anatalo Vagary

Olya Anatalo Vagary
1801 W. County Road, #710
Springer, VA 22152
Tel: 703-222-1111
Fax: 703-222-1111
www.vagary.com

BOARD OF APPEALS
EXHIBIT SHEET
VARIANCES

APPLICATION NO. V-76-22

PETITIONER: Felix Rivas

No. Description

1. Application
2. Site Plan
3. Elevation Plans, (a thru d)

 3(A) Left Front View
 3(B) New Left Rear View
 3(C) New Right Front View
 3(D) New Right Rear View
4. Subdivision Plat
5. Color Photos, A thru J

 5(A) Front View from Street
 5(B) Another Front View from Street
 5(C) Left Side from Next Door House
 5(D) Left Rear Side from Next Door
 5(E) Rear Left Side of the House
 5(F) Rear Side of the House
 5(G) Right View from Next Lot
 5(H) Front Right View from Next Lot
 5(J) Front Wall – 41” Tall
 5(J) Rear Shed-11’ Tall
6. SDAT Property Printout
7. PGAtlas Printout
8. Aerial Photos, A thru F

 8(A-B) Photos
 8(C-D) Photos
 8(E-F) Photos
9. Neighboring Properties, A thru C

 9(A-B) Photos
 9(C) Phot
10. Notice of Virtual Hearing, 11/29/2022

11. Persons of Record List, 11/29/2022
12. Certified Mail Receipts
13. Certification of Posting, w/photos, 11/30/22
14. Letter from Hyattsville City, 12/6/2022
15. Reference Only Site Plan
16. Notice of Virtual Hearing (revised), 12/27/2022
17. Persons of Record List, 12/27/2022
18. Certifies Mail Receipt
19. Letter from City of Hyattsville, 1/4/2023
20. The Maryland-National Capital Park and Planning Commission, 1/5/2023
21. Certification of Posting, w/photos, 1/6/2023
22. Affidavit of Posting
23. Reference Only Site Plan
24. Revised Site Plan, 3/7/2023
25. Lot Coverage Worksheet, 3/7/2023
26. Notice of Virtual Hearing, "Readvertised" dated 3/7/2023
27. Persons of Record List, 3/7/2023
28. Certified Mail Receipt, 3/7/2023
29. Certification of Posting, w/photos, 3/9/2023



Zoning and Administrative

County Administration Building, Room 1-200
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
(301) 952-3220



Received Stamp

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

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 SELIX RIVAS
Address of Owner(s) 6117 42ND AVE
City HYATTSVILLE State MD Zip Code 20781
Telephone Number (home) 202 876-4216 (cell) 0-876-4216 (work)
E-mail address: RIVASMARITZA2019@GMAIL.COM

Location and Legal Description of the Property involved:

Street Address 6117 42ND AVE
City HYATTSVILLE
Lot(s) _____ Block 2 Parcel _____
Subdivision Name NICHOLS ADDN TO HYATTSVILLE

Professional Service:

► Engineer ► Contractor ► Architect (if different from above): (circle one)
Name: REN PARSONS Phone Number: 301-3517004
Address: 2614 GARSTLYNCH NEW WINDSOR MD 21776 Email Address: PARSONSREN@AOL.COM

Attorney representing applicant: (If applicable)

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



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

Name: _____

Address: _____

Municipality (Incorporated City/Town)

Name Hyattsville

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

A proposed 2nd Floor Addition over existing house
which is currently 10' close (3') to side property

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: _____

FELIX RIVAS

Signature of Owner/Attorney

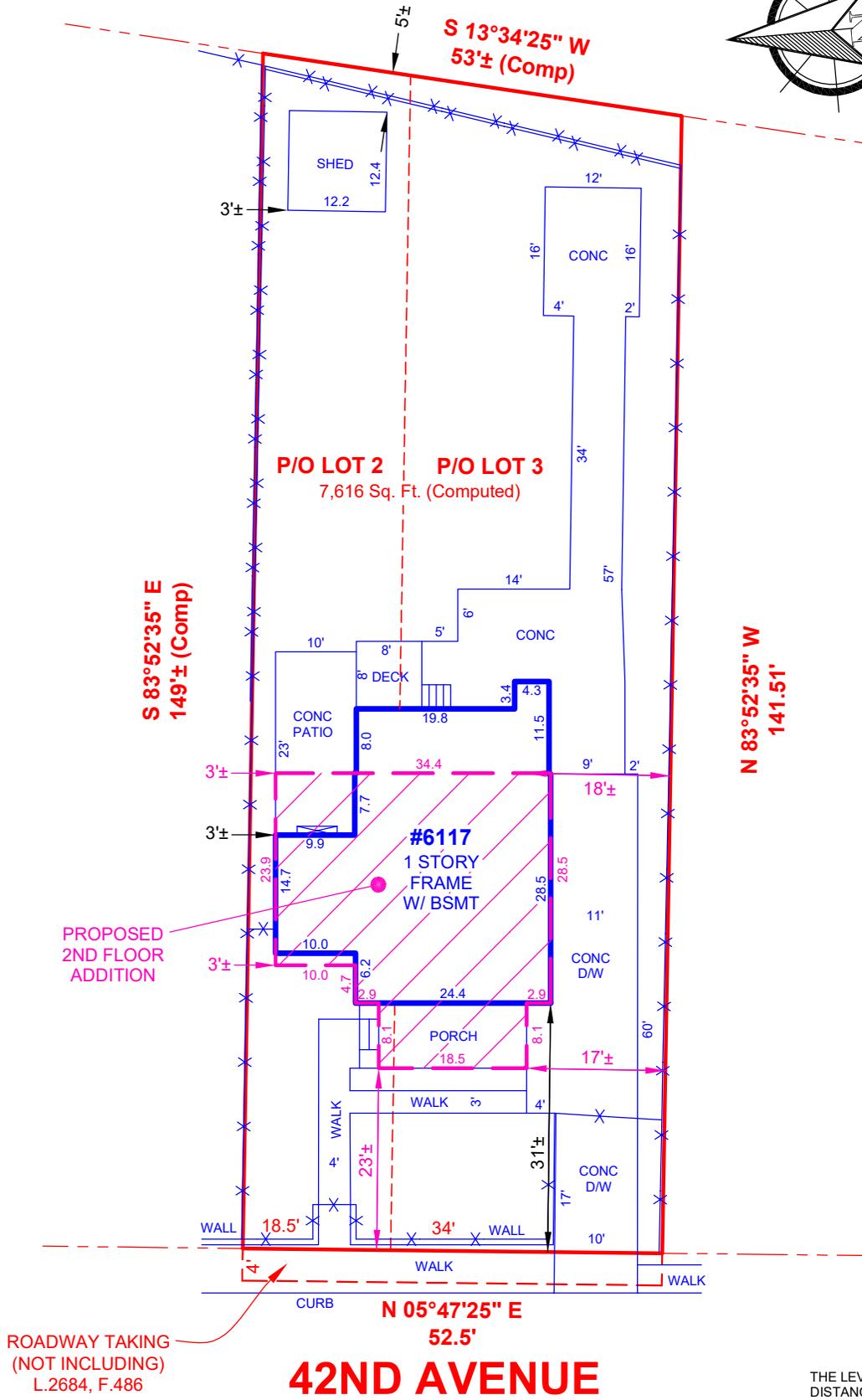
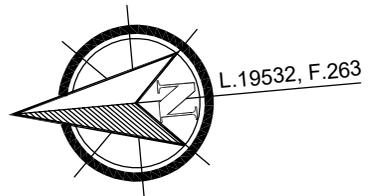
FELIX RIVAS

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/>.



ROADWAY TAKING
(NOT INCLUDING)
L.2684, F.486

THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **3'±**

LOCATION DRAWING OF:

#6117 42ND AVENUE
PART OF LOTS 2 & 3 BLOCK 2
PLAT BOOK A, PLAT 24
HYATTSVILLE
LIBER 19532, FOLIO 263

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=20' DATE: 04-30-2022

DRAWN BY: CP/AP FILE #: 224527-200

LEGEND:

- X- FENCE
 - B/E - BASEMENT ENTRANCE
 - B/W - BAY WINDOW
 - BR - BRICK
 - BRL - BLDG. RESTRICTION LINE
 - BSMT - BASEMENT
 - C/S - CONCRETE STOOP
 - CONC - CONCRETE
 - D/W - DRIVEWAY
 - Ex. - EXISTING
 - FR - FRAME
 - MAC - MACADAM
 - N/F - NOW OR FORMERLY
 - O/H - OVERHANG
 - PUE - PUBLIC UTILITY ESMT.
 - PIE - PUBLIC IMPROVEMENT ESMT.
- COLOR KEY:**
- (RED) - RECORD INFORMATION
 - (BLUE) - IMPROVEMENTS
 - (GREEN) - ESMTS & RESTRICTION LINES

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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 09.13.06 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 CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3'. 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. # 2 V-76-22



New Left Front View



Felix Rivas
6117 42nd Ave
Hyattsville, MD 20781



New Left Rear View

Felix Rivas
6117 42nd Ave
Hyattsville, MD 20781



New Right Front View

Felix Rivas
6117 42nd Ave
Hyattsville, MD 20781

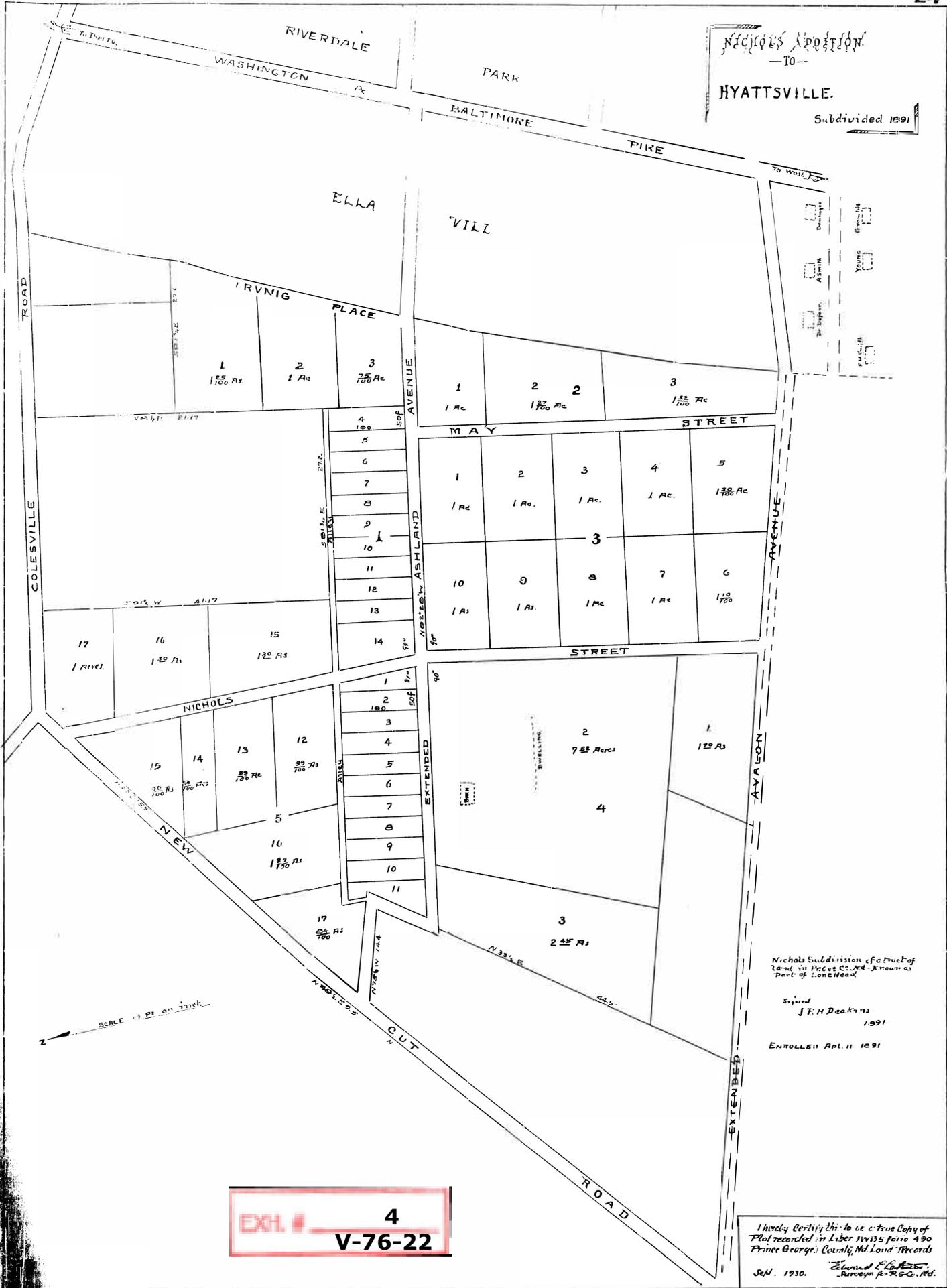


New Right Rear View

Felix Rivas
6117 42nd Ave
Hyattsville, MD 20781

NICHOLS ADDITION
-TO-
HYATTSVILLE.

Subdivided 1891



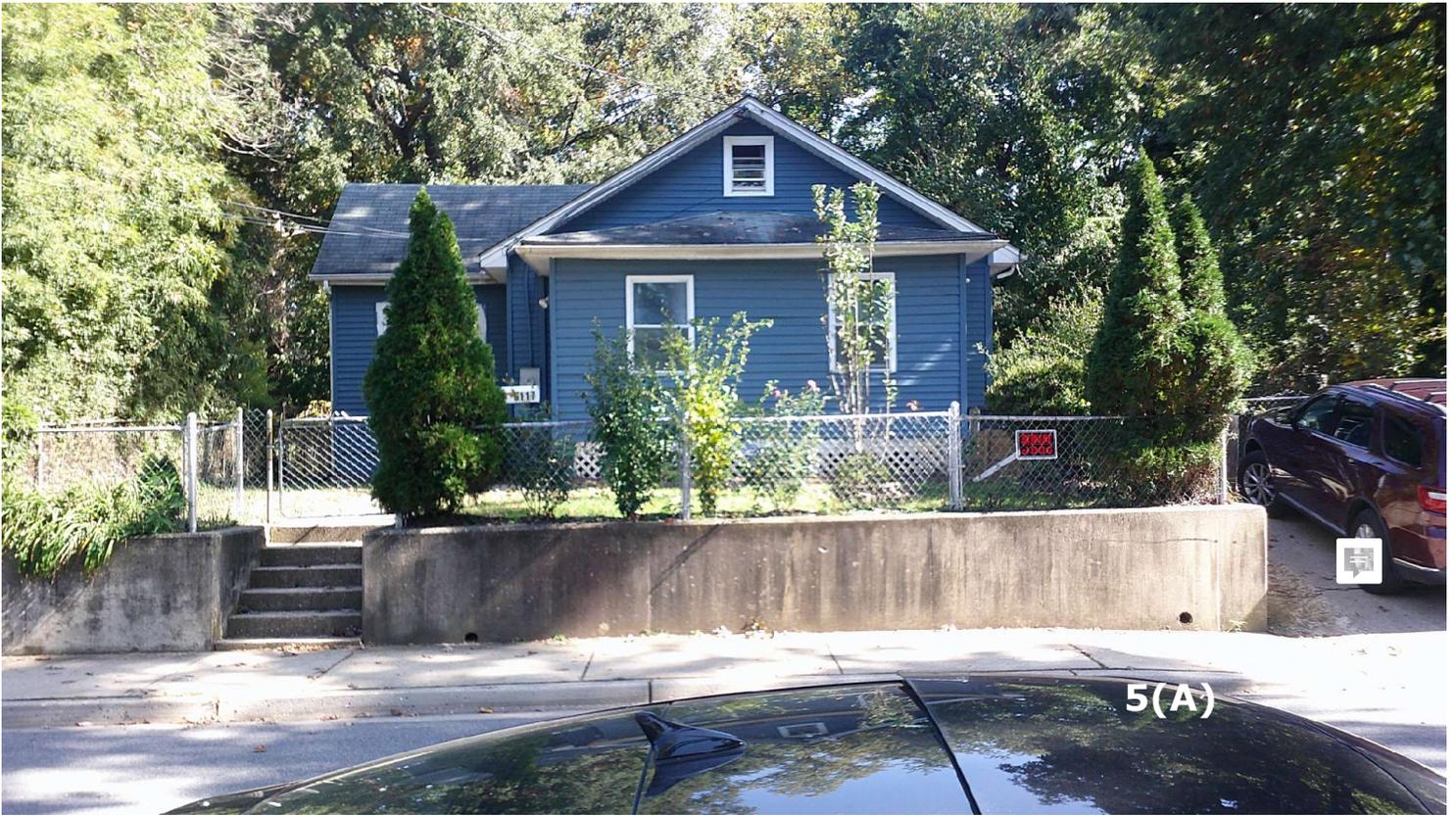
Nichols Subdivision of Part of
land in Pieces C.S. and known as
Part of Lonehead

Surveyed
J. F. H. Deakins
1891

ENTROLLED APR. 11 1891

EXH. # 4
V-76-22

I hereby Certify this to be a true Copy of
Plat recorded in Liber 114135 folio 430
Prince George's County, Md Land Records
Jeh. 1930. *Edward C. [Signature]*
Recorder for P.G.C. Md.



