

# City of Hyattsville

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



## Agenda Regular Meeting

Register in advance for this webinar:

[https://us06web.zoom.us/webinar/register/WN\\_dGjluzrrT0WYRitW96n97Q](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](mailto: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](http://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](http://www.hyattsville.org/meetings) or via email to [cityclerk@hyattsville.org](mailto: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](http://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](http://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](http://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](http://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](http://www.hyattsville.org/meetings) or via email to [cityclerk@hyattsville.org](mailto: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](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

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

## 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](http://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](http://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](http://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  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://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](http://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

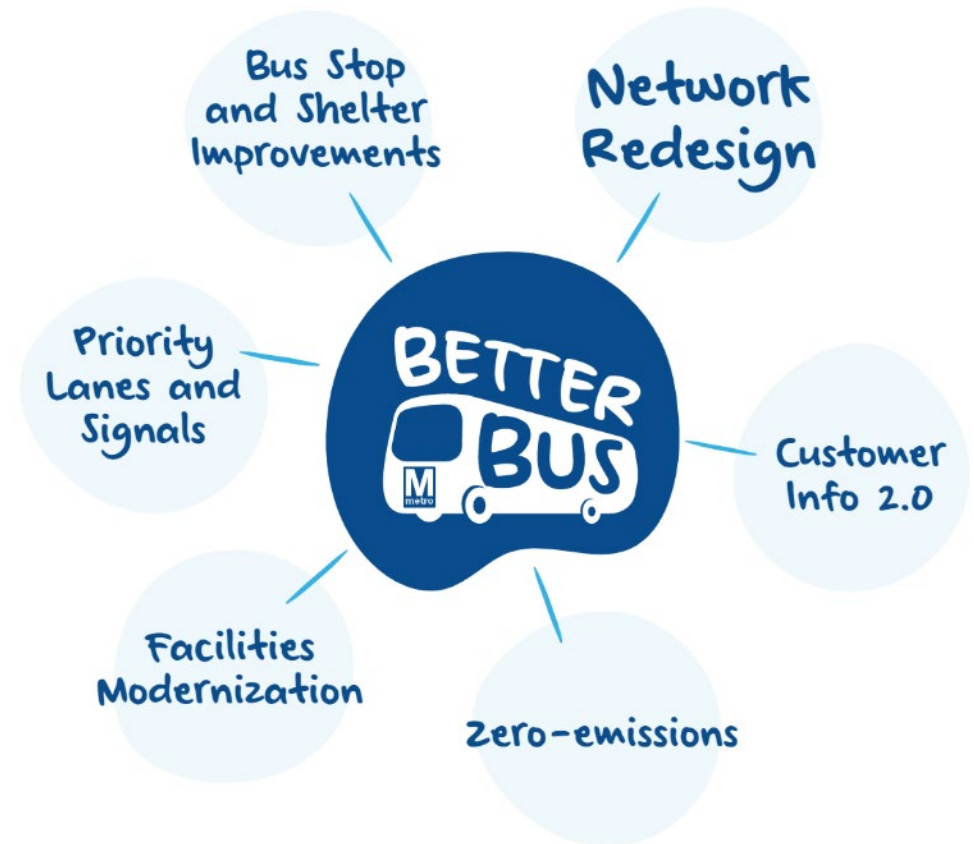
City of Hyattsville Council Meeting

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**

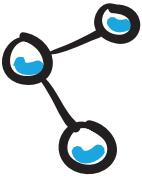
# Better Bus Network Redesign Roadmap



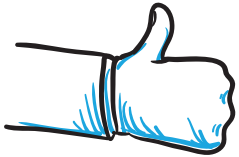


# Highlights from the Visionary Network

# The Draft Visionary Network Could Deliver...



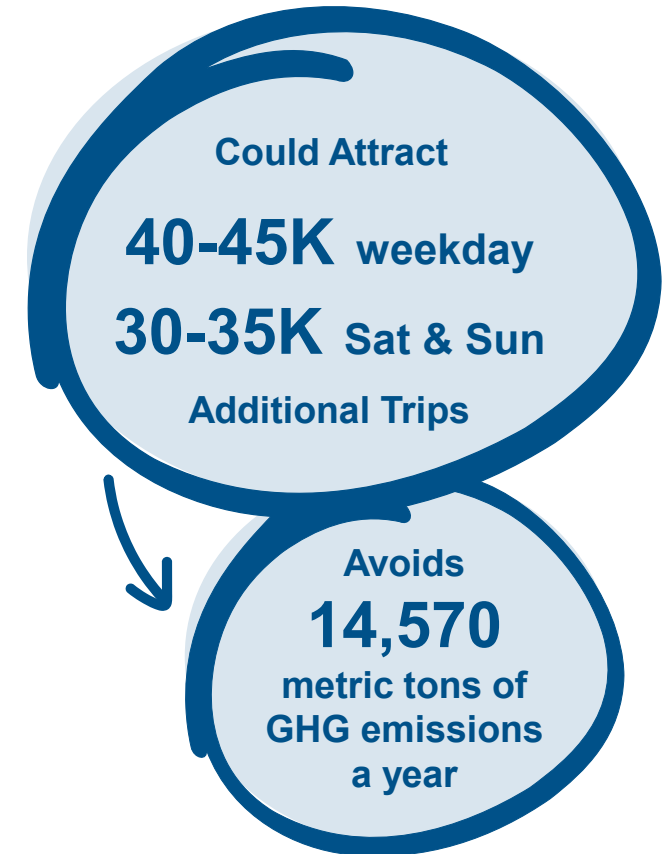
**Regional Connectivity** – Matches when and where people want to travel