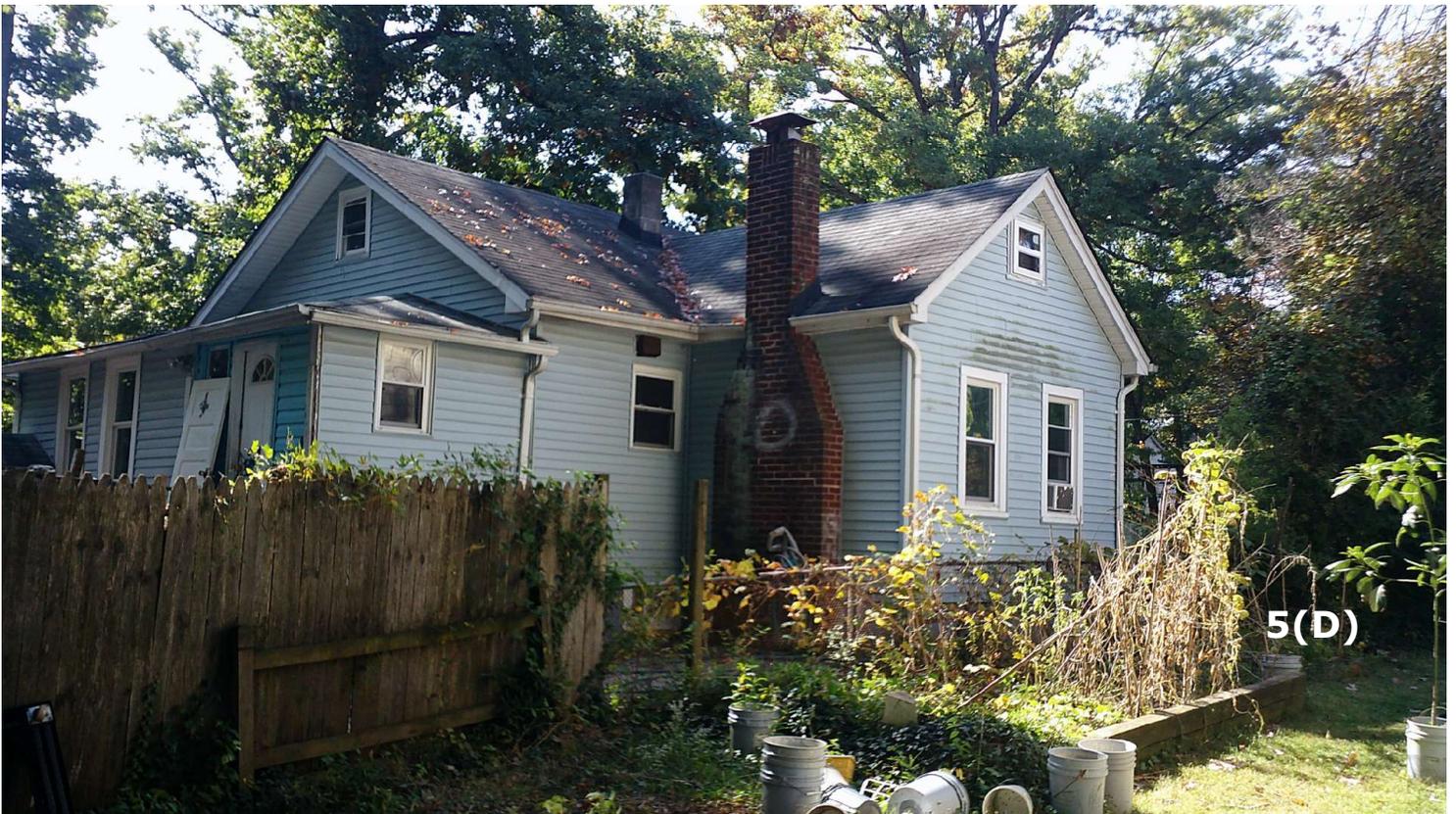
FRONT VIEW FROM STREET



ANOTHER FRONT VIEW FROM STREET



LEFT SIDE FROM NEXT DOOR HOUSE

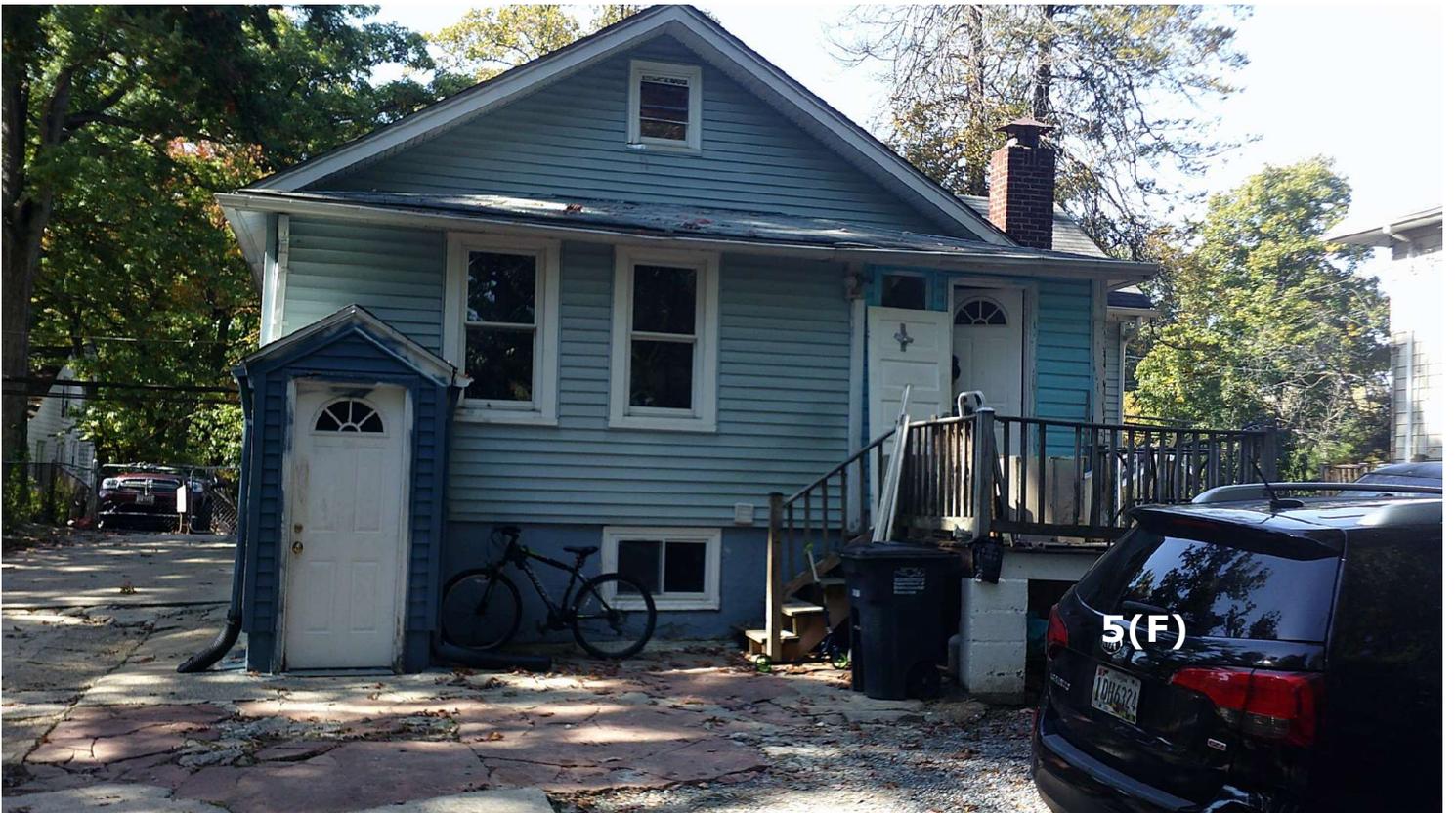


LEFT (REAR) SIDE) OF FROM NEXT DOOR HOUSE



5(E)

REAR (LEFT SIDE) OF HOUSE



5(F)

REAR OF HOUSE



RIGHT VIEW FROM NEXT LOT



FRONT RIGHT VIEW FROM NEXT LOT



FRONT WALL - 41" TALL



REAR SHED - 11' TALL

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 16 **Account Number - 1790047**

Owner Information

Owner Name: RIVAS FELIX & JOSE N RODRIGUEZ ET Use: RESIDENTIAL
 ASCOBAR HILDAL R **Principal Residence:** YES
Mailing Address: 6117 42ND AVE **Deed Reference:** /19532/ 00263
 HYATTSVILLE MD 20781-1414

Location & Structure Information

Premises Address: 6117 42ND AVE **Legal Description:** N PT LT3 EX FR 4FT
 HYATTSVILLE 20781-0000 STR,PT LT2 EX 4FT STR

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: A-8266
 0042 00B3 0000 16026200.17 6200 2 2022 **Plat Ref:**

Town: HYATTSVILLE

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
 1935 1,004 SF YES 7,613 SF 001

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
 1 YES STANDARD UNIT FRAME/3 1 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	125,300	140,700		
Improvements	197,500	253,400		
Total:	322,800	394,100	346,567	370,333
Preferential Land:	0	0		

Transfer Information

Seller: NAIR,SHILJA	Date: 05/18/2004	Price: \$243,000
Type: ARMS LENGTH IMPROVED	Deed1: /19532/ 00263	Deed2:
Seller: VILLATORO,JOSE P & HORENTICA D	Date: 12/31/2003	Price: \$181,000
Type: ARMS LENGTH IMPROVED	Deed1: /18586/ 00020	Deed2:
Seller: IRONS,DEBBIE	Date: 02/11/2000	Price: \$130,000
Type: ARMS LENGTH IMPROVED	Deed1: /13634/ 00055	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: No Application

Homeowners' Tax Credit Application Information

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



Property

Tax Account: 1817782

Owner Name: HYATTSVILLE OLIVER GARDENS LLC

Premise Address: 6101 42nd Ave, Hyattsville, MD 20781

Parcel Details

Tax Account #: 1817782
Assessment District: 16
Lot: Block: 2 Parcel:
Description: SW PT LOT 3 EX
TRI AT SE COR EQ 45116 SQ FT
Plat: A16-8266
Subdivision: NICHOLS ADDN TO
HYATTSVILLE
Acreage: 1.0360

Ownership Information

Owner Name: HYATTSVILLE OLIVER
GARDENS LLC
Owner Address: 3400 Dean Dr,
Hyattsville, MD 20782
Liber: 15056 **Folio:** 107
Transfer Date: 10/4/2001
Current Assessment: \$2,368,167.00
Land Valuation: \$676,700.00
**Improvement
Valuation:** \$1,691,467.00
Sale Price: \$1,060,000.00
Structure Area (Sq Ft): 26

Administrative Details

Tax Map Grid: 042B3
WSSC Grid: 207NE03
**Tree Conservation
Plan 1:**
**Tree Conservation
Plan 2:**
Councilmanic District: 2

Tax Account: 1790047

Owner Name: RIVAS FELIX & JOSE N RODRIGUEZ ET

Premise Address: 6117 42nd Ave, Hyattsville, MD 20781

Parcel Details

Tax Account #: 1790047
Assessment District: 16
Lot: Block: 2 Parcel:
Description: N PT LT3 EX FR 4FT
STR,PT LT2 EX 4FT STR
Plat: A16-8266
Subdivision: NICHOLS ADDN TO
HYATTSVILLE
Acreage: 0.1750

Ownership Information

Owner Name: RIVAS FELIX & JOSE N
RODRIGUEZ ET
Owner Address: 6117 42nd Ave,
Hyattsville, MD 20781
Liber: 19532 **Folio:** 263
Transfer Date: 5/18/2004
Current Assessment: \$346,567.00
Land Valuation: \$130,433.00
**Improvement
Valuation:** \$216,133.00
Sale Price: \$243,000.00
Structure Area (Sq Ft): 1004

Administrative Details

Tax Map Grid: 042B3
WSSC Grid: 207NE03
**Tree Conservation
Plan 1:**
**Tree Conservation
Plan 2:**
Councilmanic District: 2

Legislative District (2014)

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



Prior Development District Overlay (Prior)

Overlay Zone: D-D-O

Plan Name: GATEWAY ARTS DISTRICT SECTOR PLAN AND SMA
Resolution: CR-78-2004
Adoption Date: 11/30/2004
Acreage: 1907.699336

Councilmanic District (2014)

District: 2

Councilmember: Deni Taveras

Political Party: Democrat

Telephone: 301-952-4436

Email: dltaveras@co.pg.md.us

District: Null

Councilmember: Mel Franklin (At Large)

Political Party: Democrat

Telephone: 301-952-2638

Email: mfranklin1@co.pg.md.us

District: Null

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

Political Party: Democrat

Telephone: 301-952-2195

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

Tax Grid

Map Grid: 42-B3

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

WSSC Grid

Grid: 207NE03

Zip Code

Zip Code: 20781

City: Hyattsville

Alternate Names: N/A

Zoning (Current)

Zone Type: Residential

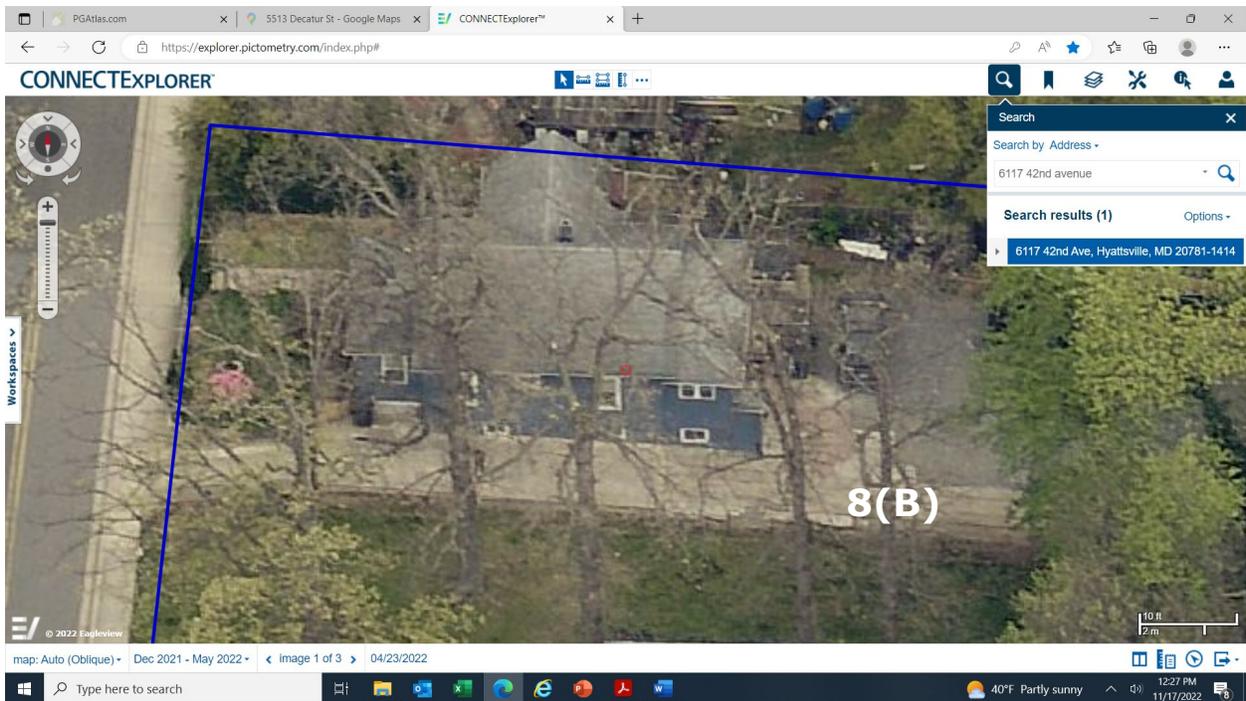
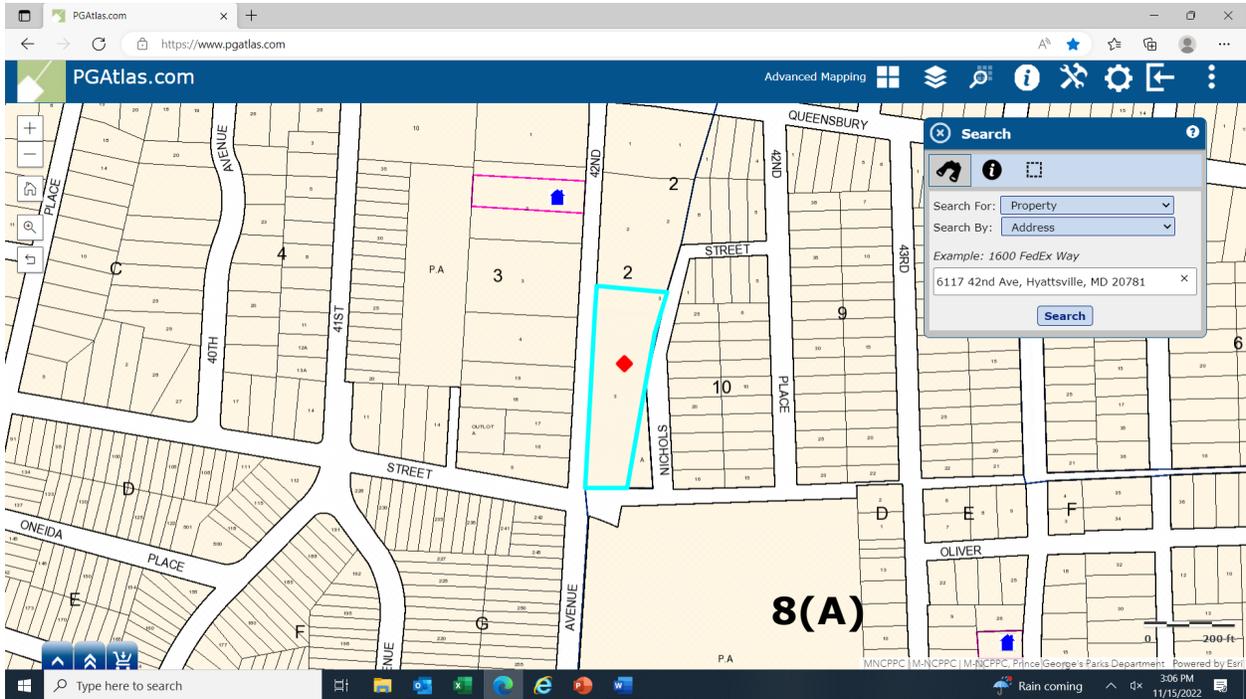
Class: RMF-20 (Residential, Multifamily-20)

Zoning (Prior)

Zone Type: Residential

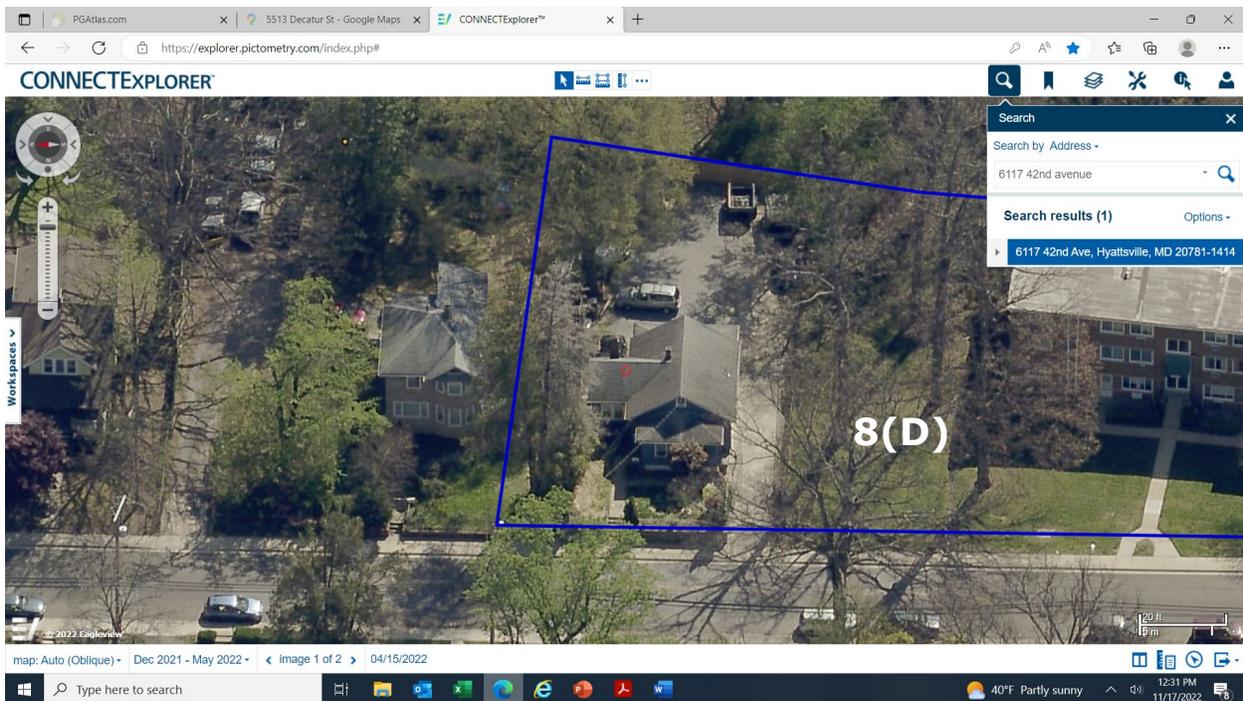
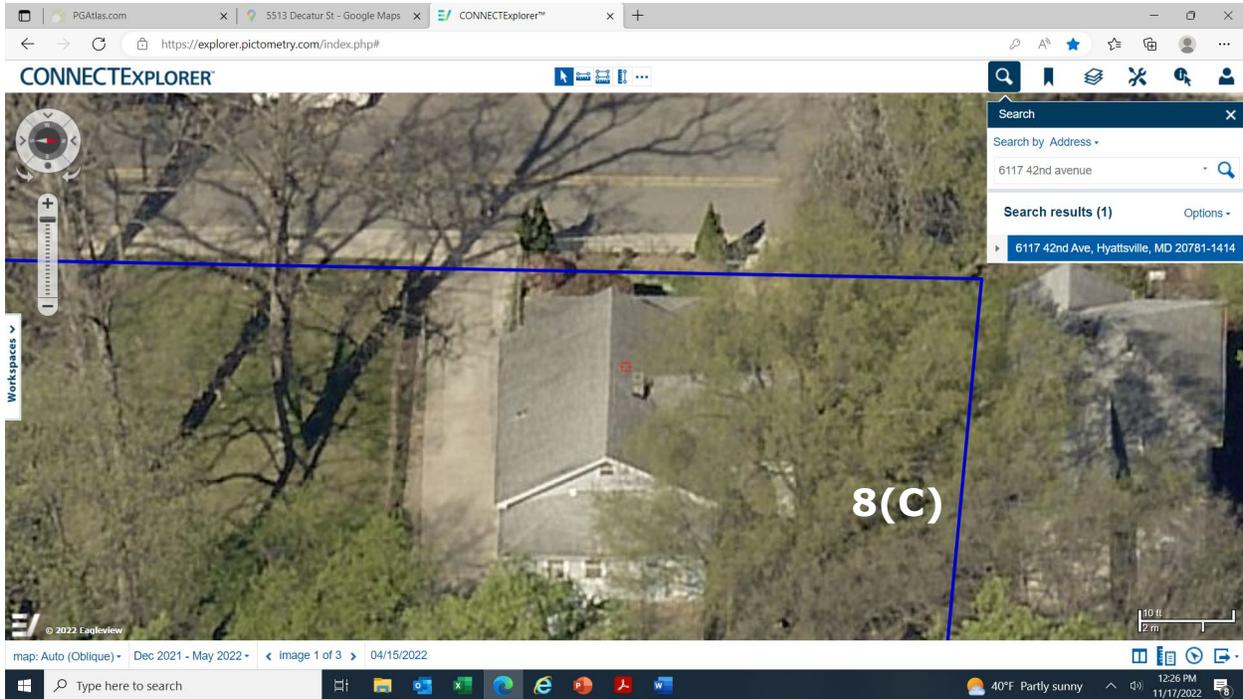
Class: R-18 (Multifamily Medium Density Residential)