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

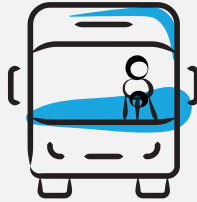


**Equity** – Addresses inequities and increases access to opportunity for disenfranchised communities





# 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



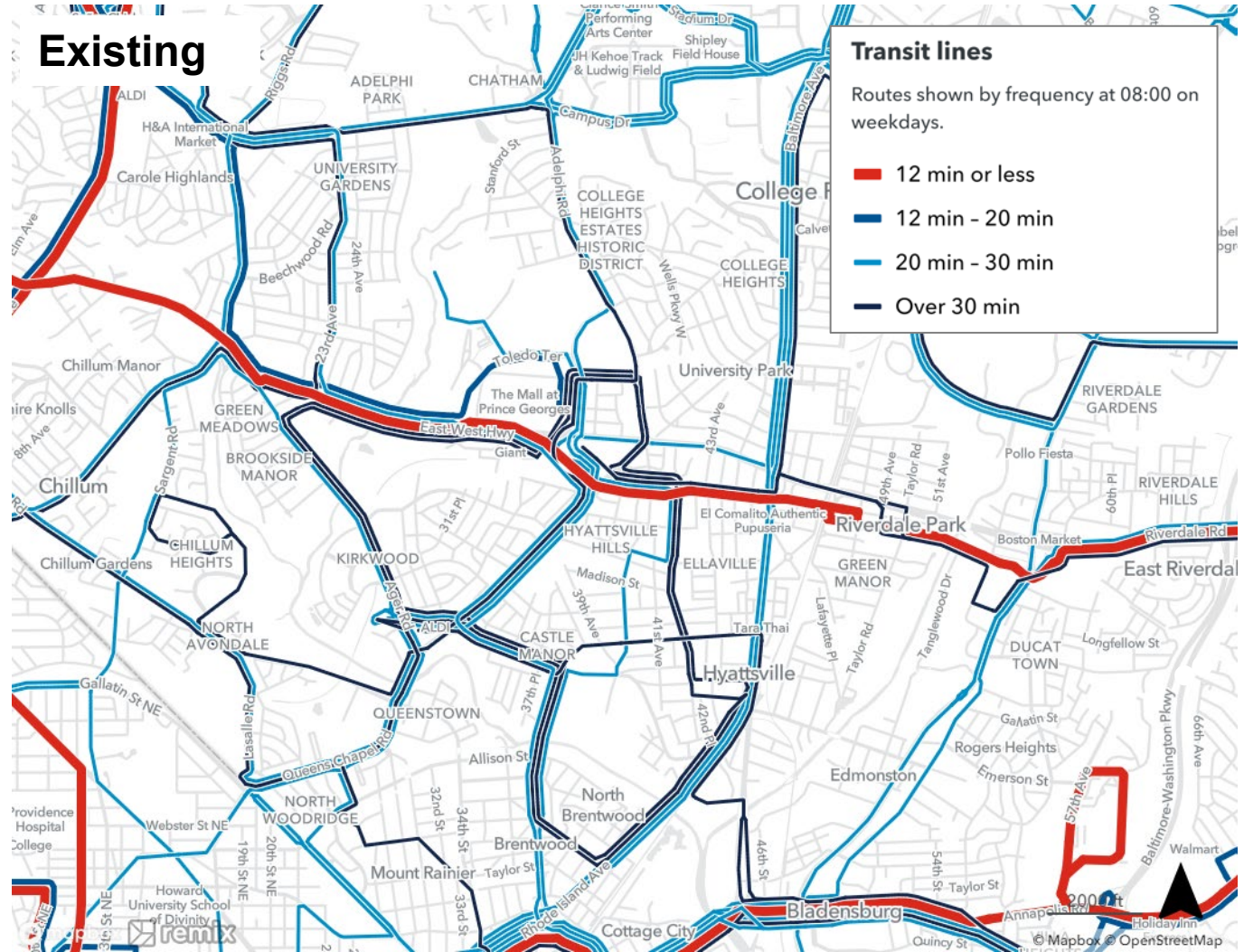
Increased crosstown and cross-county connections