V-76-22
Aerial Photos

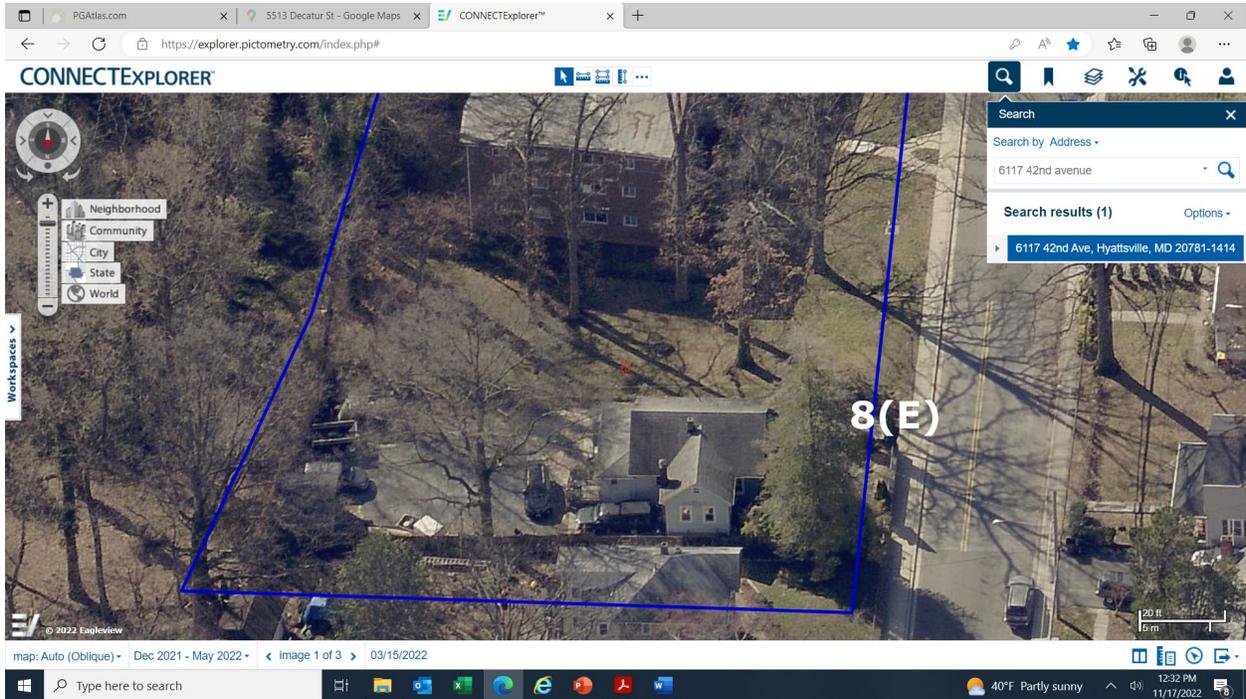


EXH. # 8(A-F)
V-76-22

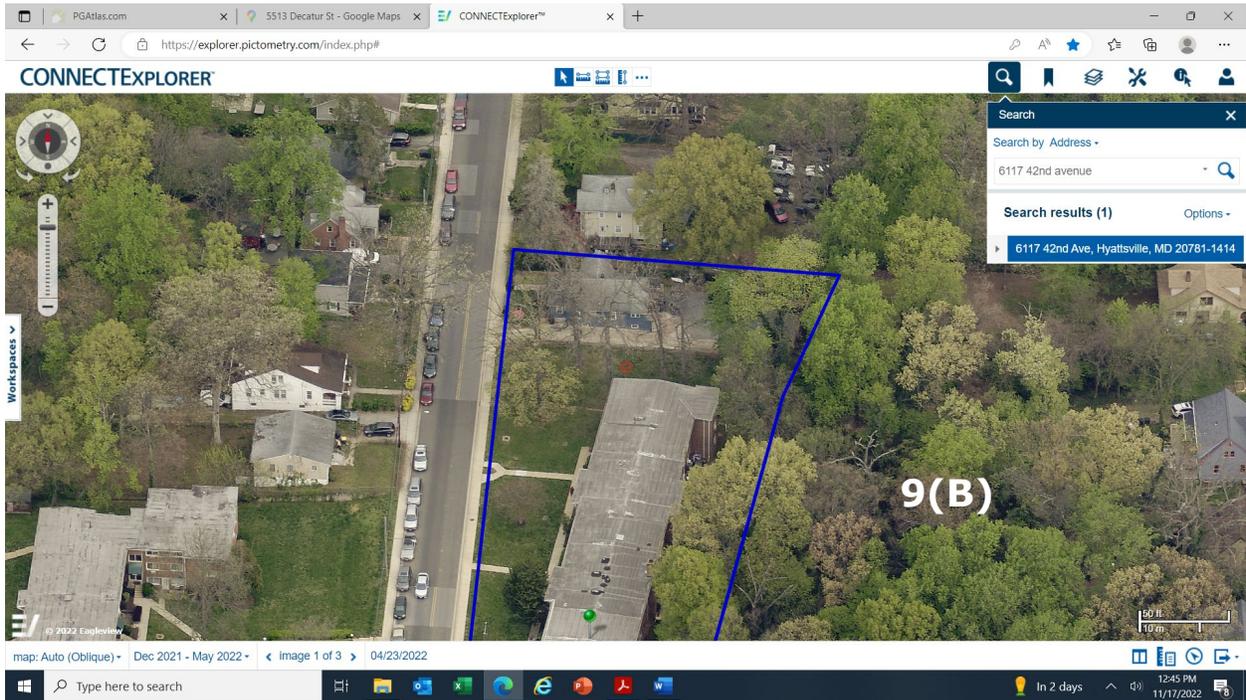
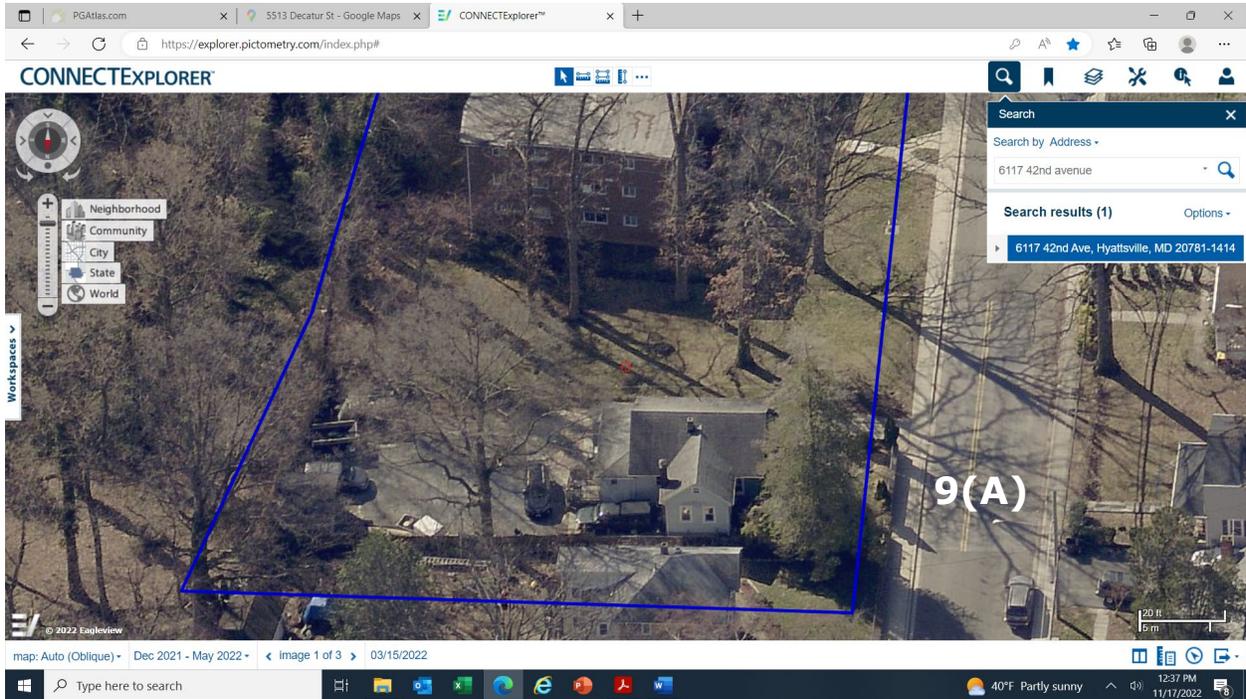
V-76-22
Aerial Photos



V-76-22
Aerial Photos

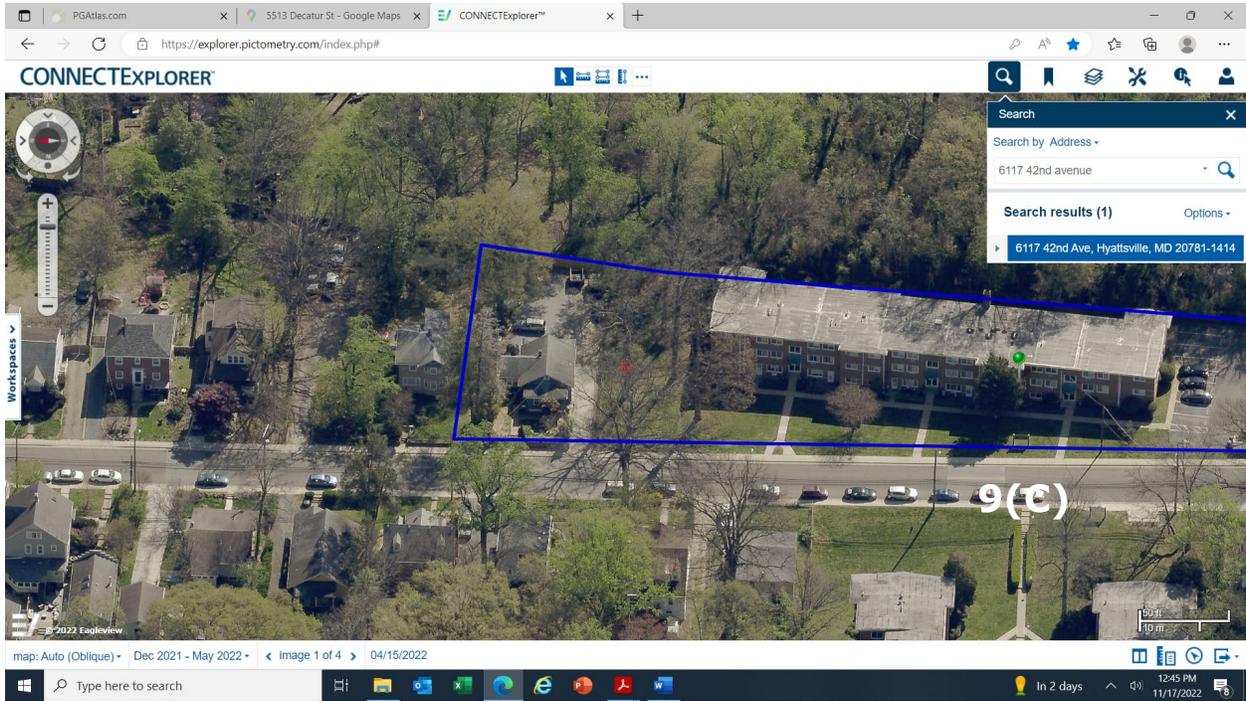


V-76-22
Neighboring Properties



EXL # 9(A-C)
V-76-22

V-76-22
Neighboring Properties





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 29, 2022

Petitioner: Felix Rivas

Appeal No.: V-76-22

Hearing Date: WEDNESDAY, DECEMBER 14, 2022, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Appeal has been made to this Board for permission to obtain a building permit for the construction of a 2nd floor addition over existing house on Residential, Multifamily-20 (RMF-20) Zoned property known as Part of Lots 2 & 3, Block 2, Nichols Addition to Hyattsville Subdivision, being 6117 42nd Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

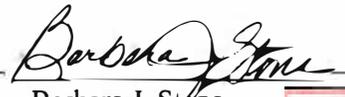
The specific violation resides in the fact that Zoning Ordinance Section 27-4202(h)(3) prescribes that each lot shall have a side yard at least 8 feet in width. A variance of 5 feet side yard width is requested.

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>

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. Stone
Administrator

EXH. # **10**
V-76-22

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

V-76-22
FELIX RIVAS
6117 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
BOARD OF EDUCATION
6001 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
6030 42ND AVENUE LLC
PO BOX 9724
SILVER SPRING MD 20916

V-76-22
HYATTSVILLE QUEENSBURY LLC
3400 DEAN DRIVE
HYATTSVILLE MD 20871

V-76-22
NENITTO A BURTON
6110 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
CAROLA AND WINSTON ROSE
6112 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
STEP PROPERTY MANAGEMENT GROUP
4908 ENTERPRISE ROAD
BOWIE MD 20720

V-76-22
MARTHA URQUILLA
JOSE ROMERO
6116 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
TARA SUSMAN-PENA
6106 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
MICHAEL GEMENY
6104 42ND PLACE
HYATTSVILLE MD 20871

V-76-22
GARY BAKER
4221 OGLETHORPE STREET
HYATTSVILLE MD 20871

V-76-22
HARTMUT DOEBEL
6112 42ND PLACE
HYATTSVILLE MD 20871

V-76-22
JAMES DARIUS BALL ETAL
4112 OLIVER STREET
HYATTSVILLE MD 20871

V-76-22
JOHN PETERS ETAL
4116 OLIVER STREET
HYATTSVILLE MD 20871

V-76-22
CITY OF HYATTSVILLE
4310 GALLATIN STREET
HYATTSVILLE MD 20781

EXH. # **11**
V-76-22

11/29/22

7022 1670 0001 9132 5570

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OFFICIAL USE

V-76-22
FELIX RIVAS
6117 42ND AVENUE
HYATTSVILLE E MD 2 871

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\$ _____
Delivery \$ _____
Delivery \$ _____
Delivery \$ _____

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Box No. _____

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2006 2760 0005 2365 1323

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BOARD OF EDUCATION
6001 42ND AVENUE
HYATTSVILLE MD 2 8 1

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Delivery \$ _____

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6030 42ND AVENUE LLC
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SPRINGVER VER SPRING MD 20916

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Delivery \$ _____
Delivery \$ _____

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EXH. # 12
V-76-22

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HYATTSVILLE QUEENSBURY LLC
3400 DEAN DRIVE
HYATTSVILLE MD 20871

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\$ _____
Priority \$ _____
\$ _____
Delivery \$ _____

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V-76-22
NENITTO A BURTON
6110 42ND AVENUE
HYATTSVILLE MD 20871

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\$ _____
\$ _____
Priority \$ _____
\$ _____
Delivery \$ _____

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OFFICIAL USE

V-76-22
CAROLA AND WINSTON ROSE
6112 42ND AVENUE
HYATTSVILLE MD 20871

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\$ _____
Priority \$ _____
\$ _____
Delivery \$ _____

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V-76-22
STEP PROPERTY MANAGEMENT GROUP
4908 ENTERPRISE ROAD
BOWIE MD 20720

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Delivery \$ _____

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OFFICIAL USE

V-76-22
MARTHA URQUILLA
JOSE ROMERO
6116 42ND AVENUE
HYATTSVILLE MD 20871

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\$ _____
\$ _____
Delivery \$ _____
Delivery \$ _____

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Box No. _____

City, State, ZIP+4® _____

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OFFICIAL USE

V-76-22
TARA SUSMAN-PENA
6106 42ND AVENUE
HYATTSVILLE MD 20871

(If box, add fee as appropriate)
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Delivery \$ _____
Delivery \$ _____

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Box No. _____

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OFFICIAL USE

V-76-22
MICHAEL GEMENY
6104 42ND PLACE
HYATTSVILLE MD 20871

Postage (if not in a box, add fee as appropriate)
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\$ _____
Delivery \$ _____
\$ _____
\$ _____

Postmark
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Box No. _____

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OFFICIAL USE

V-76-22
GARY BAKER
4221 OGLETHORPE STREET
HYATTSVILLE MD 20871

Postage (if not in a box, add fee as appropriate)
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\$ _____
Delivery \$ _____
\$ _____
\$ _____

Postmark
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Box No. _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

V-76-22
HARTMUT DOEBEL
6112 42ND PLACE
HYATTSVILLE MD 20871

Postage (if not in a box, add fee as appropriate)
\$ _____
\$ _____
Delivery \$ _____
\$ _____
\$ _____

Postmark
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Box No. _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

V-76-22
 JOHN PETERS ETAL
 4116 OLIVER STREET
 HYATTSVILLE MD 20871

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Box No.

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

V-76-22
 JAMES DARIUS BALL ETAL
 4112 OLIVER STREET
 HYATTSVILLE MD 20871

Postmark Here

Box No.

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

V-76-22
 CITY OF HYATTSVILLE
 4310 GALLATIN STREET
 HYATTSVILLE MD 20781

Postmark Here

Box No.

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

BOARD OF APPEALS – POSTING

Petitioner: Felix Rivas

Appeal No.: V-76-22

THE SIGN(S) MUST BE POSTED ON THE PROPERTY FOR A PERIOD OF AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING BEFORE THE BOARD OF APPEALS. PERSON WHO POSTS SIGN(S) MUST COMPLETE CERTIFICATION OF POSTING. CERTIFICATION OF POSTING FORM MUST BE FILED, TOGETHER WITH PHOTOGRAPH(S) OF SIGN(S), WITH THE BOARD OF APPEALS **NO LATER THAN FIVE (5) BUSINESS DAYS AFTER THE FIRST DAY OF THE REQUIRED 15-DAY POSTING PERIOD, NOTED BELOW.**

POSTING PERIOD: 11/29/22 thru 12/14/22

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),
BY NO LATER THAN: 12/6/22

CERTIFICATION OF POSTING

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH SECTION 27-125.03(a) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE ON (Date) November 21, 2022, BY (Name) Ken Parsons, (Address) 3. PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.