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

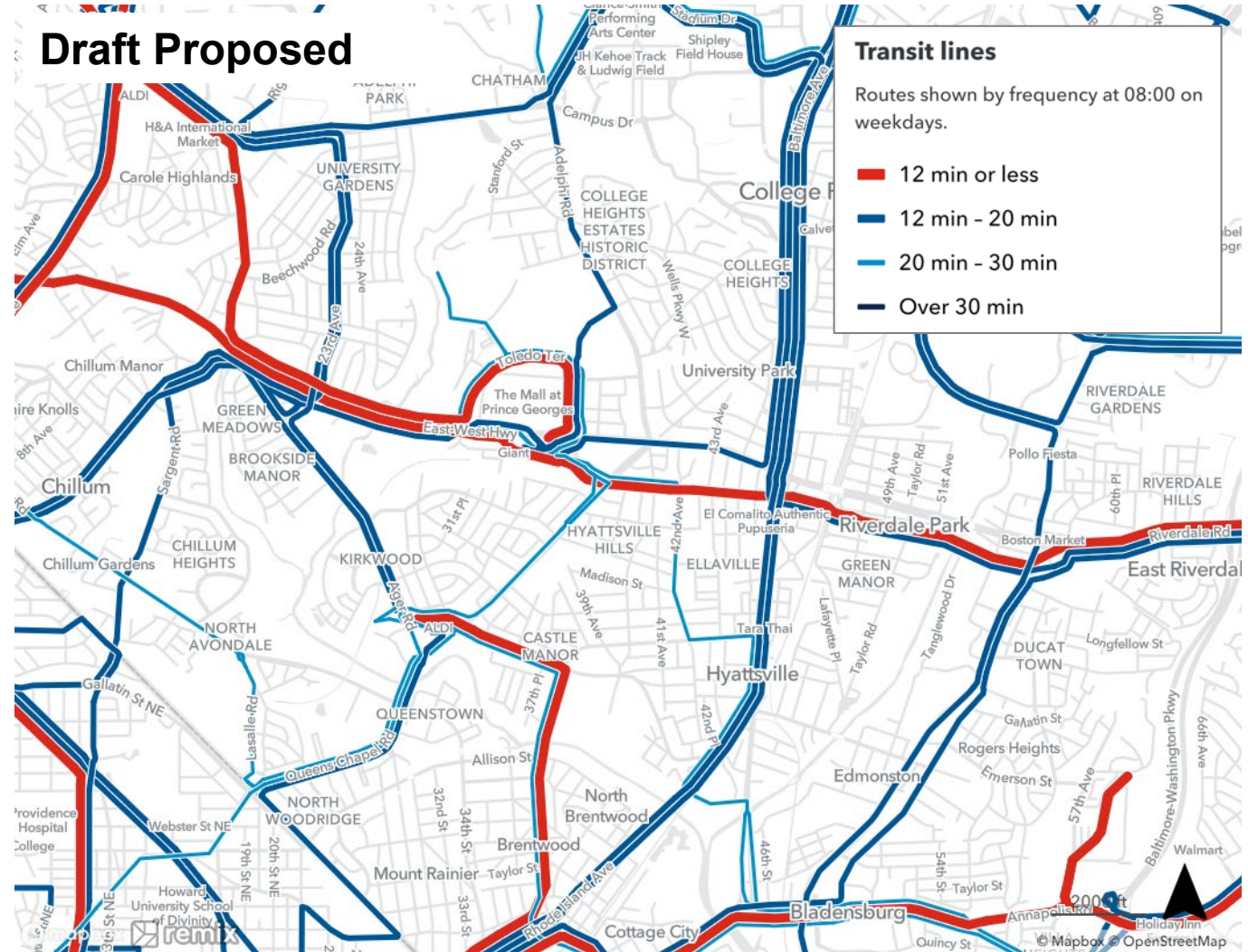


Connect key destinations, including transit hubs, with direct, frequent routes



Extending service beyond jurisdictional borders

## Draft Proposed





# 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



...informing virtually at webinars in each jurisdiction

MD

VA

DC

...chatting at pop-ups



...engaging with community-based organizations



...listening at community workshops

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

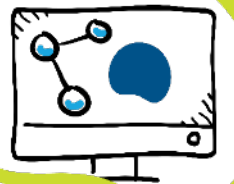
## RECENT EVENTS



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

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

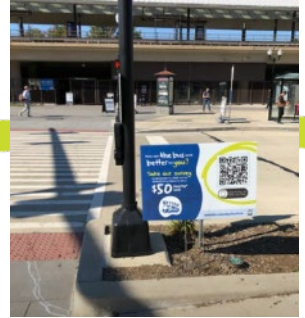
Those who can't make it to our events can visit [wmata.com/betterbus](http://wmata.com/betterbus) to explore the new network and provide feedback virtually...



# Better Bus Virtual Experience LAB



Experience the  
Visionary Network  
*Online!*



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



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



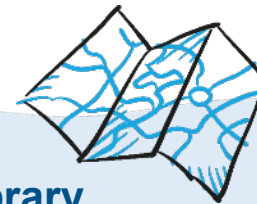
**Comment on  
Your Route**

Leave route-by-route  
feedback on an  
interactive map



**Map Library**

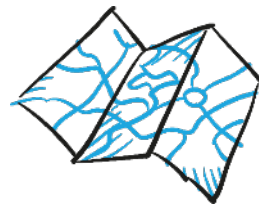
Explore an atlas of maps  
of the Visionary Network,  
including route profiles





# 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

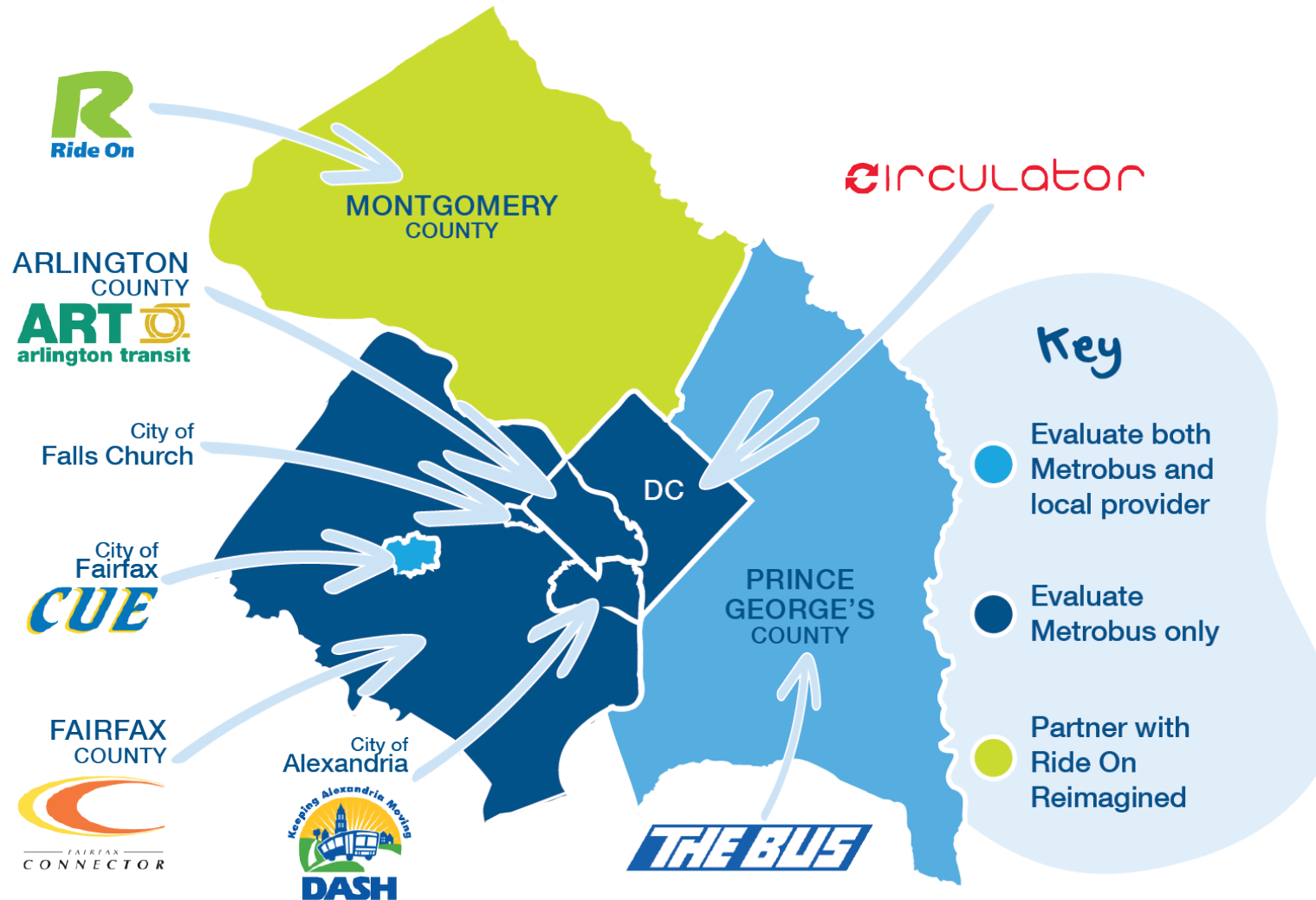
- Continue engaging customers, future customers, elected officials, and other audiences on the draft Visionary Network
- Refine draft Visionary Network using information and comments received Spring 2023



A large, light blue arrow is positioned to the left of the word 'Appendix', pointing diagonally upwards and to the right.