Signature of Person Who Posted Sign(s)

Kenneth K. PARSONS
Printed Name

PLEASE ATTACH PHOTOGRAPH(S) OF SIGN(S)
Affidavit & photos can be e-mailed or mailed to:

Board of Appeals
Boardofappeals@co.pg.md.us
Wayne K. Curry County Administration Building, 3rd Floor
1301 McCormick Drive
Largo, MD 20774
(301) 952-3220

EXH # **13**
V-76-22

3386
6806

APPEAL HEARING
FOR INFORMATION
301-952-3220
APPEAL: *1-7622*
DATE: *12-14-22* 12:00 p.m.
WAYNE K. CURRY ADMINISTRATION SERVICES
LARGO, MD
www.wkcurry.com
335 Lafayette Blvd, Largo, MD 21044

**BWARE
of DOG**

BOARD OF AP
HEARING
FOR INFORMAT
301-952-120
CASE #
V-76-2
DATE 12-14-22 6:00 p.m.
FOR INFO A. SURRY AD 800 375
A&Q 626
www.snr.gov

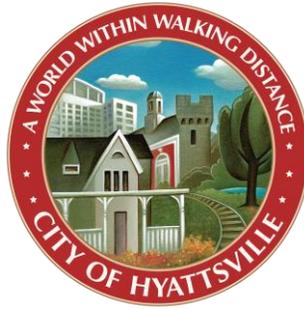




3000
3000

PUBLIC HEARING
FOR PARTICIPATION
DATE: 11/22/2022
TIME: 6:00 P.M. - 8:00 P.M.
301-952-3220

11W8043



Robert Croslin
Mayor

Tracey E. Douglas
City Administrator

December 6, 2022

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

Re: V-76-22: 6117 42nd Avenue, Hyattsville

Dear Ms. Stone:

This letter is to request that the Board of Zoning Appeals hold open the record for variance application V-76-22, for the property located at 6117 42nd Avenue, Hyattsville.

The City of Hyattsville has received notice from the Board and is in the process of our review of the application. We have the application scheduled to be heard by our City Council on December 19, 2022. We respectfully ask that the record be held open until December 21, 2022, so that our comments may be considered by the Board.

We thank you and the Board for your consideration.

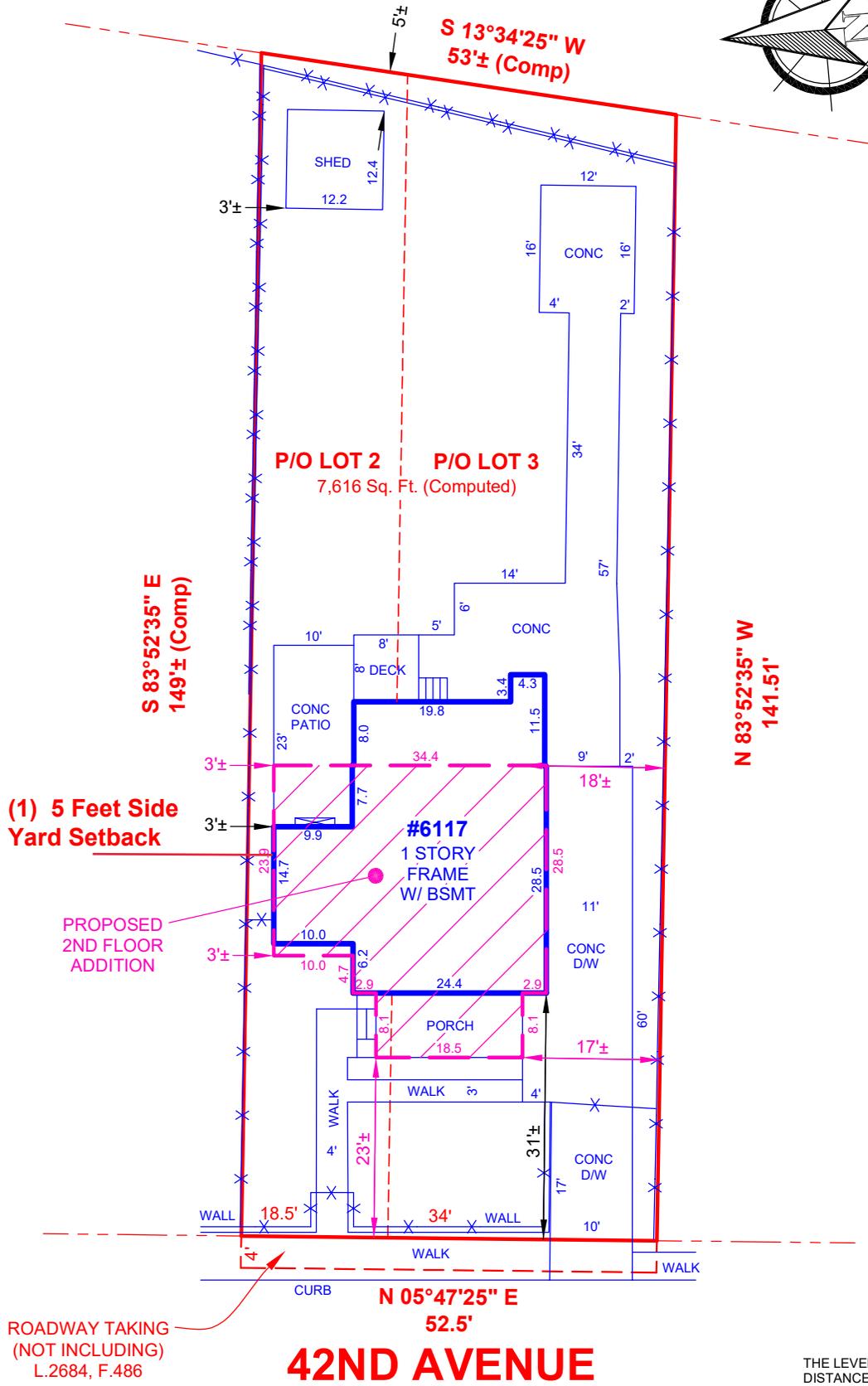
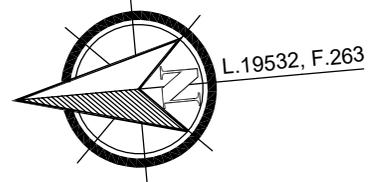
Sincerely,

Jim Chandler
Assistant City Administrator



cc: City Council

REFERENCE ONLY SITE PLAN V-76-22



LOCATION DRAWING OF:
#6117 42ND AVENUE
PART OF LOTS 2 & 3 BLOCK 2
 PLAT BOOK A, PLAT 24
HYATTSVILLE
 LIBER 19532, FOLIO 263
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE: 1"=20' DATE: 04-30-2022
 DRAWN BY: CP/AP FILE #: 224527-200

- LEGEND:**
- X- FENCE
 - B/E - BASEMENT ENTRANCE
 - B/W - BAY WINDOW
 - BR - BRICK
 - BRL - BLDG. RESTRICTION LINE
 - BSMT - BASEMENT
 - C/S - CONCRETE STOOP
 - CONC - CONCRETE
 - D/W - DRIVEWAY
 - Ex. - EXISTING
 - FR - FRAME
 - MAC - MACADAM
 - N/F - NOW OR FORMERLY
 - O/H - OVERHANG
 - PUE - PUBLIC UTILITY ESMT.
 - PIE - PUBLIC IMPROVEMENT ESMT.
- COLOR KEY:**
- (RED) - RECORD INFORMATION
 - (BLUE) - IMPROVEMENTS
 - (GREEN) - ESMTS & RESTRICTION LINES

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DULEY
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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 09.13.06 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 CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3'±. 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.

15
EXH. # V-76-22

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)



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

Revised

Date: December 27, 2022

Petitioner: Felix Rivas

Appeal No.: V-76-22

Hearing Date: WEDNESDAY, JANUARY 11, 2023, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

Appeal has been made to this Board for permission to obtain a building permit for the construction of a 2nd floor addition over existing house on Residential, Single-Family-65 (RSF-65) Zone, property known as Part of Lots 2 & 3, Block 2, Nichols Addition to Hyattsville Subdivision, being 6117 42nd Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

The specific violation resides in the fact that Zoning Ordinance Section 27-4202(d)(2) prescribes that each lot shall have a front yard at least 25 feet in depth. Section 27-4202(d)(3) prescribes that each lot shall have a side yard at least 8 feet in width. Variances of 2 feet front yard depth and 5 feet left side yard width are requested.

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

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board. In order to give verbal testimony during the virtual hearing, you must register with the Board of Appeals at least 5 days prior to the virtual hearing. Please call 301-952-3220 to register. 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: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville

EXL # 16
V-76-22

V-76-22
FELIX RIVAS
6117 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
BOARD OF EDUCATION
6001 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
6030 42ND AVENUE LLC
PO BOX 9724
SILVER SPRING MD 20916

V-76-22
HYATTSVILLE QUEENSBURY LLC
3400 DEAN DRIVE
HYATTSVILLE MD 20871

V-76-22
NENITTO A BURTON
6110 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
CAROLA AND WINSTON ROSE
6112 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
STEP PROPERTY MANAGEMENT GROUP
4908 ENTERPRISE ROAD
BOWIE MD 20720

V-76-22
MARTHA URQUILLA
JOSE ROMERO
6116 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
TARA SUSMAN-PENA
6106 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
MICHAEL GEMENY
6104 42ND PLACE
HYATTSVILLE MD 20871

V-76-22
GARY BAKER
4221 OGLETHORPE STREET
HYATTSVILLE MD 20871

V-76-22
HARTMUT DOEBEL
6112 42ND PLACE
HYATTSVILLE MD 20871

V-76-22
JAMES DARIUS BALL ETAL
4112 OLIVER STREET
HYATTSVILLE MD 20871

V-76-22
JOHN PETERS ETAL
4116 OLIVER STREET
HYATTSVILLE MD 20871

V-76-22
CITY OF HYATTSVILLE
4310 GALLATIN STREET
HYATTSVILLE MD 20781

EXL # 17
V-76-22

12/27/22

7022 1670 0001 9132 6669

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V-76-22
FELIX RIVAS
6117 42ND AVENUE
HYATTSVILLE MD 20871

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V-76-22
BOARD OF EDUCATION
6001 42ND AVENUE
HYATTSVILLE MD 20871

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V-76-22
6030 42ND AVENUE LLC
PO BOX 9724
SILVER SPRING MD 20916

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EXL # 18
V-76-22

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OFFICIAL USE

V-76-22
HYATTSVILLE QUEENSBURY LLC
3400 DEAN DRIVE
HYATTSVILLE MD 20871

(Check box, add fee as appropriate)
\$ _____
\$ _____
Delivery \$ _____
Delivery \$ _____

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V-76-22
NENITTO A BURTON
6110 42ND AVENUE
HYATTSVILLE MD 20871

(Check box, add fee as appropriate)
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\$ _____
Delivery \$ _____
Delivery \$ _____

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V-76-22
CAROLA AND WINSTON ROSE
6112 42ND AVENUE
HYATTSVILLE MD 20871

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Delivery \$ _____

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V-76-22
 STEP PROPERTY MANAGEMENT GROUP
 4908 ENTERPRISE ROAD
 BOWIE MD 20720

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V-76-22
 MARTHA URQUILLA
 JOSE ROMERO
 6116 42ND AVENUE
 HYATTSVILLE MD 20871

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V-76-22
 TARA SUSMAN-PENA
 6106 42ND AVENUE
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V-76-22

MICHAEL GEMENY
6104 42ND PLACE
HYATTSVILLE MD 20871

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7022 1670 0001 9132 6805

V-76-22

GARY BAKER
4221 OGLETHORPE STREET
HYATTSVILLE MD 20871

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7022 1670 0001 9132 5686

V-76-22

HARTMUT DOEBEL
6112 42ND PLACE
HYATTSVILLE MD 20871

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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\$ _____

Delivery \$ _____

Delivery \$ _____

Delivery \$ _____

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Box No.

7022 1670 0001 9132 6799

V-76-22
 JAMES DARIUS BALL ETAL
 4112 OLIVER STREET
 HYATTSVILLE MD 20871

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7022 1670 0001 9132 5662

V-76-22
 JOHN PETERS ETAL
 4116 OLIVER STREET
 HYATTSVILLE MD 20871

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7022 1670 0001 9132 5679

V-76-22
 CITY OF HYATTSVILLE
 4310 GALLATIN STREET
 HYATTSVILLE MD 20781

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Robert Croslin
Mayor



Tracey E. Douglas
City Administrator

January 4, 2022

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

Re: V-76-22: 6117 42nd Avenue, Hyattsville

Dear Ms. Stone,

This letter is to inform you that on January 3, 2023, the Hyattsville City Council considered application V-76-22, a zoning variance request for the subject property located at 6117 42nd Avenue, Hyattsville.

The applicant has applied for several zoning variances including front yard depth and side yard width to validate existing conditions and to obtain a building permit for the construction of a second story addition on an existing dwelling.

Given the nature of this variance and the City's Variance Policy, the City Council voted in support of the applicant's requested variance.

We thank you and the Board of Zoning Appeals for your consideration of our comments and look forward to a decision.

Sincerely,

Robert Croslin
Mayor

EXL # **19**
V-76-22

CC: City Council
Felix Rivas, Applicant



14741 Governor Oden Bowie Drive
 Upper Marlboro, Maryland 20772
 TTY: (301) 952-4366
www.mncppc.org/pgco

Prince George's County Planning Department
 Countywide Planning Division

MEMORANDUM

January 5, 2023

TO: Barbara Stone, Administrator
 Board of Appeals

FROM: Tyler Smith, Planner II **TAS**
 Historic Preservation Section

SUBJECT: December 11, 2023 Board of Appeals Agenda

I have reviewed this agenda for impacts on identified Historic Sites and Historic Resources, and would like to provide the following comments:

Case	Comment
V-7-22 Jack and Linda Bannister 1517 Pacific Avenue, Capitol Heights	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-76-22 Felix Rivas 6117 42nd Avenue, Hyattsville	Adjacent the Hyattsville National Register Historic District (PG:68-010-00). Within 250 feet of Paxton House (PG:68-076) Within 1,000 feet of Vernon Wright House (PG:68-010-92 and (PG:68-010-25) and Hierling House (PG:68-010-93). No effect on Historic Sites, Historic Resources, or Historic Districts.
V-84-22 Ebenezer Akinpetide and Ololade Aroyiwo 1615 Southern Springs Lane, Upper Marlboro	No effect on Historic Sites, Historic Resources, or Historic Districts
V-26-22 Convenience and Tobacco Corner, LLC 3320 Walters Lane, District Heights	No effect on Historic Sites, Historic Resources, or Historic Districts
V-79-22 LPJ Cultural Center 6545 Annapolis Road, Hyattsville	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-67-22 Rosario Salgado 5820 31st Place, Hyattsville	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-38-22 Carlos Moreno Montiland and Sandra Buruca 1208 Balboa Avenue, Capitol Heights	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-57-22 Douglas Rivas 3510 Lancer Drive, Hyattsville	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-71-22 Omar Flooring Contractors, LLC 4907 Holly Spring Street, Suitland	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-77-22 Joselito Amparo and Ana R. Amparo Lugo 11711 Chilcoate Lane, Beltsville	No effect on Historic Sites, Historic Resources, or Historic Districts.
V-78-22 Ranford Wallace 3505 Tolly Place, Springdale	No effect on Historic Sites, Historic Resources, or Historic Districts.

EXL # **20**
V-76-22

BOARD OF APPEALS – POSTING

Petitioner: Felix Rivas

Appeal No.: V-76-22

THE SIGN(S) MUST BE POSTED ON THE PROPERTY FOR A PERIOD OF AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING BEFORE THE BOARD OF APPEALS. PERSON WHO POSTS SIGN(S) MUST COMPLETE CERTIFICATION OF POSTING. CERTIFICATION OF POSTING FORM MUST BE FILED, TOGETHER WITH PHOTOGRAPH(S) OF SIGN(S), WITH THE BOARD OF APPEALS **NO LATER THAN FIVE (5) BUSINESS DAYS AFTER THE FIRST DAY OF THE REQUIRED 15-DAY POSTING PERIOD, NOTED BELOW.**

POSTING PERIOD: 12/27/22 thru 1/11/23

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),
BY NO LATER THAN: 1/3/23

CERTIFICATION OF POSTING

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH SECTION 27-125.03(a) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE ON (Date) 12-20-2022, BY (Name) Kenneth PARSONS, (Address) 2614 GARSTLYNN CT. NEW WINDSOR, MD, 21776. PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.

EXCL # 21
V-76-22



Signature of Person Who Posted Sign(s)

Kenneth PARSONS

Printed Name

PLEASE ATTACH PHOTOGRAPH(S) OF SIGN(S)

Affidavit & photos can be e-mailed or mailed to:

Board of Appeals

Boardofappeals@co.pg.md.us

Wayne K. Curry County Administration Building, 3rd Floor

1301 McCormick Drive

Largo, MD 20774

(301) 952-3220

2



6117

**BEWARE
of DOG**

HEARING HEARING
 FOR INFORMATION
301-52-3220 301-952-3220
 APPEAR
 DATE: 11/22 TIME: 6:00 p.m.
 DATE: 11/23 TIME: 6:00 p.m.



DEWARD
IN DOG

BOARD OF
HEARING
FOR INFORM
301-952-220
1-11-23
p.m.



**BEWARE
OF DOG**

**BOARD OF
HEALTH HEARING**
FOR INFORMATION
301-952-3220
APPLICABLE
DATE: 1-11-23 TIME: 6:00 p.m.

**BOARD OF
HEALTH HEARING**
FOR INFORMATION
301-952-3220
APPLICABLE
DATE: 1-16-23 TIME: 6:00 p.m.

BOARD OF APPEALS

AFFIDAVIT OF POSTING

Petitioner: Felix Rivas

Appeal No.: V-76-22

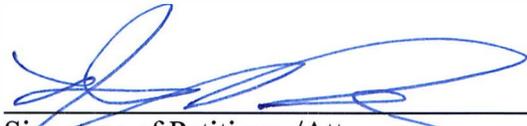
The sign or signs required to be posted on the subject property to advertise the public hearing on the above case:

1. Remained standing as posted continuously from the 20th day of December, 2022, through 10th day of JANUARY, 2023. The sign(s) was (were) inspected at least one time during the required posting period to ensure that the sign(s) was (were) maintained.

OR

2. Was (were) not posted or did not remain posted continuously for the required 15-day period. (Explain further what happened to the sign or signs if #2 applies.)

I solemnly affirm under the penalties of perjury that the contents of the foregoing affidavit are true to the best of my knowledge, information and belief.