# 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...

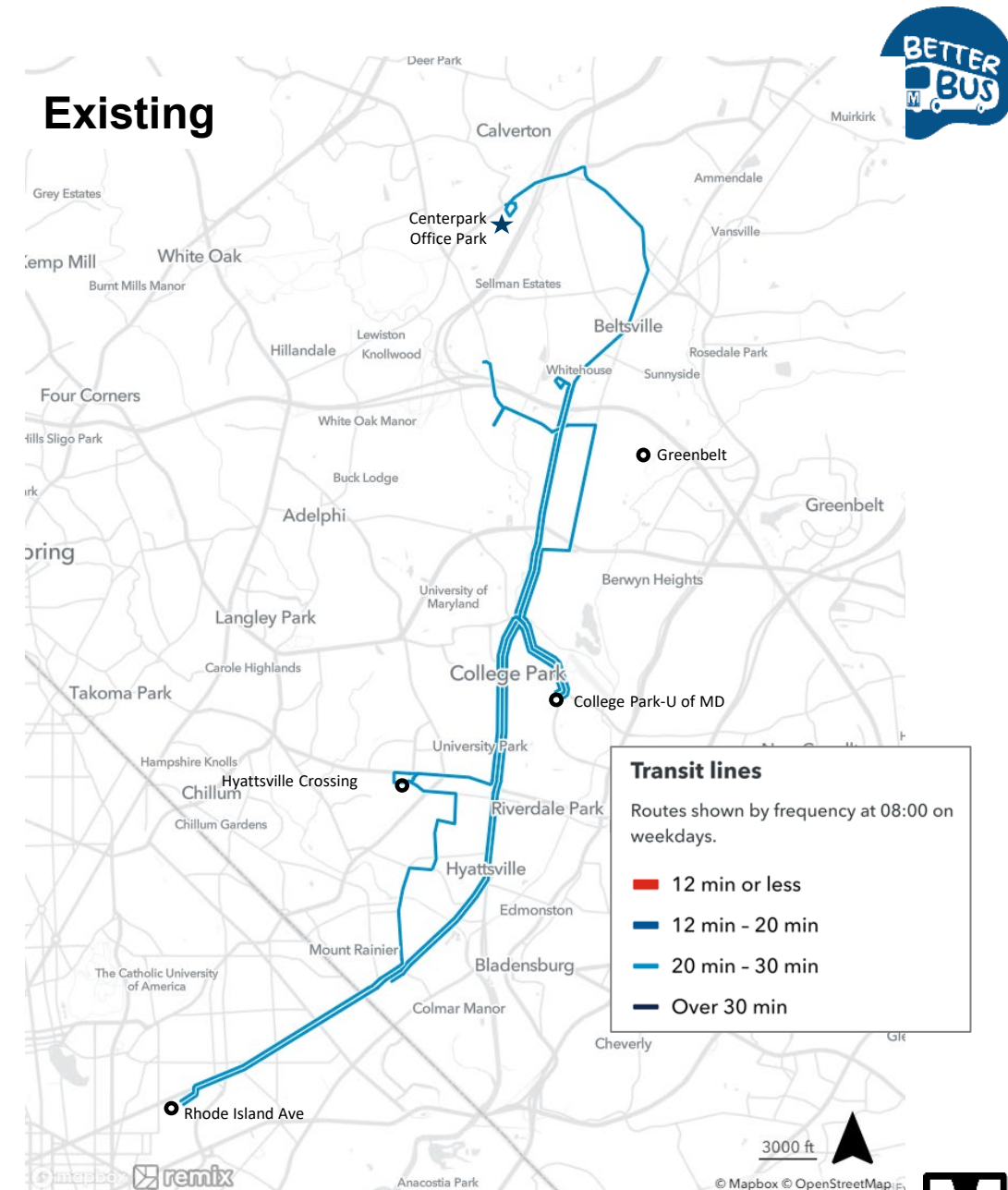
## *Improves the Customer Experience*

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...

## *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.

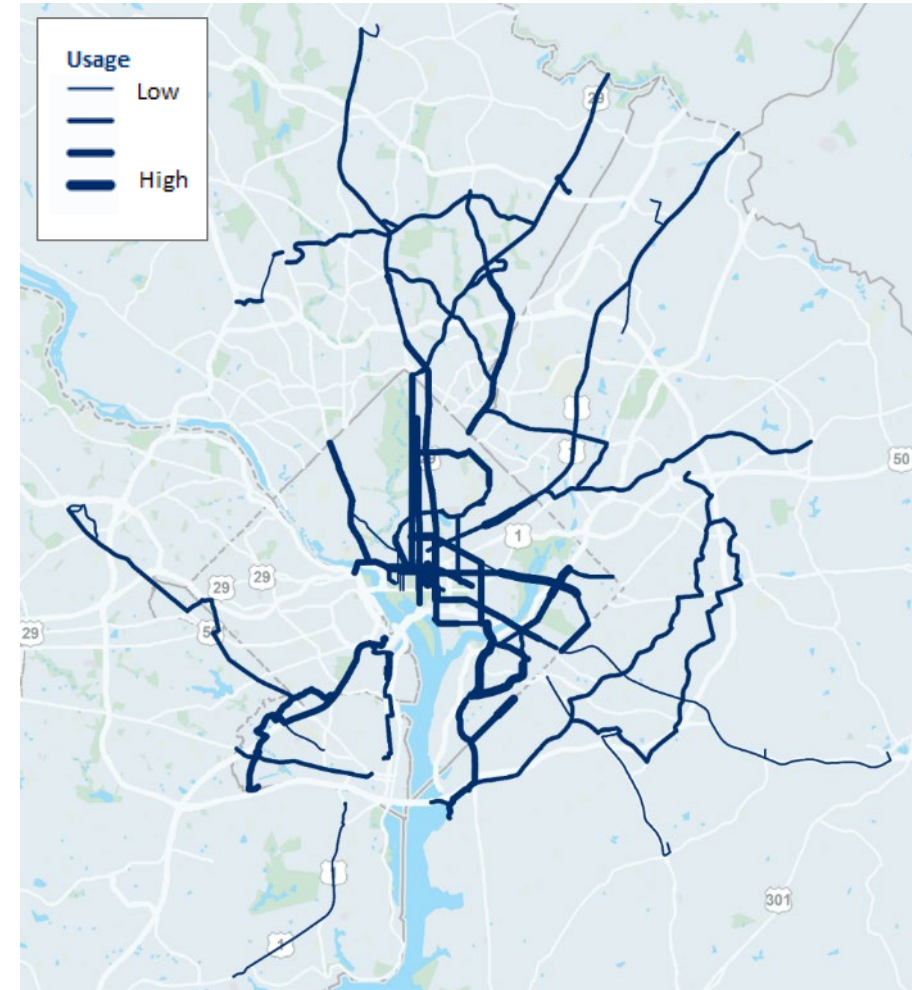


# The Draft Visionary Network...

## *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

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

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

## 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

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

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

## 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

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)

Street Address

Suite or Apt

City

State

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

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

## 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](http://hellohyattsville.com).

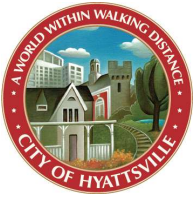


**Strategic Goals:**

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

**Legal Review Required?**

N/A



# City of Hyattsville

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

## 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:**

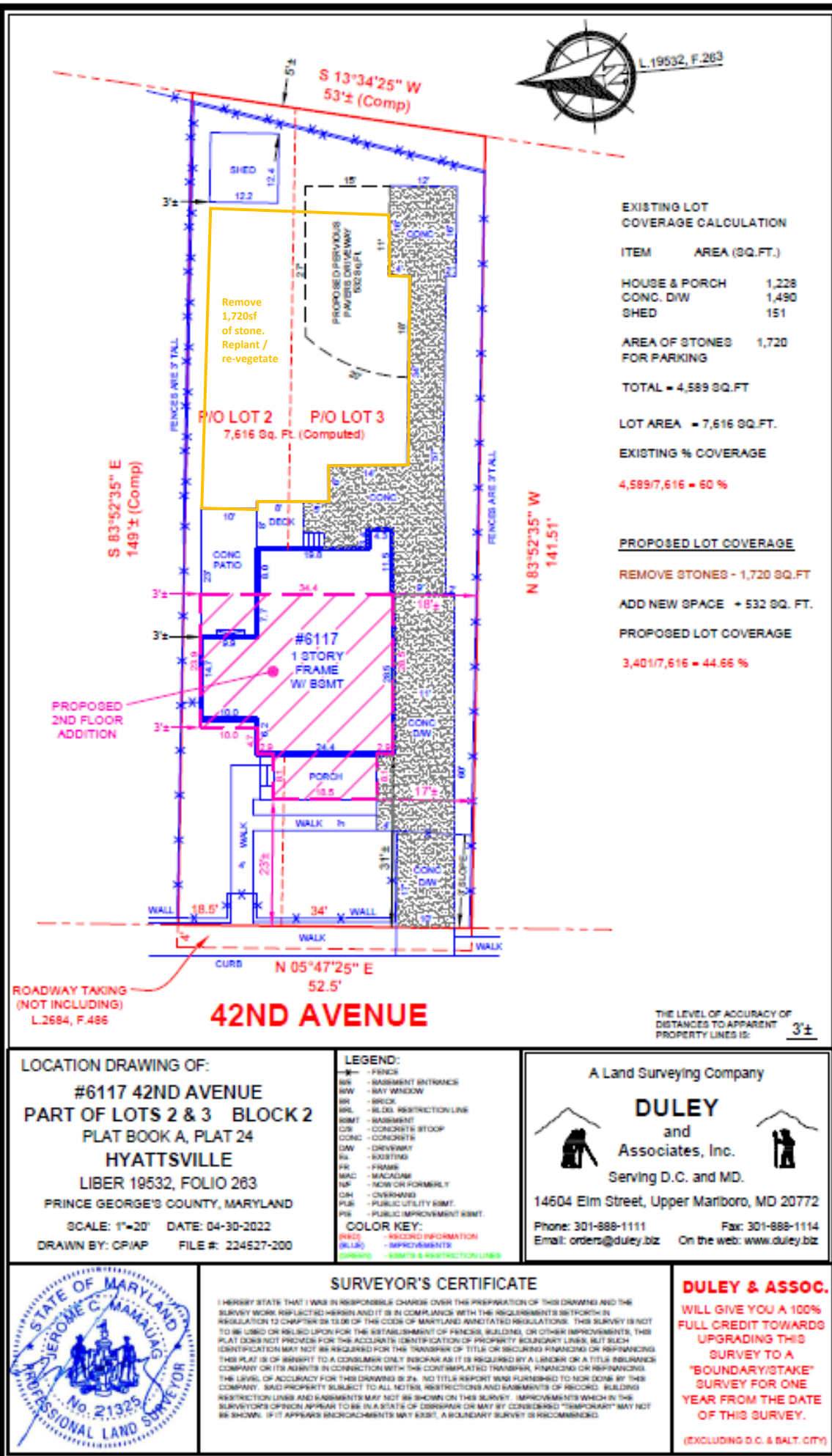
A BZA hearing date is tentatively scheduled for June 14.

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A





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 42<sup>nd</sup>  
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 2<sup>nd</sup> floor addition over the existing house with the inclusion of driveway extension at 6117 42<sup>nd</sup> 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.

*Olga Natalia Vazquez*

*Olga Natalia Vazquez*  
President, City of Hyattsville  
1801 W. Columbia Road, #7 Floor  
Hyattsville, Maryland 20781  
Phone: (301) 952-3220  
Fax: (301) 952-3220  
Email: [ovazquez@cityofhyattsville.org](mailto:ovazquez@cityofhyattsville.org)

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





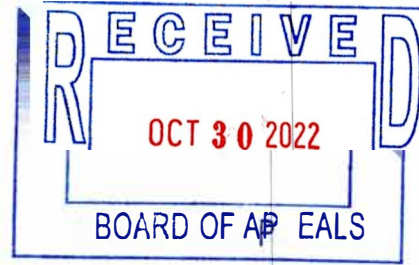
# BOARD of APPEALS

Zoning and Administrative

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

(USE BLACK INK ONLY)

PLEASE READ ALL INSTRUCTIONS  
BEFORE FILLING OUT APPLICATION



Received Stamp

HEARING DATE

## APPLICATION FOR A VARIANCE

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

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

Owner(s) of Property

ELIX RIVAS

Address of Owner(s)

6117 42<sup>ND</sup> AVE

City

HYATTSVILLE

State

MD

Zip Code

20781

Telephone Number (home)