Signature of Petitioner/Attorney

Kenneth Parsons

Name (Print or Type)

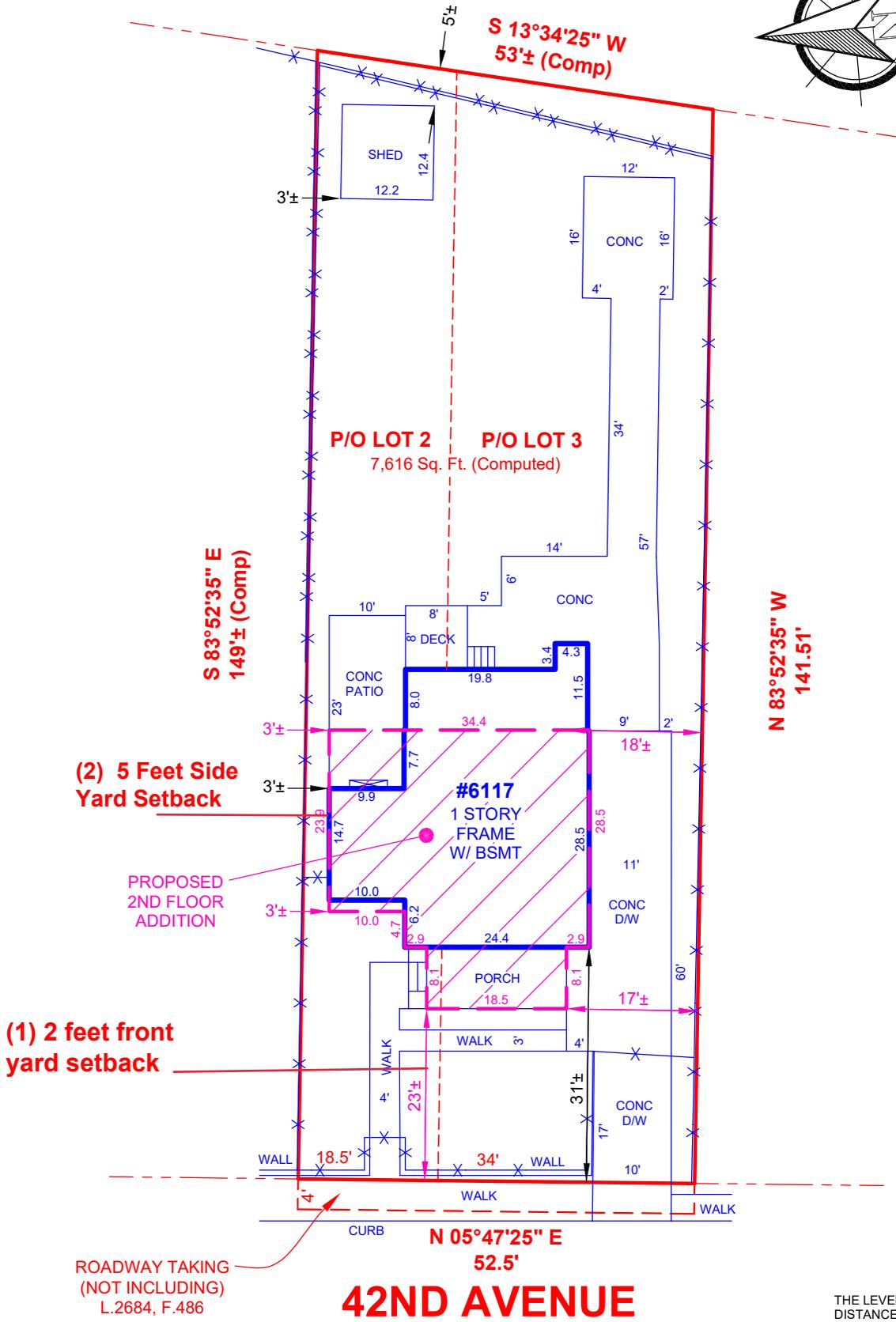
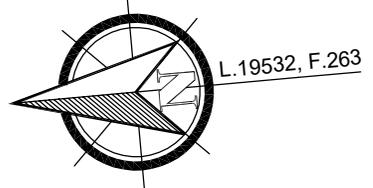
2614 GaestlyanRD

Address

New Windsor, MD 21776

EXL# **22**
V-76-22

REFERENCE ONLY SITE PLAN V-76-22



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **3'±**

LOCATION DRAWING OF:

#6117 42ND AVENUE
PART OF LOTS 2 & 3 BLOCK 2
 PLAT BOOK A, PLAT 24
HYATTSVILLE
 LIBER 19532, FOLIO 263

PRINCE GEORGE'S COUNTY, MARYLAND

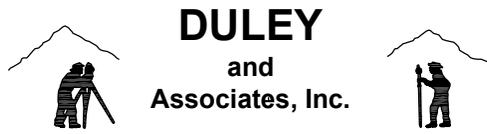
SCALE: 1"=20' DATE: 04-30-2022

DRAWN BY: CP/AP FILE #: 224527-200

LEGEND:

- X- - FENCE
 - B/E - BASEMENT ENTRANCE
 - B/W - BAY WINDOW
 - BR - BRICK
 - BRL - BLDG. RESTRICTION LINE
 - BSMT - BASEMENT
 - C/S - CONCRETE STOOP
 - CONC - CONCRETE
 - D/W - DRIVEWAY
 - Ex. - EXISTING
 - FR - FRAME
 - MAC - MACADAM
 - N/F - NOW OR FORMERLY
 - O/H - OVERHANG
 - PUE - PUBLIC UTILITY ESMT.
 - PIE - PUBLIC IMPROVEMENT ESMT.
- COLOR KEY:**
- (RED) - RECORD INFORMATION
 - (BLUE) - IMPROVEMENTS
 - (GREEN) - ESMTS & 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 09.13.06 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 CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3'. 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.

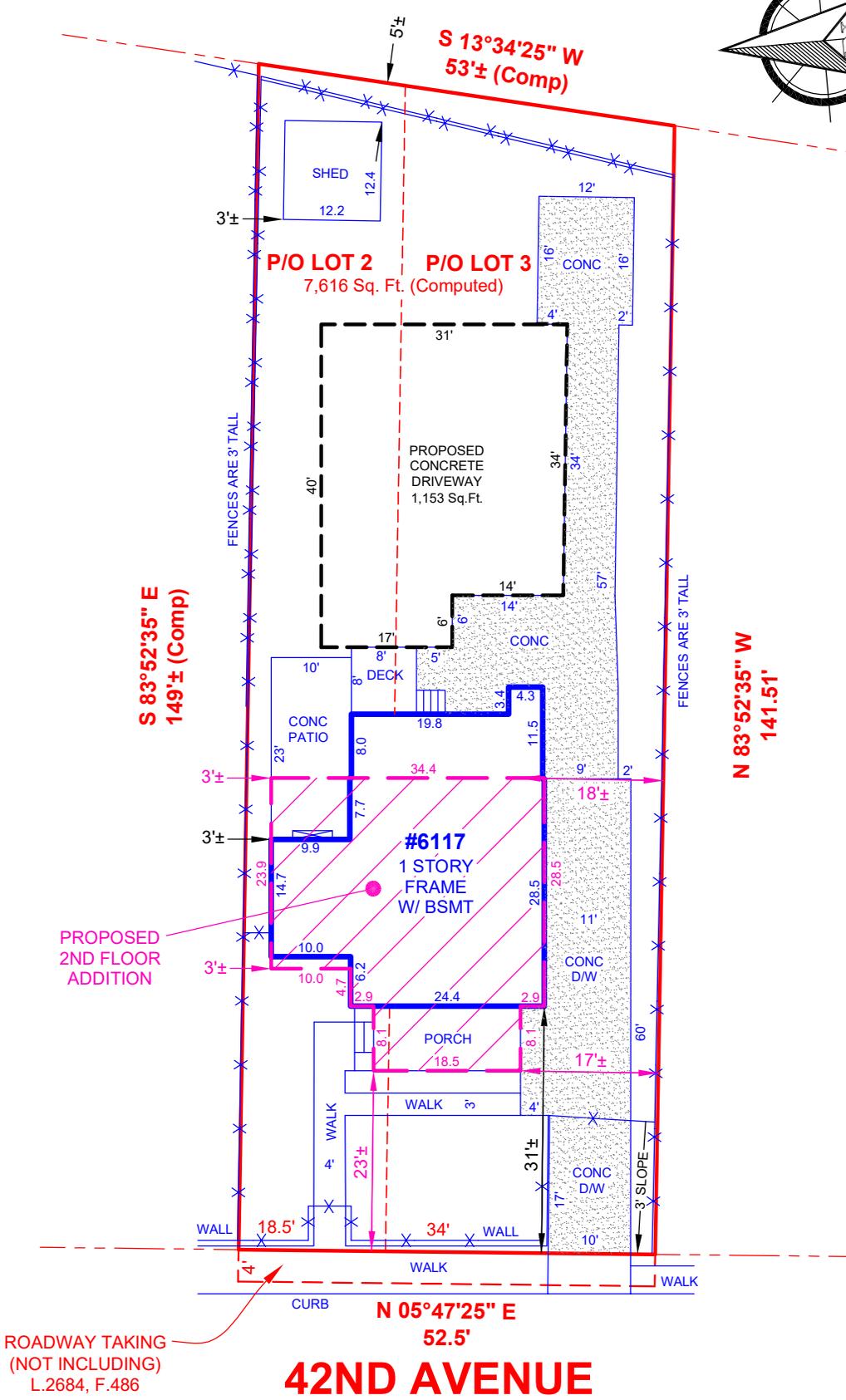
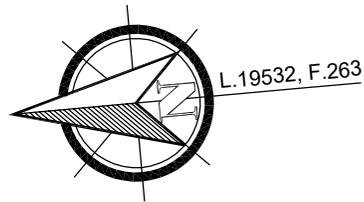
23
 EXH. # **V-76-22**

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)





EXISTING LOT COVERAGE CALCULATION

ITEM	AREA (SQ.FT.)
HOUSE & PORCH	1,228
CONC. D/W	1,490
SHED	151

TOTAL = 2,869 SQ.FT.

LOT AREA = 7,616 SQ.FT.

EXISTING % COVERAGE

$2,869/7,616 = 37.7\%$

PROPOSED LOT COVERAGE

1,153 SQ. FT. (4,022 Total)

$4,022/7,616 = 53\%$

WE ARE REQUESTING AN ADDITIONAL 18%.

ROADWAY TAKING (NOT INCLUDING)
L.2684, F.486

42ND AVENUE

THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **3'±**

LOCATION DRAWING OF:

#6117 42ND AVENUE
PART OF LOTS 2 & 3 BLOCK 2
PLAT BOOK A, PLAT 24
HYATTSVILLE

LIBER 19532, FOLIO 263
PRINCE GEORGE'S COUNTY, MARYLAND

SCALE: 1"=20' DATE: 04-30-2022

DRAWN BY: CP/AP FILE #: 224527-200

LEGEND:

- X- FENCE
 - B/E - BASEMENT ENTRANCE
 - B/W - BAY WINDOW
 - BR - BRICK
 - BRL - BLDG. RESTRICTION LINE
 - BSMT - BASEMENT
 - C/S - CONCRETE STOOP
 - CONC - CONCRETE
 - D/W - DRIVEWAY
 - Ex - EXISTING
 - FR - FRAME
 - MAC - MACADAM
 - N/F - NOW OR FORMERLY
 - O/H - OVERHANG
 - PUE - PUBLIC UTILITY ESMT.
 - PIE - PUBLIC IMPROVEMENT ESMT.
- COLOR KEY:**
(RED) - RECORD INFORMATION
(BLUE) - IMPROVEMENTS
(GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company

EXL # **24**
V-76-22



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 09.13.06 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 CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3'±. 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)

LOT COVERAGE WORKSHEET

V-76-22

NET LOT SIZE **7,613** SQUARE FEET

35% LOT COVERAGE ALLOWED **2,665** SQUARE FEET

<u>STRUCTURE/PARKING</u>	<u>MEASUREMENTS</u>	<u>SQUARE FOOTAGE</u>
--------------------------	---------------------	-----------------------

HOUSE + ADDITION	(15.7x19.8)= 310	+310
	(4.3x3.4)= 14.62	+ 14.62
	(34.4 x 14.7)=505.68	+505.68
	(6.2 x 24.4)=151.28	+151.28
	124 _____	+124
		<u>=1,106.44</u>

GARAGE/CARPORT	_____	_____
	_____	_____

DRIVEWAY	(31x10)= 310 (28x11)=313	+623
	(34X6.43)= 218.62 (9x23)=207	+425.62
	12 x 16= 192.0	+192.0
	249.63	+249.63
		<u>=1,490.23</u>

P	_____	_____
	_____	_____

PORCH/SUNROOM	(8.1x18.5) = 149.85	+149.85
	_____	_____

SHED(S)	(12.2x12.4) = 151.28	151.28
---------	----------------------	--------

ADDITION(S) PROPOSED DRIVEWAY	1,153	1,153
	_____	_____
	_____	_____

OTHER:

TOTAL LOT COVERAGE **4,050.8**

TOTAL % NET LOT COVERAGE **53%**

TOTAL % OVER NET LOT COVERAGE **18% (1,386.18)**



COVERAGE WORKSHEET



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 Readvertised

Date: March 7, 2023

Petitioner: Felix Rivas

Appeal No.: V-76-22

Hearing Date: WEDNESDAY, MARCH 22, 2023, AT 6:00 P.M. **EVENING**

Place: Virtual Hearing

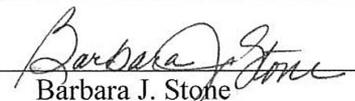
Appeal has been made to this Board for permission to validate an existing condition (lot coverage) and obtain a building permit for the construction of a 2nd floor addition over the existing house with the inclusion of driveway extension on Residential, Single-Family-65 (RSF-65) Zone, property known as Part of Lots 2 & 3, Block 2, Nichols Addition to Hyattsville Subdivision, being 6117 42nd Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

The specific violation resides in the fact that Zoning Ordinance Section 27-4202 prescribes that not more than 35% of the net lot area shall be covered by buildings and off-street parking. Section 27-4202(d)(2) prescribes that each lot shall have a front yard at least 25 feet in depth. Section 27-4202(d)(3) prescribes that each lot shall have a side yard at least 8 feet in width. Variances of 18% of the net lot area, 2 feet front yard depth and 5 feet left side yard width are requested.

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

Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board. In order to give verbal testimony during the virtual hearing, you must register with the Board of Appeals at least 5 days prior to the virtual hearing. Please call 301-952-3220 to register. 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: Petitioner
Adjoining Property Owners
Park and Planning Commission
City of Hyattsville

EXH. # 26
V-76-22

V-76-22
FELIX RIVAS
6117 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
BOARD OF EDUCATION
6001 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
6030 42ND AVENUE LLC
PO BOX 9724
SILVER SPRING MD 20916

V-76-22
HYATTSVILLE QUEENSBURY LLC
3400 DEAN DRIVE
HYATTSVILLE MD 20871

V-76-22
NENITTO A BURTON
6110 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
CAROLA AND WINSTON ROSE
6112 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
STEP PROPERTY MANAGEMENT GROUP
4908 ENTERPRISE ROAD
BOWIE MD 20720

V-76-22
MARTHA URQUILLA
JOSE ROMERO
6116 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
TARA SUSMAN-PENA
6106 42ND AVENUE
HYATTSVILLE MD 20871

V-76-22
MICHAEL GEMENY
6104 42ND PLACE
HYATTSVILLE MD 20871

V-76-22
GARY BAKER
4221 OGLETHORPE STREET
HYATTSVILLE MD 20871

V-76-22
HARTMUT DOEBEL
6112 42ND PLACE
HYATTSVILLE MD 20871

V-76-22
JAMES DARIUS BALL ETAL
4112 OLIVER STREET
HYATTSVILLE MD 20871

V-76-22
JOHN PETERS ETAL
4116 OLIVER STREET
HYATTSVILLE MD 20871

V-76-22
CITY OF HYATTSVILLE
4310 GALLATIN STREET
HYATTSVILLE MD 20781

EXH. # 27
V-76-22

7002 2030 0003 5057 2495

V-76-22
HYATTSVILLE QUEENSBURY LLC
3400 DEAN DRIVE
HYATTSVILLE MD 20871

City, State, ZIP+4

PS Form 3800, June 2002

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V-76-22
NENITTO A BURTON
6110 42ND AVENUE
HYATTSVILLE MD 20871

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V-76-22
CAROLA AND WINSTON ROSE
6112 42ND AVENUE
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HARTMUT DOEBEL
6112 42ND PLACE
HYATTSVILLE MD 20871

City, State, ZIP+4

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4112 OLIVER STREET
HYATTSVILLE MD 20871

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V-76-22
JOHN PETERS ETAL
4116 OLIVER STREET
HYATTSVILLE MD 20871

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7002 2030 0003 5057 2563

V-76-22
GARY BAKER
4221 OGLETHORPE STREET
HYATTSVILLE MD 20871

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V-76-22
STEP PROPERTY MANAGEMENT GROUP
4908 ENTERPRISE ROAD
BOWIE MD 20720

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7002 2030 0003 5057 2556

V-76-22
MICHAEL GEMENY
6104 42ND PLACE
HYATTSVILLE MD 20871

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V-76-22
CITY OF HYATTSVILLE
4310 GALLATIN STREET
HYATTSVILLE MD 20781

PS Form 3800, June 2002

See Reverse for Instructions

7002 2030 0003 5057 2532

V-76-22
MARTHA URQUILLA
JOSE ROMERO
6116 42ND AVENUE
HYATTSVILLE MD 20871

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V-76-22
TARA SUSMAN-PENA
6106 42ND AVENUE
HYATTSVILLE MD 20871

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PS Form 3800, June 2002

See Reverse for Instructions

BOARD OF APPEALS – POSTING

Petitioner: Felix Rivas

Appeal No.: V-76-22

THE SIGN(S) MUST BE POSTED ON THE PROPERTY FOR A PERIOD OF AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING BEFORE THE BOARD OF APPEALS. PERSON WHO POSTS SIGN(S) MUST COMPLETE CERTIFICATION OF POSTING. CERTIFICATION OF POSTING FORM MUST BE FILED, TOGETHER WITH PHOTOGRAPH(S) OF SIGN(S), WITH THE BOARD OF APPEALS **NO LATER THAN FIVE (5) BUSINESS DAYS AFTER THE FIRST DAY OF THE REQUIRED 15-DAY POSTING PERIOD, NOTED BELOW.**

POSTING PERIOD: 3/7/23 thru 3/22/23

RETURN CERTIFICATION OF POSTING, WITH PHOTOGRAPH(S),
BY NO LATER THAN: 3/13/23

CERTIFICATION OF POSTING

PETITIONER'S REQUEST IN THIS APPEAL WAS POSTED ON THE SUBJECT PROPERTY IN ACCORDANCE WITH SECTION 27-125.03(a) OF THE PRINCE GEORGE'S COUNTY ZONING ORDINANCE ON (Date) MARCH 7, 2023, BY (Name) Kenneth Parsons, (Address) 2614 GARSTLYNN CT. NEW WINDSOR, MD 21776. PHOTOGRAPH(S) OF THE SIGN(S) AS POSTED IS/ARE ATTACHED.



Signature of Person Who Posted Sign(s)

Kenneth K. Parsons Jr

Printed Name

PLEASE ATTACH PHOTOGRAPH(S) OF SIGN(S)

Affidavit & photos can be e-mailed or mailed to:

Board of Appeals
Boardofappeals@co.pg.md.us
Wayne K. Curry County Administration Building, 3rd Floor
1301 McCormick Drive
Largo, MD 20774
(301) 952-3220



NOISE

HEARING
FOR INFORMATION
301-952-2020
V-76
3-22-23 6 p.m.

610

STOP

HEARING HEARING
FOR INFORMATION
301-952-3220 301-952-3220
6:00 p.m. 6:00 p.m.



STOP

HEARING HEARING
FOR INFORMATION
301-952-3220 301-952-3220
OFFICE
322-22-76-25
6:00 p.m. 6:00 p.m.



BOARD HEARING

BOARD HEARING HEARING HEARING
FOR INFORMATION FOR INFORMATION
301-952-3220 301-952-3220
DATE: 3-22-23 TIME: 3:00 p.m. DATE: 3-22-23 TIME: 6:00 p.m.
WAYNE COUNTY ADMINISTRATION BUILDING



City of Hyattsville

Hyattsville Municipal Bldg
4310 Gallatin Street, 3rd Flr
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org

Agenda Item Report

File #: HCC-392-FY23

5/15/2023

10.c.

Submitted by: Councilmembers Simasek and McClellan

Submitting Department: Legislative

Agenda Section: Consent

Item Title:

Disbursement of Ward 3 Discretionary Funds

Suggested Action:

I move that the Mayor and Council authorize the disbursement of \$367.32 of Ward 3 FY23 discretionary funds to Councilmember Ben Simasek as reimbursement for the April 29, 2023 Ward 3 Check-In and Candidate Meet & Greet.

Summary Background:

Ward 3 Councilmembers Ben Simasek and Jimmy McClellan held a Ward 3 Check-In and Candidate Meet & Greet luncheon on April 29, 2023 at the University Hills Duck Pond Park.

Next Steps:

Approval of Disbursement

Fiscal Impact:

\$367.32 to be allocated from Ward 3 FY23 Discretionary Funds

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

N/A

Ben Simasek

From: Cocineros <no-reply@toasttab.com>
Sent: Thursday, April 27, 2023 2:59 PM
To: Ben Simasek
Subject: Online Order Receipt for \$203.52 at Cocineros

Cocineros - (240) 487-6168

Check #1 for Ben Simasek
Pick up April 29, 2023 at 11:30 AM EDT

Cocineros
(240) 487-6168
www.cocinerosmd.com
3513 East West Hwy
Hyattsville, MD 20782

**Online Ordering -
Takeout
Information**

Please look for your order at the left hand counter. If needed, you get napkins and cutlery at the service station.