202 876-4216

(cell)

202 876-4216 (work)

E-mail address:

RIVAS MARITZA2019@GMAIL.COM

Location and Legal Description of the Property involved:

Street Address

6117 42<sup>ND</sup> 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:

301-3517 004

Address:

2614 GARSTLYNCH NEW WINDSOR MD 21776

Email Address:

PARSONSREN@AOL.COM

Attorney representing applicant: (If applicable)

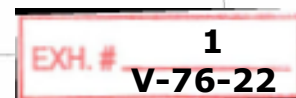
Name:

RL / A

Phone Number:

Address:

Email Address:



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

Name: \_\_\_\_\_

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

**Municipality (Incorporated City/Town)**

Name Aynattsville

**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.**

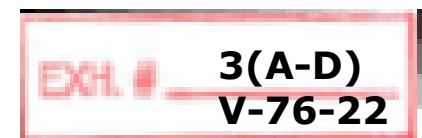
**Approval of a variance is not a guarantee that further review will not be necessary by other governmental authorities. For further information regarding Board of Zoning Appeals policies and procedures, see Sections 27-229 through 27-234 of the County Zoning Ordinance and/or the Board's website at 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







# 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



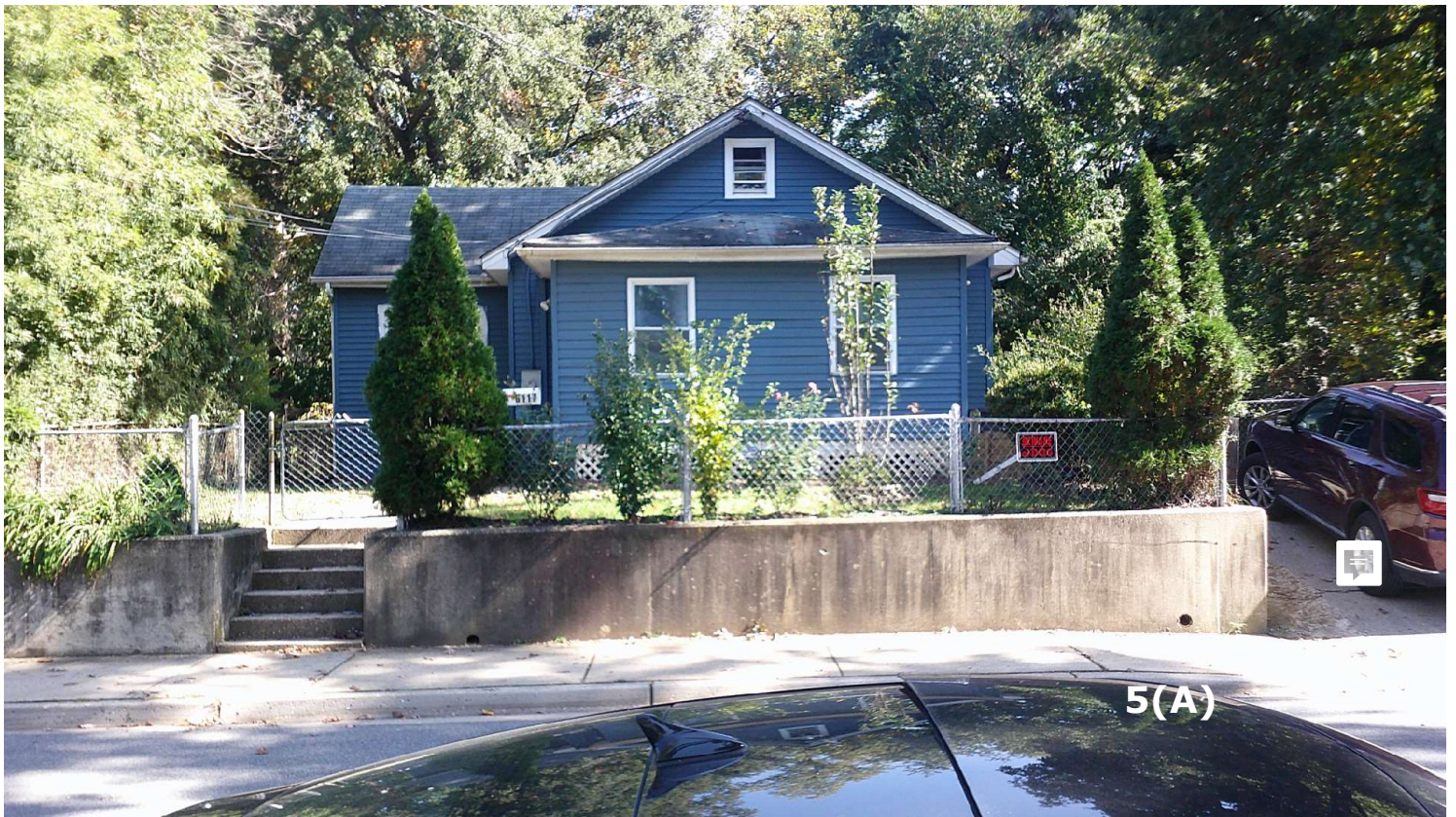


# New Right Rear View

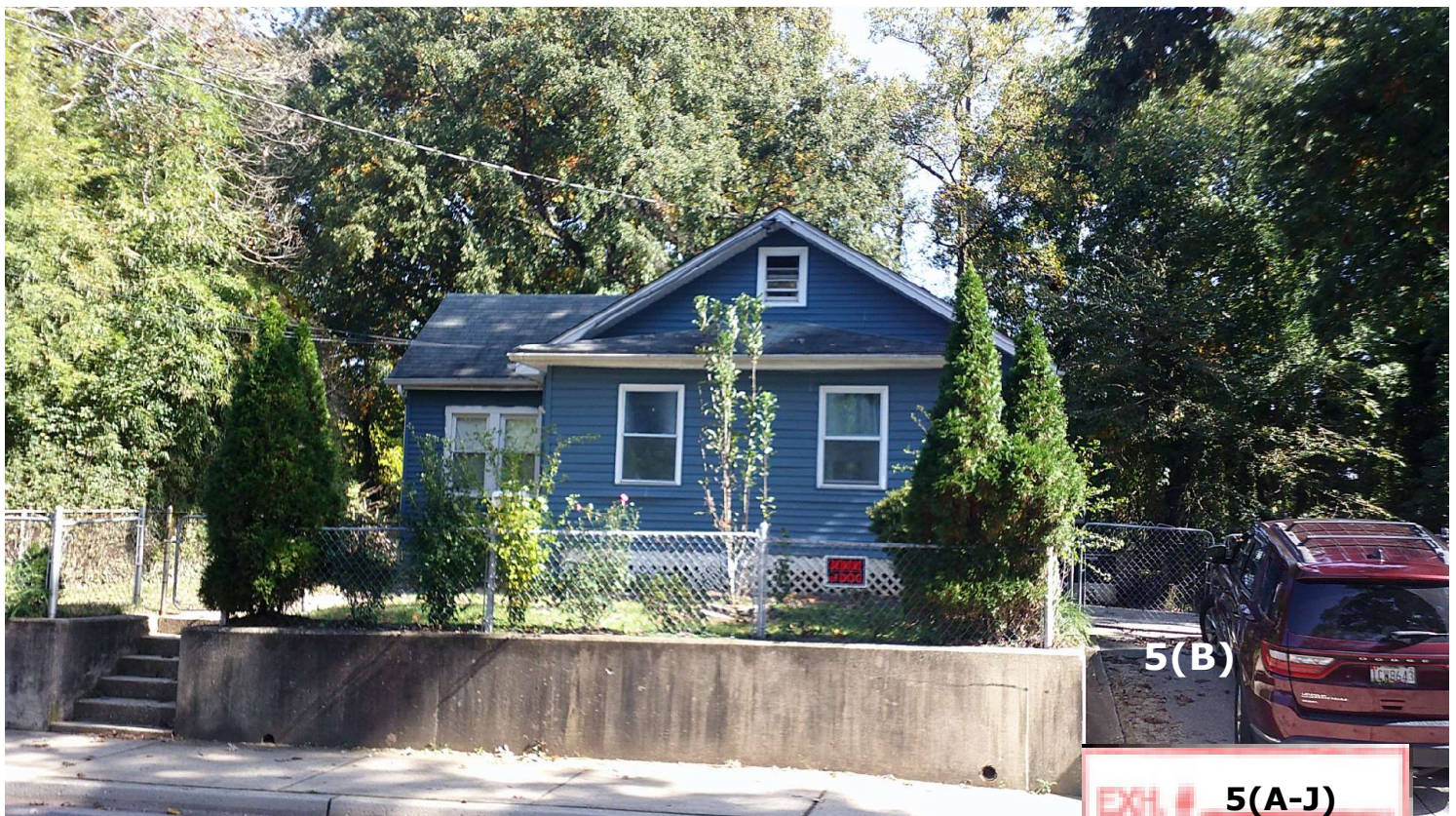
Felix Rivas  
6117 42nd Ave  
Hyattsville, MD 20781