**Online Ordering - Takeout
(Online)**

Ben Simasek 610-563-7608
bsimasek@hyattsville.org

Server: Kiosk &
Online P

Check #1 Ben Simasek
Ordered: 4/27/23 3:59 PM
Due: 4/29/23 11:30 AM

1 Pupusas Box	\$38.00
6x Pork	
6x Chicken/Jalapeño mix	
1 Pupusas Box	\$38.00
4x Beans	
4x Veggie	

4x Cheese	
1 Pupusas Box	\$38.00
6x	
Chicken/Jalapeño	
mix	
3x Beans	
3x Cheese	
1 Empanadas Box	\$46.00
4x Chicken	
4x Spinach	
4x Cheese	
Subtotal	\$160.00
Tax	\$9.60
Tip	\$33.92
Total	\$203.52

Visa	xxxxxxxx0792
Transaction Type	Sale
Authorization	Approved
Approval Code	
Payment ID	xHfHymdYFkHY

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Your Mezeh - Mall at Prince Georges Catering order # 04cd2126

Mezeh <noreply@zuppler.com>
Reply-To: Mezeh <reviews@mezeh.net>
To: bensimasek7@gmail.com

Thu, Apr 27, 2023 at 3:12 PM



ORDER CONFIRMATION

Your order code is 5627

View [Order Details](#)



ORDER + PICKUP DETAILS

ORDER ID #04cd2126
NAME Ben Simasek
PHONE +16105637608
EMAIL bensimasek7@gmail.com
ORDER TYPE Grab & Go
PAYMENT Visa ending 0792

ORDER SUMMARY

10 mezeh spread - fan favorite \$130.00 \$130.00
choose base:
white basmati rice: , mixed greens:
choose protein:
falafel: , chicken shawarma:
choose toppings:
pita croutons: , pickled onions: , crumbled feta: , roasted corn: , lemon-mint
carrots: , israeli couscous: , classic hummus: , lebanese tabbouleh: , turkish
salad:
choose sauce:
harissa: , tzatziki:
pita option:
pita chips & bread:

Subtotal:	\$130.00
Discount:	\$0.00
Tax:	\$7.80
Tip:	\$26.00
Total:	\$163.80



City of Hyattsville

Hyattsville Municipal Bldg
4310 Gallatin Street, 3rd Flr
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org

Agenda Item Report

File #: HCC-393-FY23

5/15/2023

10.d.

Submitted by: Councilmembers Strab and Schaible
Submitting Department: Legislative
Agenda Section: Consent

Item Title:

Disbursement of Ward 2 Discretionary Funds

Suggested Action:

I move that the Mayor and Council authorize the disbursement of \$149.90 of Ward 2 FY23 discretionary funds to pay for the Zoom account for the free Hyattsville Community Yoga class.

Summary Background:

The free Hyattsville Community Yoga class has been taking place on Sunday evenings since 2017. It is a weekly class that is open to all. Prior to the COVID-19 pandemic, the class met in the Prangley Room in the City Building. When the pandemic started in March of 2020, the class became virtual. For the past two-plus years, one of the regular yoga participants arranged for the use of a Zoom account, but that account is no longer available. In 2022, Ward 1 discretionary funds were used to continue the virtual classes by purchasing a Zoom account. These Ward 2 discretionary funds will pay for a dedicated Zoom account for the Hyattsville Community Yoga class for the next year.

Each week, an average of approximately 25 participants log into the virtual yoga class. The teachers donate their time and provide yoga instruction to participants of all ages and abilities. This class serves Hyattsville residents who want to build flexibility, balance and strength, and manage stress. The reliability and consistency of the class supports residents' yoga practice, and provides inclusion and belongingness, which has been critical during the pandemic.

Next Steps:

Approval of Disbursement

Fiscal Impact:

\$149.90 to be allocated from Ward 2 FY23 Discretionary Funds

City Administrator Comments:

Recommend Support

Community Engagement:

N/A

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

N/A



City of Hyattsville

Hyattsville Municipal Bldg
4310 Gallatin Street, 3rd Flr
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org

Agenda Item Report

File #: HCC-395-FY23

5/15/2023

10.e.

Submitted by: Laura Reams
Submitting Department: City Clerk
Agenda Section: Consent

Item Title:

Acceptance of the Certified Results for the 2023 Biennial Election

Suggested Action:

I move that the Mayor and Council accept the certified election results from the Board of Supervisors of Elections for the 2023 Biennial Election held on Tuesday, May 9, 2023. This certification is provided for under Section C4-11 of the Hyattsville City Charter.

Summary Background:

On May 11, 2023, the Board of Supervisors of Elections certified the results of the May 9, 2023, election to the City Clerk per section C4-11 of the City Charter. A copy of the certified return sheet was posted to the City's website on May 11, 2023.

Next Steps:

The Oath of Office will be administered to the newly elected Council Members on Monday, June 5, 2023, at 5 PM.

Fiscal Impact:

N/A

City Administrator Comments:

Congratulations to our newly elected Mayor and Council Members.

Community Engagement:

A copy of the certified election results is posted on the City's website.

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?

N/A

**CITY OF HYATTSVILLE
2023 BIENNIAL ELECTION
CERTIFIED RESULTS**



SUMMARY TOTALS

ALL RACES - Summary Totals						
	TOTALS (ED + VBM)	ELECTION DAY	%	VBM	%	VOTER TURNOUT
TOTALS	1636	196	12%	1440	88%	13.8%
Ward 1	458	79	17%	379	83%	14.1%
Ward 2	535	68	13%	467	87%	17.8%
Ward 3	272	20	7%	252	93%	13.5%
Ward 4	178	17	10%	161	90%	9.5%
Ward 5	193	12	6%	181	94%	11.0%

OFFICE OF MAYOR

Mayor - TOTAL							
Candidate	TOTALS	%	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5
Robert S. Croslin	1341	91.2%	368	422	253	152	146
Write-in	71	4.8%	26	25	8	0	12
Over Votes	4	0.3%	1	0	0	1	2
Under Votes	54	3.7%	5	20	8	6	15
TOTALS	1470	100.0%	400	467	269	159	175

WARD 1 COUNCIL MEMBER

Ward 1 Council Member - TOTAL		
Candidate	TOTALS	%
Joanne Waszczak	420	91.7%
Write-in	20	4.4%
Over Votes	0	0.0%
Under Votes	18	3.9%
TOTALS	458	100.0%

WARD 2 COUNCIL MEMBER

Ward 2 Council Member - TOTAL		
Candidate	TOTALS	%
Danny Schaible	448	83.7%
Write-in	43	8.0%
Over Votes	0	0.0%
Under Votes	44	8.2%
TOTALS	535	100.0%

**CITY OF HYATTSVILLE
2023 BIENNIAL ELECTION
CERTIFIED RESULTS**



WARD 3 COUNCIL MEMBER

Ward 3 Council Member - TOTAL		
Candidate	TOTALS	%
Alexander Houck	98	36.0%
Kareem Redmond	171	62.9%
Write-in	2	0.7%
Over Votes	0	0.0%
Under Votes	1	0.4%
TOTALS	272	100.0%

WARD 4 COUNCILMEMBER

Ward 4 Council Member - TOTAL		
Candidate	TOTALS	%
Michelle Lee	161	90.4%
Write-in	1	0.6%
Over Votes	0	0.0%
Under Votes	16	9.0%
TOTALS	178	100.0%

WARD 5 COUNCILMEMBER

Ward 5 Council Member - TOTAL		
Candidate	TOTALS	%
Joseph Solomon	174	90.2%
Write-in	7	3.6%
Over Votes	0	0.0%
Under Votes	12	6.2%
TOTALS	193	100.0%

32 ballots were unanimously rejected by vote of the Board of Supervisors of Elections on May 11, 2023, at 11:03 AM for having no signature on the return oath envelope.

CITY OF HYATTSVILLE
2023 BIENNIAL ELECTION
CERTIFIED RESULTS



COUNTED AND CERTIFIED BY:



ZACH PETERS, CHAIR



GRETA MOSHER



LISA PINEDA



JUAN CASTILLO



ERIN PAYNE

**CITY OF HYATTSVILLE
2023 BIENNIAL ELECTION
CERTIFIED RESULTS**



APPENDIX – WRITE IN VOTES

OFFICE OF MAYOR – 71 Write-in's

(12) Danny Schaible
(3) Chris Currie
(3) Joseph Solomon
(3) Joanne Waszczak
(2) Mai Abdul Rahman
(2) Harsh S. Desai
(2) Claire Panak
(2) T. Carter Ross
(2) Shani Warner
#ADOS
Red Aoks
Anne Barrett
Jonathan Berry
Vish Bhatt
Vish Blatt
Kurt Brintzenhofe
Juan Castillo
Sam Denes
Donald Duck
Jee Falvey
Mike Franklin
Bill Gardiner
Joseph Gigliotti
Mary Graham
Edouard Haba
Lukas Halim
Thomas G. Hardy
Tom Hardy
Reva Harris
Keith Ronald Harper
Charles Kenney
Kermit the Frog
Gary Kline
Marci LaFevre
Roberto Leon
Leah Libresco Sargeant
Andrew Lu
Rumi Matsuyama
Molly McKee-Seabrook
Megan Miller
Mickey Mouse
Minnie Mouse
NOTA
George Orwell
Laura Reams

**CITY OF HYATTSVILLE
2023 BIENNIAL ELECTION
CERTIFIED RESULTS**



Andreas Widmer
Someone Competent
Write-In Field Left Blank
?

WARD 1 COUNCIL MEMBER – 20 Write-in’s

(3) Mai Abdul Rahman
(3) Chris Currie
(3) Write-In Field Left Blank
(2) Harsh S. Desai
(2) Other
Juan Castillo
Christopher Currie
Doug Dudrow
Mike Franklin
Austin Lipari
Reginald Maxineau
Robert Smith

WARD 2 COUNCIL MEMBER – 43 Write-in’s

(4) Kelly Burrello
(3) Claire Panak
(2) Scotty Bryant
(2) James Wigley
Anybody But
Anybody Else
Anyone Else
Gautam Bastian
Gautum Bastien
Dale Crowell
Dee Dee Echols
Joe Falvey
Robert Fish
Emily Foltz
Anna Foster
Mary Graham
Keith Ronald Harper
Joe Lakbal
Bart Lawrence
William Madsen
Chuck Marohn
Maggie Mills
Mickey Mouse
Mzmuda
NOTA

**CITY OF HYATTSVILLE
2023 BIENNIAL ELECTION
CERTIFIED RESULTS**



Patrick Paschall
David Rease
David Rease, Jr.
Joseph Solomon
Paul Steinkonig
Emily Strab
Linn Taylor
Colonel Tom Tucker
Dyann Waugh
Flawn Williams
(Write In Field Left Blank)

WARD 3 COUNCIL MEMBER – 2 Write-in’s

Michael New
Frank Scaturro

WARD 4 COUNCIL MEMBER – 1 Write-in’s

Edouard Haba

WARD 5 COUNCIL MEMBER – 7 Write-in’s

(2) Dan Muth
Daniel Amador
EJ Evans
Kathleen Provencal
Rommel Sandino
Julie Schweitzer



City of Hyattsville

Hyattsville Municipal Bldg
4310 Gallatin Street, 3rd Flr
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org

Agenda Item Report

File #: HCC-386-FY23

5/15/2023

11.a.

Submitted by: Ron Brooks

Submitting Department: Finance

Agenda Section: Action

Item Title:

Hyattsville Ordinance 2023-02: Fiscal Year 2024 Budget (Introduction)

Suggested Action:

I move the Mayor and Council introduce Hyattsville Ordinance 2023-02, an ordinance adopting an annual budget for the Fiscal Year July 1, 2023, through June 30, 2024, for the general purpose, fixing the tax rates for the Fiscal Year beginning July 1, 2023; authorizing collection of taxes herein levied, and appropriating funds for the fiscal year (INTRODUCTION AND FIRST READING).

Summary Background:

The FY24 budget process began internally in December 2022 with initial staff meetings to determine budgetary requirements for FY24. The City's Administrator's Proposed FY24 budget was presented to the Mayor and Council on March 29, 2023.

A Public Hearing on the proposed Real Property Tax Rate was held on May 1, 2023, at which a rate of \$0.63 per \$100 of assessed value was adopted by the Council.

The 2023 Special Tax Report for the Special Obligation Bonds, University Town Center, and five (5) year forecast documents will be included in the Council packet of June 5 in accordance with Section C5-5 of the Hyattsville Charter and Code. A second reading of the budget is scheduled for June 5, 2023.

Next Steps:

Second Reading Adoption of the FY24 Budget Ordinance is scheduled for June 5, 2023.

Fiscal Impact:

See budget document.

City Administrator Comments:

See summary background above.

Community Engagement:

Per the City Charter, a fair summary of the budget ordinance will be published twice in a newspaper of general circulation. The budget and corresponding documents will be posted on the City's website and information on the budget will be included in a summer issue of the Hyattsville Reporter.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A

**CITY OF HYATTSVILLE
SPECIAL OBLIGATION REFUNDING BONDS
UNIVERSITY TOWN CENTER PROJECT
SERIES 2016**

**Fiscal Year 2023-2024
Special Tax Report**



MAY 10, 2023

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**CITY OF HYATTSVILLE
SPECIAL OBLIGATION REFUNDING BONDS
UTC PROJECT SERIES 2016**

**Fiscal Year 2023-2024
Special Tax Report**

INTRODUCTION

The City of Hyattsville issued \$18,000,000 of special obligation bonds in August 2004 related to the University Town Center Development District. These bonds are to be repaid from special taxes collected on the taxable property in the University Town Center Special Taxing District, which was created pursuant to Resolution No. 2004-02 adopted by the City Council on February 17, 2004. Series 2004 Bonds were defeased and redeemed on December 20, 2016 with the \$16,940,000 City of Hyattsville Series 2016 Special Obligation Refunding Bonds.

A special tax is to be collected each fiscal year in the University Town Center Special Taxing District pursuant to Resolution No. 2004-03, and an Executive Order, dated August 9, 2004, executed by the Mayor. This report has been prepared to explain the methodology used to calculate the special tax rates at which property will be taxed in the University Town Center Special Taxing District for fiscal year 2023-2024.

SPECIAL TAX REQUIREMENT

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special taxes collected are equal to the special tax requirement. The special tax requirement is generally equal to (i.) annual debt service, (ii.) administrative expenses, less (iii) interest income on the reserve fund (*upon closure of the improvement fund*) held by the trustee.

Table A provides a summary of the special tax requirement for fiscal year 2023-2024. Special taxes equal to \$1,302,000 will have to be collected for fiscal year 2023-2024. Each of these numbers is explained in the following sections.

Debt Service

Debt service includes interest on the bonds payable on January 1, 2024 and July 1, 2024. Each semi-annual interest payment is equal to \$328,750 on the terms bonds shown below.

Term 2027 Bonds of \$3,080,000 at 5.00%	\$77,000
Term 2027 Bonds of \$4,245,000 at 5.00%	\$106,125
Term 2034 Bonds of \$5,825,000 at 5.05%	\$145,625
Total:	<u><u>\$328,750</u></u>

A principal payment of \$675,000 is due on July 1, 2024. As a result, total debt service for fiscal year 2023-2024 is \$1,332,500.

Table A
Special Tax Requirement
Fiscal Year 2023-2024

Debt service:	Amount
Interest on January 1, 2024	\$328,750
Interest on July 1, 2024	\$328,750
Principal on July 1, 2024	\$675,000
<i>Sub-total debt service</i>	<i>\$1,332,500</i>
Administrative expenses	\$33,886
Contingency	\$13,672
<i>Total expenses</i>	<i>\$1,380,058</i>
Reserve fund investment income	(<i>\$61,831</i>)
Surplus from prior year	(<i>\$16,227</i>)
<i>Funds available to be applied for FY23-24</i>	<i>(\$78,058)</i>
Special Tax Requirement	\$1,302,000

Administrative Expenses

Administrative expenses include the trustee, the administrator, and the expenses of the city related to the district. The annual charges of the trustee are estimated to be \$8,097. The fees and expenses of the administrator are estimated to be \$14,526. The expenses of the city are estimated to be \$11,260. Accordingly, the total administrative expenses are estimated at \$33,886.

Contingency

A contingency, equal to approximately one percent of annual debt service plus an additional amount to round the special tax requirement to the nearest thousand has been added in case there are unanticipated expenses or tax payment delinquencies.

Reserve Fund Income

As of April 30, 2023, the balance in the reserve fund was \$1,730,533, which consists of the reserve requirement of \$1,694,000 and investment income posted to the account in the amount of \$36,534. The investment income previously posted to the Reserve Fund will be made available to pay debt service on the Series 2016 Refunding Bonds on July 1, 2023. The reserve fund proceeds are held in First America Treasury Obligation money market fund earning approximately 3.65 percent per annum. At this rate of return, \$10,305 in interest income is estimated to be earned by the next debt service payment on July 1, 2023. An additional \$61,831 in annual investment income will be earned and made available to pay

debt service and administrative expenses on the Series 2016 Refunding Bonds for fiscal year 2023-2024.

Surplus from Prior Year

Table B below outlines the surplus from the prior year that may be applied to pay debt service and administrative expenses for fiscal year 2023-2024. Special taxes in the amount of \$1,330,000 were billed for collection in fiscal year 2022-2023. As of April 30, 2023, Prince George’s County has reported collecting special taxes in the amount of \$1,329,556 (*includes interest and penalties on delinquencies*) for fiscal year 2022-2023. This amount represents 99.97 percent of the total special taxes billed for collection during fiscal year 2022-2023. As of April 30, 2023, all special taxes collected for fiscal year 2022-2023 have been transferred to the trustee.

As of April 30, 2023, the balance in the special tax fund and debt service fund were \$1,040,594 and \$1,141, respectively. As mentioned above, an additional \$36,534 in interest income is also available in the reserve fund. An additional \$10,305 in interest income is estimated to be earned by the next debt service payment on July 1, 2023. As a result, \$46,839 (\$36,534+ \$10,305 = \$46,839) in interest income is estimated to be earned by the next debt service payment on July 1, 2023. A portion of these funds will be used to pay debt service due on July 1, 2023, which consists of an interest payment and principal payment of \$344,125 and \$615,000, respectively, as shown on Table B below.

Table B
Surplus from Prior Year

	Series 2016
Available Funds:	
Special tax fund balance 4-30-2023	\$1,040,594
Debt service fund	\$1,141
Estimated reserve fund interest	\$46,839
<i>Total funds available</i>	<i>\$1,088,574</i>
Interest payment on July 1, 2023	(\$344,125)
Principal payment	(\$615,000)
Administrative expenses	(\$33,222)
<i>Subtotal expenses</i>	<i>(\$992,347)</i>
<i>Contingency for future principal payment</i>	<i>(\$80,000)</i>
Surplus from prior year	\$16,227

Administrative expenses for fiscal year 2022-2023 were estimated to be \$33,222 and were to be funded with special taxes collected in fiscal year 2022-2023. Administrative Expenses Fund remains to be funded with special assessments collected in fiscal year 2022-2023. Accordingly, special assessments in the aggregate amount of \$33,222 will be transferred to Administrative Expenses Fund. A contingency in the amount of \$80,000 will be retained to make future principal payment. Accordingly, an estimated aggregate surplus

of \$16,227 will be available to pay debt service and administrative expenses for fiscal year 2023-2024.