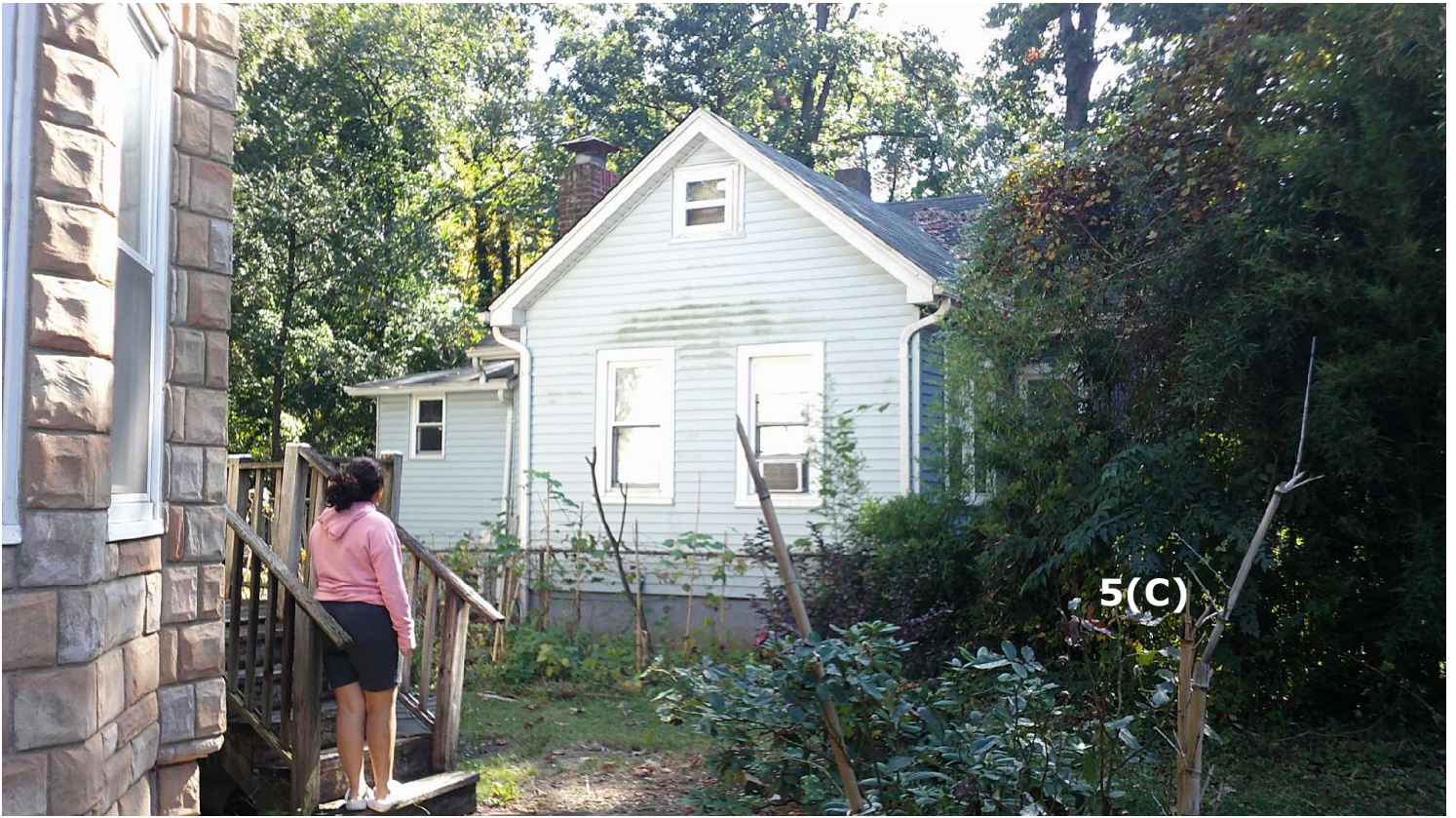


FRONT VIEW FROM STREET

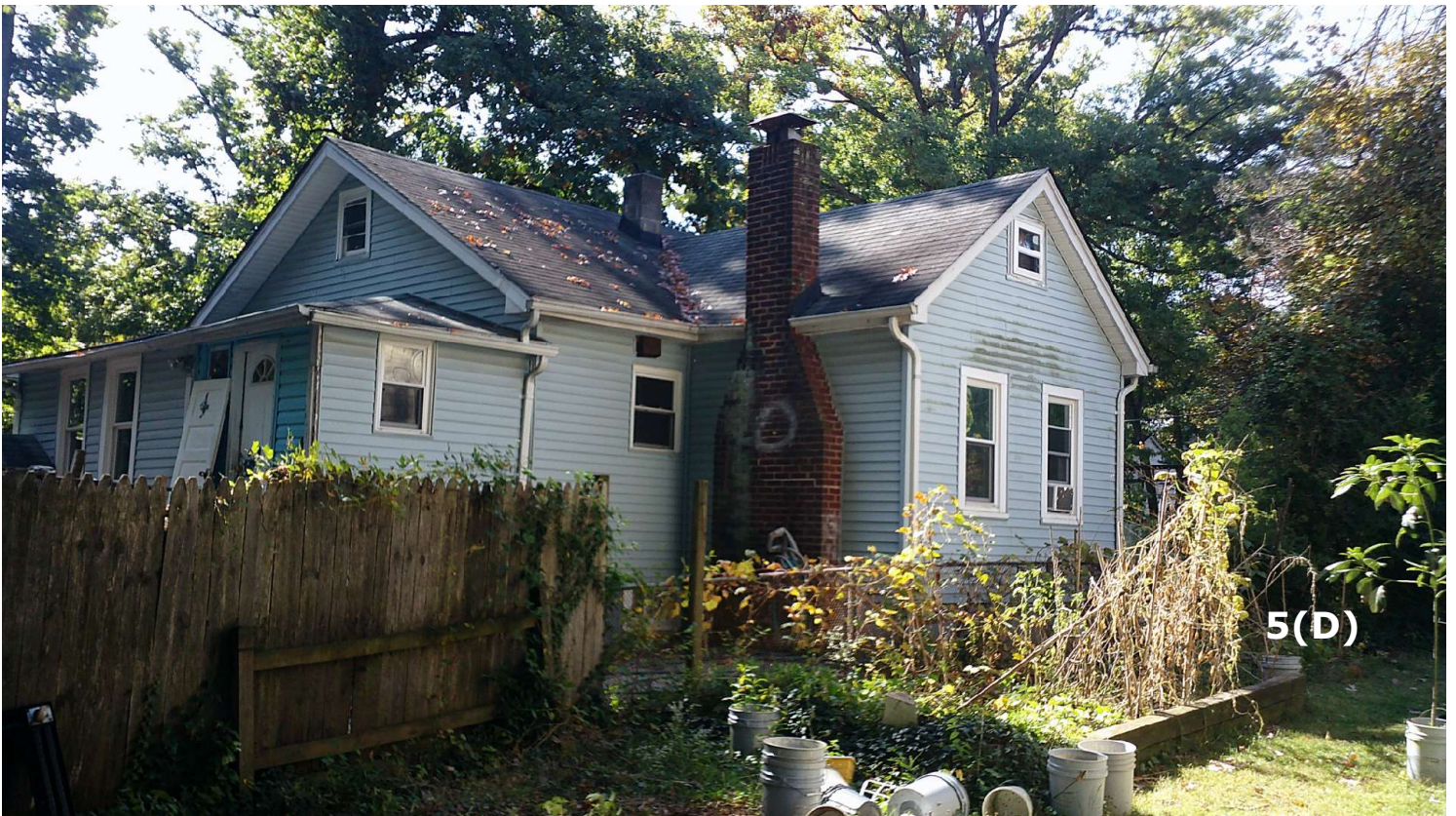


ANOTHER FRONT VIEW FROM STREET





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

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
--------------------------	--	--

**Special Tax Recapture: None**

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

**Owner Information**

**Owner Name:** RIVAS FELIX & JOSE N RODRIGUEZ ET Use: RESIDENTIAL  
ASCOBAR HILDAI 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

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

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

**Value Information**

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

**Transfer Information**

<b>Seller:</b> NAIR,SHILJA	<b>Date:</b> 05/18/2004	<b>Price:</b> \$243,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /19532/ 00263	<b>Deed2:</b>
<b>Seller:</b> VILLATORO,JOSE P & HORENTICA D	<b>Date:</b> 12/31/2003	<b>Price:</b> \$181,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /18586/ 00020	<b>Deed2:</b>