Special Tax Collected

The special tax to be collected for the year shall be equal to the special tax requirement. The special tax for each parcel shall be equal to the Equivalent Use Factors of the parcel, divided by the Equivalent Use Factors of all Taxable Property in the District, and the result multiplied by the Special Tax Requirement as shown by the formula below:

$$A = (B \div C) \times D$$

Where the terms have the following meaning:

- A = The Special Tax for a Parcel
- B = The Equivalent Use Factors of the Parcel
- C = The Equivalent Use Factors of all Taxable Property in the District
- D = The Special Tax Requirement

Equivalent Use Factors means for any parcel, the number of dwelling units, parking spaces, and building square footage of a parcel by the Land Use Class multiplied by the factor for each Land Use Class as shown in Table C below:

Table C
Land Use Class and Equivalent Use Factors

Land Use Class	Equivalent Use Factors
Office Property	0.70 per 1,000 square feet
Parking Property	0.02 per parking space
Residential Property	1.00 per dwelling unit
Retail Property	1.02 per 1,000 square feet

The equivalent use factors for each taxable parcel classified under office or retail land use classes within the district were computed using building square footages obtained from the State Department of Assessments and Taxation. Schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified under office or retail land use class within the district, are attached to Appendix B. Schedules for individual condominium units of residential property can be obtained at <https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>. The respective land use class and the aggregate building square footage for office and retail property, the aggregate number of dwelling units for residential parcels and the total number of parking spaces for parking property and the corresponding equivalent use factors for each land use class are shown in Table D below.

Table D
Special Tax District Parcels

Land Use Class	Number of Parcels	Building SF/ Dwelling Units / Parking Spaces/	Equivalent Use Factor	Equivalent Use Factors
Office	5	1,044,091	0.70	730.86
Retail	5	211,829	1.02	216.07
Residential	136	716	1.00	716.00
Parking	3	1,392	0.02	27.84
Total	148			1,690.77

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax to be collected is equal to the special tax requirement. For fiscal year 2023-2024, the special tax requirement is equal to \$1,302,000. The equivalent use factors for all parcels within the district are equal to 1,690.77. As a result, the special tax to be collected per each equivalent use factor is equal to \$770.06 ($\$1,302,000 \div 1,690.77 = \770.06). Table E below shows the aggregate breakdown of special taxes to be collected in the district on the basis of land use class.

Table E
Special Taxes to be Collected
Fiscal Year 2023-2024

Land Use Class	Equivalent Use Factors	Special Tax Per EUF	Special Tax
Office	731	\$770.06	\$562,811.58
Retail	216	\$770.06	\$166,384.25
Residential	716	\$770.06	\$551,365.59
Parking	28	\$770.06	\$21,438.57
Total	1,691		\$1,302,000.00

SPECIAL TAX RATES

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax collected is equal to the special tax requirement. The total expenses of the district for fiscal year 2023-2024 are estimated to be equal to \$1,380,058. Surplus revenues from prior year and projected interest income available to pay expenses are estimated to be \$78,058. Accordingly, the special tax requirement is equal to \$1,302,000 ($\$1,380,058 - \$78,058 = \$1,302,000$).

The special taxes to be collected on each parcel for fiscal year 2023-2024 are shown in Appendix A. Appendix B includes schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified as office and retail land use class within the district.

APPENDIX A

CITY OF HYATTSVILLE UNIVERSITY TOWN CENTER SPECIAL TAX DISTRICT PRINCE GEORGES COUNTY, MARYLAND

SPECIAL TAX ROLL 2023

Parcel Account #	Parcel	Building	Owner	Special Tax FY2023-2024
356694-0	I	Metro I	NEW TOWN METRO I LLC	\$168,870.80
372073-7	R	The Highline	3700 EAST WEST LLC	\$261,513.62
372074-5	S	Retail/Parking	ECHO UTC LLC	\$69,923.94
337808-0	G	Metro IV	GIP HYATTSVILLE LLC	\$101,350.62
366669-0	L	Metro III	6525 BELCREST ROAD LLC	\$263,324.35
383475-1	T	GHS/Garage	VIE AT UNIVERSITY TOWERS 1	\$196,012.01
383475-1	T	Garage	Vie at University Towers LLC	\$0.00
383474-4	U	Garage/Retail	BE UTC GSA THEATRE LLC	\$27,839.87
366671-6	M	Retail	BE UTC GSA THEATRE LLC	\$9,537.90
366672-4	N	Land	TDC GRIFFIN HYATTSVILLE O	\$0.00
372072-9	Q	Retail	BE UTC GSA THEATRE LLC	\$8,284.30
573091-0	P	Office	BE UTC RETAIL LLC	\$29,265.81
573092-1	P	Retail	BE UTC RETAIL LLC	\$62,888.25
393532-7	201	1 Independence Plaza	HUDSON DABNEY S	\$770.06
393533-5	202	1 Independence Plaza	ESCOBAR FRANCISCO J	\$770.06
393534-3	203	1 Independence Plaza	REPOLE MARIO	\$770.06
393535-0	204	1 Independence Plaza	BARKSDALE EDDIE ETAL	\$770.06
393536-8	205	1 Independence Plaza	MOORE KAREN LT	\$770.06
393537-6	206	1 Independence Plaza	CRAIG ULANDERS	\$770.06
393538-4	207	1 Independence Plaza	ZHANG CHAOXING	\$770.06
393539-2	208	1 Independence Plaza	ODUNLAMI OLADIPUPO ETAL	\$770.06
393540-0	209	1 Independence Plaza	WARD MILTON	\$770.06
393541-8	210	1 Independence Plaza	WUSU PROSPER O	\$770.06
393542-6	211	1 Independence Plaza	KUMAZAH INNOCENT K	\$770.06
393543-4	212	1 Independence Plaza	BRECHTEL COLT	\$770.06
393544-2	213	1 Independence Plaza	THOMAS LEEAN	\$770.06
393545-9	214	1 Independence Plaza	GOLDBERG BENAMOU INNA 1	\$770.06
393546-7	215	1 Independence Plaza	PRINCE LOUISE L	\$770.06
393547-5	216	1 Independence Plaza	ADOLPHUS MARCUS	\$770.06
393548-3	301	1 Independence Plaza	WURM MEGAN ELIZABETH	\$770.06
393549-1	302	1 Independence Plaza	PERDUE SAMUEL F	\$770.06

Parcel Account #	Parcel	Building	Owner	Special Tax FY2023-2024
393550-9	303	1 Independence Plaza	HARRIS CAMERON ETAL	\$770.06
393551-7	304	1 Independence Plaza	BROWN LARRY S	\$770.06
393552-5	305	1 Independence Plaza	AKEEM KHADIJAH JINNAH KI	\$770.06
393553-3	306	1 Independence Plaza	SUN LUYU	\$770.06
393554-1	307	1 Independence Plaza	LEE HOYOUNG ETAL	\$770.06
393555-8	308	1 Independence Plaza	CHATMAN VANESSA	\$770.06
393556-6	309	1 Independence Plaza	HERNANDEZ ALEX F	\$770.06
393557-4	310	1 Independence Plaza	MARFO KOJO A	\$770.06
393558-2	311	1 Independence Plaza	KWAMIN MARIAM	\$770.06
393559-0	312	1 Independence Plaza	KIRUTHI FAMILY TRS DR GAC	\$770.06
393560-8	313	1 Independence Plaza	PANDE MEENAKSHI A	\$770.06
393561-6	314	1 Independence Plaza	MARCSIMO REAL ESTATE VEN	\$770.06
393562-4	315	1 Independence Plaza	BURSE-MONROE BARBARA	\$770.06
393563-2	316	1 Independence Plaza	WHITE MATTIE E & BRIAN TU	\$770.06
393564-0	401	1 Independence Plaza	LI KIT Y	\$770.06
393565-7	402	1 Independence Plaza	KAPLAN MORIEL E	\$770.06
393566-5	403	1 Independence Plaza	BRANCH DAVID G	\$770.06
393567-3	404	1 Independence Plaza	HONG YOONJEE ETAL	\$770.06
393568-1	405	1 Independence Plaza	DEFLOMIMONTE MELENA S	\$770.06
393569-9	406	1 Independence Plaza	ELLISON RAFE R	\$770.06
393570-7	407	1 Independence Plaza	BERHANE SABA	\$770.06
393571-5	408	1 Independence Plaza	POE FAMILY REVOCABLE LT	\$770.06
393572-3	409	1 Independence Plaza	KWON TAE H	\$770.06
393573-1	410	1 Independence Plaza	HAWKINS RODGER L III	\$770.06
393574-9	411	1 Independence Plaza	MEZGHEBE BSRAT ETAL	\$770.06
393575-6	412	1 Independence Plaza	SAMANTA LISA T	\$770.06
393576-4	413	1 Independence Plaza	KACHEL CHRISTIAN	\$770.06
393577-2	414	1 Independence Plaza	ASTARABADI SYED MORTEZA	\$770.06
393578-0	415	1 Independence Plaza	DAVER ZANEETA E	\$770.06
393579-8	416	1 Independence Plaza	OVERTON CHRISTINA N	\$770.06
393580-6	501	1 Independence Plaza	SAAD DORY W	\$770.06
393581-4	502	1 Independence Plaza	BAGHDADI LAYA	\$770.06
393582-2	503	1 Independence Plaza	CANELA AMIR	\$770.06
393583-0	504	1 Independence Plaza	BREEDLOVE HAROLD ETAL	\$770.06
393584-8	505	1 Independence Plaza	NZONDJOU PATRICIA E	\$770.06
393585-5	506	1 Independence Plaza	LEWIN GREGORY	\$770.06
393586-3	507	1 Independence Plaza	SAIDI DIDIER MUHAFU	\$770.06
393587-1	508	1 Independence Plaza	WILLIAMS BRIAN A	\$770.06
393588-9	509	1 Independence Plaza	NGUYEN SAM M	\$770.06
393589-7	510	1 Independence Plaza	TRAN KY	\$770.06
393590-5	511	1 Independence Plaza	BROWN BRITTANY	\$770.06
393591-3	512	1 Independence Plaza	JAKCSON HAROLD III	\$770.06

Parcel Account #	Parcel	Building	Owner	Special Tax FY2023-2024
393592-1	513	1 Independence Plaza	LEE CHAN HWI	\$770.06
393593-9	514	1 Independence Plaza	MITCHELL CHASE ETAL	\$770.06
393594-7	515	1 Independence Plaza	DE SILVA DUSHANI	\$770.06
393595-4	516	1 Independence Plaza	REDMOND KAREEM	\$770.06
393596-2	601	1 Independence Plaza	JACOB VARGESE ETAL	\$770.06
393597-0	602	1 Independence Plaza	WEINSTEIN DANIEL B	\$770.06
393598-8	603	1 Independence Plaza	ANWUKAH UZOMA T	\$770.06
393599-6	604	1 Independence Plaza	ELLERBEE DIASIA	\$770.06
393600-2	605	1 Independence Plaza	BROWN JEFFREY E JR	\$770.06
393601-0	606	1 Independence Plaza	HAFER JEFFREY H ETAL	\$770.06
393602-8	607	1 Independence Plaza	TEJADA VERA BETZAIDA	\$770.06
393603-6	608	1 Independence Plaza	ESPINOSA ALBERTO JOSE	\$770.06
393604-4	609	1 Independence Plaza	GONZALES ERIC E ETAL	\$770.06
393605-1	610	1 Independence Plaza	NGUYEN TAN ETAL	\$770.06
393606-9	611	1 Independence Plaza	BRAGDON J S & HIROMI H	\$770.06
393607-7	612	1 Independence Plaza	PANDIT SUNIL K	\$770.06
393608-5	613	1 Independence Plaza	PERI DAVID	\$770.06
393609-3	614	1 Independence Plaza	CARROLL TYLER	\$770.06
393610-1	615	1 Independence Plaza	BAKER AJA S	\$770.06
393611-9	616	1 Independence Plaza	TRAINOR PATRICK	\$770.06
393612-7	701	1 Independence Plaza	MATTEI ENRICO A	\$770.06
393613-5	702	1 Independence Plaza	ROSADO DOUGLAS	\$770.06
393614-3	703	1 Independence Plaza	SALAAM AKBAR TALUT	\$770.06
393615-0	704	1 Independence Plaza	GEORGE T K & IVY G S ETL	\$770.06
393616-8	705	1 Independence Plaza	CHATO JENNIFER	\$770.06
393617-6	706	1 Independence Plaza	FLORES MARIA A LT	\$770.06
393618-4	707	1 Independence Plaza	NGUYEN TRANG T	\$770.06
393619-2	708	1 Independence Plaza	EVERETT BRITTNEY L	\$770.06
393620-0	709	1 Independence Plaza	VOGEL RONALD	\$770.06
393621-8	710	1 Independence Plaza	LANHAM JASMINE	\$770.06
393622-6	711	1 Independence Plaza	ODARE STEPHEN JAMES	\$770.06
393623-4	712	1 Independence Plaza	PAULSON STANLEY L	\$770.06
393624-2	713	1 Independence Plaza	YU HAO	\$770.06
393625-9	714	1 Independence Plaza	CANELA AMIR	\$770.06
393626-7	715	1 Independence Plaza	EDWARD FISHER B	\$770.06
393627-5	716	1 Independence Plaza	LEWIS E JENE	\$770.06
393628-3	801	1 Independence Plaza	BHAVNANI KISHIN K ETAL	\$770.06
393629-1	802	1 Independence Plaza	CASKEY DAVID L ETAL	\$770.06
393630-9	803	1 Independence Plaza	CHANG JAY C	\$770.06
393631-7	804	1 Independence Plaza	POWERS JOSEPH C	\$770.06
393632-5	805	1 Independence Plaza	MCCARTHY K A & JOHN D	\$770.06
393633-3	806	1 Independence Plaza	MORRIS A VINCENT III	\$770.06

Parcel Account #	Parcel	Building	Owner	Special Tax FY2023-2024
393634-1	807	1 Independence Plaza	SMALL STACY N & JUDITH A	\$770.06
393635-8	808	1 Independence Plaza	GIPSON TANYA L	\$770.06
393636-6	809	1 Independence Plaza	CHATO JOHN ETAL	\$770.06
393637-4	810	1 Independence Plaza	DALE KIVA C	\$770.06
393638-2	811	1 Independence Plaza	SNOWDEN SAMUEL	\$770.06
393639-0	812	1 Independence Plaza	GENSHEIMER KATHLEEN	\$770.06
393640-8	813	1 Independence Plaza	KUNG FAITH	\$770.06
393641-6	814	1 Independence Plaza	SINGH SATINDER ETAL	\$770.06
393642-4	815	1 Independence Plaza	DUBARD KAMILAH	\$770.06
393643-2	816	1 Independence Plaza	ELLISON RAFE R	\$770.06
402119-2	200	Plaza Lofts 22	LADEIRA BRUNA D P	\$770.06
402120-0	201	Plaza Lofts 22	ASANTE SELINA ETAL	\$770.06
402121-8	202	Plaza Lofts 22	ANIKPO MELEI Y	\$770.06
402122-6	203	Plaza Lofts 22	AMOS RALPH E JR	\$770.06
402123-4	204	Plaza Lofts 22	ALDRIDGE TOAYOA DIJON	\$770.06
402124-2	205	Plaza Lofts 22	NORTON E V REVOC TRUST	\$770.06
402125-9	206	Plaza Lofts 22	RZIHAN FAHD ANWAR	\$770.06
402126-7	207	Plaza Lofts 22	BONADUCE THERESA A	\$770.06
402127-5	208	Plaza Lofts 22	WILLIAMS LANA RAE	\$770.06
402128-3	209	Plaza Lofts 22	YANG GIYOUNG	\$770.06
402129-1	210	Plaza Lofts 22	MCCLEAN KYLE	\$770.06
402130-9	400	Plaza Lofts 22	ABENGOWE C BARNABAS	\$770.06
402131-7	401	Plaza Lofts 22	GRAHAM LISA	\$770.06
402132-5	402	Plaza Lofts 22	CHAQUEA JUAN S	\$770.06
402133-3	403	Plaza Lofts 22	PANOVSKI NAUM ETAL	\$770.06
402134-1	404	Plaza Lofts 22	WILLIS DONALD	\$770.06
402135-8	405	Plaza Lofts 22	CODY THERESA T ETAL	\$770.06
402136-6	406	Plaza Lofts 22	CRADDOCK CLARISSA ETAL	\$770.06
402137-4	407	Plaza Lofts 22	SLOAN JONCIER GIAVONNA	\$770.06
402138-2	408	Plaza Lofts 22	BRIGADOON VALHALLA PROI	\$770.06
402139-0	409	Plaza Lofts 22	WONG GORDON Y	\$770.06
402140-8	410	Plaza Lofts 22	SCHEER RICHARD M ETAL	\$770.06
Total				\$1,302,000.00

APPENDIX B

**CITY OF HYATTSVILLE
UNIVERSITY TOWN CENTER SPECIAL TAXING DISTRICT
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
SDAT SCHEDULES**

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3566940

Owner Information

Owner Name:	NEW TOWN METRO I LLC	Use:	COMMERCIAL
Mailing Address:	THE BERSTEIN COMPANIES 3299 K ST NW STE 700 WASHINGTON DC 20007-	Principal Residence:	NO
		Deed Reference:	/34387/ 00304

Location & Structure Information

Premises Address: 6505 BELCREST RD
HYATTSVILLE 20782-0000

Legal Description: PARCEL 1

Map: 0042	Grid: 00A2	Parcel: 0000	Neighborhood: 10017.17	Subdivision: 7016	Section:	Block:	Lot:	Assessment Year: 2022	Plat No: 198052	Plat Ref:
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Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1964	313,278 SF		1.7000 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	1,401,900	1,401,900		
Improvements	17,251,700	22,697,900		
Total:	18,653,600	24,099,800	20,469,000	22,284,400
Preferential Land:	0	0		

Transfer Information

Seller:	Date: 02/08/2013	Price: \$16,000,000
Type: NON-ARMS LENGTH OTHER	Deed1: /34387/ 00304	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11044/ 00033	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: No Application

Homeowners' Tax Credit Application Information

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

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3720737

Owner Information

Owner Name:	3700 EAST WEST LLC	Use:	COMMERCIAL
Mailing Address:	BERNSTEIN CO STE 700 3299 K ST NW WASHINGTON DC 20007-	Principal Residence:	NO
		Deed Reference:	/40112/ 00349

Location & Structure Information

Premises Address:	6445 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PARCEL R
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209054
0042	00A2	0000	10017.17	7016				2022	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1968	429924		2.8700 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		APARTMENT	/	C3			2019

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	1,875,200	1,875,200		
Improvements	47,824,800	54,709,500		
Total:	49,700,000	56,584,700	51,994,900	54,289,800
Preferential Land:	0	0		

Transfer Information

Seller: PRINCE GEORGE CNTR II LLC RE	Date: 10/13/2017	Price: \$5,000,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40112/ 00349	Deed2:

Seller: PRINCE GEORGE CNTR II LP	Date: 12/02/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23584/ 00680	Deed2:

Seller: PRINCE GEORGE CNTR INC	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08751/ 00443	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: No Application

Homeowners' Tax Credit Application Information

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

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3720745

Owner Information

Owner Name: ECHO UTC LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 560 EPSILON DR **Deed Reference:** /35579/ 00001
 PITTSBURGH PA 15238-0000

Location & Structure Information

Premises Address: 6401 AMERICA BLVD **Legal Description:** PARCEL S
 HYATTSVILLE 20782-0000

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0042	00A2	0000	10017.17	7016				2022	209054	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2016	199,058 SF		3.4900 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MARKET	/	C3			2016

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	2,280,300	2,280,300		
Improvements	20,905,200	25,249,200		
Total:	23,185,500	27,529,500	24,633,500	26,081,500
Preferential Land:	0	0		

Transfer Information

Seller: PRINCE GEORGES CNTR	Date: 01/29/2014	Price: \$2,500,000
Type: NON-ARMS LENGTH OTHER	Deed1: /35579/ 00001	Deed2:
Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /08751/ 00443	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: No Application

Homeowners' Tax Credit Application Information

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

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3378080

Owner Information

Owner Name:	NGP VII HYATTSVILLE MD LLC	Use:	COMMERCIAL
Mailing Address:	SUITE 1500 1650 TYSONS BLVD MCLEAN VA 22102-	Principal Residence:	NO
		Deed Reference:	/47827/ 00184

Location & Structure Information

Premises Address:	3311 TOLEDO RD HYATTSVILLE 20782-0000	Legal Description:	PARCEL G
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	192019
0042	00A2	0000	10017.17	7016				2022	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2003	188,019 SF		1.0100 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C5			2002

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	659,900	659,900		
Improvements	16,211,400	20,579,300		
Total:	16,871,300	21,239,200	18,327,267	19,783,233
Preferential Land:	0	0		

Transfer Information

Seller: GIP HYATTSVILLE LLC	Date: 06/17/2022	Price: \$45,000,000
Type: ARMS LENGTH IMPROVED	Deed1: /47827/ 00184	Deed2:
Seller: HYATTSVILLE OFFICE 2015 LLC	Date: 02/13/2019	Price: \$16,050,000
Type: ARMS LENGTH IMPROVED	Deed1: /41805/ 00288	Deed2:
Seller: JPMCC 2003 C1 TOLEDO OFFICE LLC	Date: 12/17/2015	Price: \$7,376,250
Type: NON-ARMS LENGTH OTHER	Deed1: /37697/ 00290	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: No Application

Homeowners' Tax Credit Application Information

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

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3666690

Owner Information

Owner Name: 6525 BELCREST ROAD LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: STE 320 **Deed Reference:** /37718/ 00016
 33 WEST 19TH ST
 NEW YORK NY 10011-

Location & Structure Information

Premises Address: 6525 BELCREST RD **Legal Description:** PARCEL L
 HYATTSVILLE 20782-0000

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0042	00A2	0000	10017.17	7016				2022	205042	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1972	488,502 SF		2.7800 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	2,219,000	2,219,000		
Improvements	5,781,000	5,984,900		
Total:	8,000,000	8,203,900	8,067,967	8,135,933
Preferential Land:	0	0		

Transfer Information

Seller: FUCMS 1999 C1 BELCREST RD LLC Type: NON-ARMS LENGTH OTHER	Date: 12/28/2015 Deed1: /37718/ 00016	Price: \$6,510,001 Deed2:
Seller: PG METRO CENTER III INC Type: NON-ARMS LENGTH OTHER	Date: 08/23/2013 Deed1: /35120/ 00123	Price: \$9,825,000 Deed2:
Seller: Type: NON-ARMS LENGTH OTHER	Date: Deed1: /12085/ 00627	Price: \$0 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: No Application

Homeowners' Tax Credit Application Information

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

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3834751

Owner Information

Owner Name: VIE AT UNIVERSITY TOWERS LLC **Use:** APARTMENTS
Mailing Address: STE 2000 **Principal Residence:** NO
 80 SW 8TH ST **Deed Reference:** /40531/ 00450
 MIAMI FL 33130-

Location & Structure Information

Premises Address: 6515 BELCREST RD **Legal Description:** PRINCE GEORGE CENTER
 HYATTSVILLE 20782-0000 PARCEL T

Map: 0042	Grid: 00A2	Parcel: 0000	Neighborhood: 10017.17	Subdivision: 7017	Section:	Block:	Lot:	Assessment Year: 2022	Plat No: 217014	Plat Ref:
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Town: HYATTSVILLE

Primary Structure Built 2006	Above Grade Living Area 389,030 SF	Finished Basement Area	Property Land Area 1.4300 AC	County Use 004
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Stories	Basement	Type APARTMENT	Exterior /	Quality C4	Full/Half Bath	Garage	Last Notice of Major Improvements
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Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	934,300	934,300		
Improvements	66,168,000	74,942,200		
Total:	67,102,300	75,876,500	70,027,033	72,951,767
Preferential Land:	0	0		

Transfer Information

Seller: MLCFC 2007 8 BELCREST ROAD LLC Type: ARMS LENGTH IMPROVED	Date: 02/02/2018 Deed1: /40531/ 00450	Price: \$69,500,000 Deed2:
Seller: UTC HOUSING 1 LLC Type: NON-ARMS LENGTH OTHER	Date: 10/17/2012 Deed1: /34030/ 00013	Price: \$39,150,000 Deed2:
Seller: Type: NON-ARMS LENGTH OTHER	Date: Deed1: /20005/ 00685	Price: \$0 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: No Application

Homeowners' Tax Credit Application Information

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

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3834744

Owner Information

Owner Name: BE UTC RETAIL LLC **Use:** COMMERCIAL
Mailing Address: BERMAN ENTPR STE 220 **Principal Residence:** NO
 5410 EDSON LN **Deed Reference:** /48336/ 00121
 ROCKVILLE MD 20852-

Location & Structure Information

Premises Address: 6500 AMERICA BLVD **Legal Description:** PAR U LOFTS 22 LEV
 HYATTSVILLE 20782-0000 1 RETAIL&COMM ELE
 (NPL 09 4021192)

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0042	00A2	0000	10017.17	7017				2022	217014	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2006	277,190 SF		2.5900 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		PARKING STRUCTURE	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	1,692,300	1,692,300		
Improvements	5,657,700	6,706,900		
Total:	7,350,000	8,399,200	7,699,733	8,049,467
Preferential Land:	0	0		

Transfer Information

Seller: BE UTC GSA THEATRE LLC	Date: 11/30/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /48336/ 00121	Deed2:
Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 06/13/2014	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36078/ 00001	Deed2:
Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 03/29/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33490/ 00376	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: No Application

Homeowners' Tax Credit Application Information

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

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3666716

Owner Information

Owner Name: BE UTC RETAIL LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: STE 220 BERMAN ENTPR **Deed Reference:** /48336/ 00121
 5410 EDSON LN
 ROCKVILLE MD 20852-

Location & Structure Information

Premises Address: 6450 AMERICA BLVD **Legal Description:** PARCEL M
 HYATTSVILLE 20782-0000

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0042	00A2	0000	10017.17	7016				2022	205043	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2007	12,143 SF		24,784 SF	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RESTAURANT	/	C5			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	371,700	371,700		
Improvements	1,803,300	2,327,100		
Total:	2,175,000	2,698,800	2,349,600	2,524,200
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
BE UTC GSA THEATRE LLC	11/30/2022	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /48336/ 00121	Deed2:
HYATTSVILLE PROP HLDNGS LLC	06/13/2014	\$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36078/ 00001	Deed2:
UTC RETAIL II LLC	11/18/2011	\$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	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: No Application

Homeowners' Tax Credit Application Information

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

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3666724

Owner Information

Owner Name:	TDC GRIFFIN HYATTSVILLE OWNER LLC	Use:	COMMERCIAL
Mailing Address:	STE 820 1850 M ST NW WASHINGTON DC 20036-	Principal Residence:	NO
		Deed Reference:	/47926/ 00456

Location & Structure Information

Premises Address: 6400 AMERICA BLVD HYATTSVILLE 20782-0000
Legal Description: PARCEL 1

Map: 0042	Grid: 00A2	Parcel: 0000	Neighborhood: 10017.17	Subdivision: 0045	Section:	Block:	Lot:	Assessment Year: 2022	Plat No: 263007	Plat Ref: 263/ 007
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Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area 2.4215 AC	County Use 005
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Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
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Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments	
			As of 07/01/2022	As of 07/01/2023
Land:	1,898,600	1,898,600		
Improvements	0	0		
Total:	1,898,600	1,898,600	1,591,733	1,898,600
Preferential Land:	0	0		

Transfer Information

Seller: BE UTC PARCEL N LLC	Date: 07/15/2022	Price: \$5,900,000
Type: ARMS LENGTH VACANT	Deed1: /47926/ 00456	Deed2:
Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 05/27/2014	Price: \$700,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36029/ 00586	Deed2:
Seller: UTC RETAIL III LLC	Date: 11/18/2011	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3720729

Owner Information

Owner Name: BE UTC RETAIL LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: STE 220 BERMAN ENTPR **Deed Reference:** /48336/ 00121
 5410 EDSON LN
 ROCKVILLE MD 20852-

Location & Structure Information

Premises Address: 6451 AMERICA BLVD **Legal Description:** PARCEL Q
 HYATTSVILLE 20782-0000

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0042	00A2	0000	10017.17	7016				2022	209054	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2007	10,547 SF		23,522 SF	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	352,800	352,800		
Improvements	1,514,900	2,153,300		
Total:	1,867,700	2,506,100	2,080,500	2,293,300
Preferential Land:	0	0		

Transfer Information

Seller: BE UTC GSA THEATRE LLC	Date: 11/30/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /48336/ 00121	Deed2:
Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 06/13/2014	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36078/ 00001	Deed2:
Seller: UTC RETAIL VI LLC	Date: 11/18/2011	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	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: No Application

Homeowners' Tax Credit Application Information

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

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 5730910

Owner Information

Owner Name: BE UTC RETAIL LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: STE 220 BERMAN ENTPR **Deed Reference:** /48336/ 00121
 5410 EDSON LN
 ROCKVILLE MD 20852-

Location & Structure Information

Premises Address: 6501 AMERICA BLVD **Legal Description:** UNIT 1
 HYATTSVILLE 20782-0000

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209053
0042	00A2	0000	10017.17	1818				2022	Plat Ref:	261/ 094

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2009	████████ SF 54,292 SF		1 SF	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C5			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	6,689,000	6,689,000		
Improvements	12,486,200	15,607,800		
Total:	19,175,200	22,296,800		21,256,267
Preferential Land:	0	0		

Transfer Information

Seller: BE UTC GSA THEATRE LLC **Date:** 11/30/2022 **Price:** \$0
Type: NON-ARMS LENGTH OTHER **Deed1:** /48336/ 00121 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **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: No Application

Homeowners' Tax Credit Application Information

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

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 5730921

Owner Information

Owner Name: BE UTC RETAIL LLC Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: STE 220 BERMAN ENTPR Deed Reference: /48336/ 00121
 5410 EDSON LN
 ROCKVILLE MD 20852-

Location & Structure Information

Premises Address: 6501 AMERICA BLVD Legal Description: UNIT 2
 HYATTSVILLE 20782-0000 PT PARCEL P

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0042	00A2	0000	10017.17	1818				2022	261094	261/ 094

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2009	80,065 SF		2.6900 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	FRAME/	C5			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	2,283,100	1,597,300		
Improvements	4,261,800	3,727,300		
Total:	6,544,900	5,324,600		5,324,600
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
BE UTC GSA THEATRE LLC	11/30/2022	\$0
NON-ARMS LENGTH OTHER	Deed1: /48336/ 00121	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

HYATTSVILLE ORDINANCE 2023-02

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2023 THROUGH JUNE 30, 2024, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2023; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

BE IT ENACTED AND ORDAINED by the Mayor and City Council for the City of Hyattsville, as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget is as follows:

FY 2024 Budget – Final

	General Fund	Capital Projects Fund	Special Revenue Fund	Debt Service Fund	Total All Funds
Revenue & Other Sources:					
Local Taxes:					
Real Property Taxes	\$17,154,392	0	0	\$0	\$17,154,392
Personal Property Taxes	975,000	0	0	0	975,000
Operating Property	885,000	0	0	0	885,000
Income Tax	2,985,650	0	0	0	2,985,650
Admissions and Amusement Taxes	192,000	0	0	0	192,000
Subtotal - Local Taxes	22,192,042	0	0	0	22,192,042
Other Revenue & Sources					
Licenses and Permits	695,000	0	0	0	695,000
Other Governments - Grants	895,000	0	150,000	0	1,045,000
Service Charges	105,000	0	0	0	105,000
Fines and Forfeitures	295,000	0	1,237,500	0	1,532,500
Miscellaneous	395,000	0	150,000	0	545,000
Bond/Note Proceeds	0	18,896,213	0	0	18,896,213
Lease Proceeds	0	125,000	0	0	125,000
Other Sources - Transfers In/Out	0	2,279,300	0	0	2,279,300
Sub-total	2,385,000	21,300,513	1,537,500	0	25,223,013
Total Revenue - Sources	\$24,577,042	\$21,300,513	\$1,537,500	\$0	\$47,415,055
Expenditures & Other Uses:					
Legislative	\$839,951	\$0	\$0	\$0	\$839,951
General Government	5,440,003	292,500	125,000	0	5,857,503
Police	11,972,859	1,909,606	422,775	0	14,305,239
Fire	50,000	0	0	0	50,000
Parking Compliance	0	276,000	718,078	0	994,078

Code Compliance	<u>751,073</u>	<u>\$0</u>	<u>0</u>	<u>0</u>	<u>751,073</u>
Legislative/General/Public Safety Subtotal	<u>19,053,886</u>	<u>2,478,106</u>	<u>1,265,853</u>	<u>0</u>	<u>22,797,845</u>
Public Works	7,244,605	13,088,469	0	0	20,333,074
Community Services/PEG	869,350	100,000	120,000	0	1,089,350
Community Development	695,814	15,000	75,000	0	785,814
Other Financing - Transfers-In	0	0	0	2,408,972	2,408,972
Other Financing -Transfers-Out	<u>2,408,972</u>	<u>0</u>	<u>0</u>	<u>(2,408,972)</u>	<u>0</u>
Total Expenditures - Uses	<u>30,272,627</u>	<u>15,681,575</u>	<u>1,460,853</u>	<u>0</u>	<u>47,415,055</u>
Excess of Revenue and Other Sources over Expenditures and Other Uses	<u>(\$5,695,585)</u>	<u>\$5,618,938</u>	<u>\$76,647</u>	<u>\$0</u>	<u>\$0</u>
Beginning Fund Balance	<u>\$21,613,838</u>				
Ending Fund Balance	<u>\$15,918,253</u>				

Which was the subject of a public hearing on May 1, 2023, after notice thereof was published in a newspaper of circulation within the City, is hereby adopted.

The tax rate for all real property, not otherwise exempted, located within the corporate limits of the City shall be as is hereby fixed at sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value on lands, improvements and fixtures.

The tax rate for all operating property of public utilities and contract carriers, not otherwise exempted, located within the corporate limits of the City shall be as is hereby fixed at one dollar and ninety-eight cents (\$1.98) on each one hundred (\$100.00) dollars of assessed value.

Such taxes on lands and improvements shall be computed on the valuation of said properties in Prince George's County, Maryland, which assessment is hereby adopted and used by the City of Hyattsville as its own valuation assessment of the land and improvements within the corporate limits subject to taxation for property of public utilities and contract carriers, the valuation of said properties as certified to the City of Hyattsville by the Maryland State Department of Assessments and Taxation shall be used as the assessed valuation of properties so certified.

The tax rate for all tangible personal property, not otherwise exempted, located within the corporate limits of the City shall be and is hereby fixed at one dollar and fifteen cents (\$1.15) on each one hundred (\$100.00) dollars of assessed value of all tangible operating personal property, including commercial inventory. In computing and levying such taxes on tangible personal property, the valuation of such property as certified to the City of Hyattsville by the Maryland State Department of Assessments and Taxation shall be used as the assessed valuation of properties so certified.

The City Treasurer, or any other person designated by the City Council to act in his/ her place, is hereby authorized and directed to collect the taxes herein levied by this ordinance.

In accordance with Section C5-17 of the Hyattsville City Charter, the real property taxes provided for in this ordinance shall be due and payable on the first day of July 2022 and shall be overdue and in arrears when the County's real property taxes are overdue and in arrears. All real property taxes shall bear monthly interest **156**

while in arrears at the rate of two thirds of one percent (.0066) and a monthly penalty of one percent (.01) as provided in Section C5-17 of the City Charter.

Tangible personal property shall bear a fixed penalty of one hundred (\$100.00) dollars for the first month in arrears, which is defined as the period beginning ninety-one (91) days and ending one hundred twenty (120) days following the tax bill date. An additional penalty of one percent (.01) per month shall be due on any taxes in arrears more than one hundred twenty (120) days. All tangible personal property taxes shall bear interest at the rate of two thirds of one percent (.0066) per month while in arrears.

AND BE IT FURTHER ORDAINED, that this budget shall govern the revenue and expenditure of funds by the City during the fiscal year 2024, subject to further budget ordinances enacted by the City pursuant to the Maryland Annotated Code, Local Government Article, Section 5-205(b);

AND BE IT FURTHER ORDAINED, that the City Council may from time to time during the fiscal year amend this budget by motions made, discussed and carried by a 2/3 vote of the City Council so long as any action regarding this budget is taken at a public meeting after notice and a public discussion;

AND BE IT FURTHER ORDAINED, pursuant to Hyattsville Resolution 2004-03 designating the University Town Center Special Taxing District and Hyattsville Resolution 2004-03 authorizing the imposition, levy and collection of special taxes in the Special Taxing District and pursuant to the Rate and Method of Apportionment terms adopted, the City of Hyattsville adopts and approves the report of the Administrator of the University Town Center Special Taxing District (Exhibit A) and hereby assesses and levies as additional real property taxes on the owners of properties in the University Town Center Special Taxing District this special tax as indicated in Appendix A of Exhibit A for the upcoming fiscal year (as the same may be recalculated as further described in this paragraph); in the event any parcel numbers are changed prior to the actual billing of taxes by the County, the Administrator shall revise Appendix A to be consistent with the tax parcel numbers used by the County for billing of taxes and recalculate the special tax to be collected from each parcel in a manner consistent with the method utilized to calculate the special taxes in Exhibit A;

AND BE IT FURTHER ORDAINED, that this budget shall govern the number and type of employment positions to include the number of employees and Full-Time Equivalent (FTE) count for Fiscal Year 2024 and the City of Hyattsville approves and adopts these counts as contained in Exhibit B.

AND BE IT FURTHER ORDAINED, that this ordinance shall become effective on July 1, 2023, as provided in Section C2-9 of the City Charter and a fair summary of this Ordinance shall be published twice in a newspaper having general circulation in the City, subject to the provisions of section C3-2A(6) of the City Charter;

INTRODUCED by the City Council of the City of Hyattsville, Maryland at a public meeting on May 15, 2023;

ADOPTED, by the City Council of the City of Hyattsville, Maryland at a public meeting on June 5, 2023.

Adopted: June 5, 2023

Effective Date: July 1, 2023

Attest:

Laura Reams

City Clerk

Robert S. Croslin

Interim Mayor



City of Hyattsville

Hyattsville Municipal Bldg
4310 Gallatin Street, 3rd Flr
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org

Agenda Item Report

File #: HCC-390-FY23

5/15/2023

11.b.

Submitted by: Nate Groenendyk
Submitting Department: City Clerk
Agenda Section: Proclamation

Item Title:

Proclamation Recognizing the Results of the 2023 Hyattsville Youth Vote

Suggested Action:

I move that the Mayor and Council adopt a proclamation recognizing the unsettled debate among the youth of Hyattsville regarding the correct categorization of hot dogs.

Summary Background:

On May 9, 2023 the youth of Hyattsville voted to determine if a hot dog is a sandwich. The vote ended in a tie, with each side receiving exactly fifty votes. The proclamation recognizes this result and puts the issue in question to a future vote to be held at the next City election in May of 2025.

Next Steps:

Adopt the proclamation.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend support.

Community Engagement:

The community has been engaged through direct outreach to Hyattsville schools and through City social media platforms.

Strategic Goals:

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

RECOGNIZING THE UNSETTLED DEBATE AMONG THE YOUTH OF HYATTSVILLE REGARDING THE CORRECT CATEGORIZATION OF HOT DOGS

This proclamation recognizes that the decision to officially declare a hot dog as a sandwich or not is unable to be made at this time due to a 50-50 tie vote conducted on May 9, 2023.

WHEREAS, On May 9th, 2023 the City of Hyattsville held its Biennial City Election and provided an opportunity for the City's youth to vote on the question, "Is a hot dog a sandwich?"; and

WHEREAS, there were 100 votes cast with each side receiving 50 votes; and

WHEREAS, the result of this vote is a true testament to the diversity of opinions in the City as well as the inclusive nature of its residents in their ability to be accepting of differing viewpoints of their neighbors; and

WHEREAS, debate and discussion of this matter will continue in the City of Hyattsville over the next two years and will be brought back to the youth of the City of Hyattsville for another vote during the City's next Biennial Election in May of 2025.

NOW, THEREFORE BE IT RESOLVED, that the City Council officially declares the hot dog question to be unsettled in the City of Hyattsville and that it will be brought back for a vote in May of 2025.

Robert Croslin

Mayor, City of Hyattsville

May 15, 2023