<b>Seller:</b> IRONS,DEBBIE	<b>Date:</b> 02/11/2000	<b>Price:</b> \$130,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /13634/ 00055	<b>Deed2:</b>

**Exemption Information**

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

EXL # 6  
V-76-22

## Property

**Tax Account:** 1817782

**Owner Name:** HYATTSVILLE OLIVER GARDENS LLC

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

Parcel Details	Ownership Information	Administrative Details
<b>Tax Account #:</b> 1817782 <b>Assessment District:</b> 16 <b>Lot: Block: 2 Parcel:</b> <b>Description:</b> SW PT LOT 3 EX TRI AT SE COR EQ 45116 SQ FT <b>Plat:</b> A16-8266 <b>Subdivision:</b> NICHOLS ADDN TO HYATTSVILLE <b>Acreage:</b> 1.0360	<b>Owner Name:</b> HYATTSVILLE OLIVER GARDENS LLC <b>Owner Address:</b> 3400 Dean Dr, Hyattsville, MD 20782 <b>Liber:</b> 15056 <b>Folio:</b> 107 <b>Transfer Date:</b> 10/4/2001 <b>Current Assessment:</b> \$2,368,167.00 <b>Land Valuation:</b> \$676,700.00 <b>Improvement Valuation:</b> \$1,691,467.00 <b>Sale Price:</b> \$1,060,000.00 <b>Structure Area (Sq Ft):</b> 26	<b>Tax Map Grid:</b> 042B3 <b>WSSC Grid:</b> 207NE03 <b>Tree Conservation Plan 1:</b> <b>Tree Conservation Plan 2:</b> <b>Councilmanic District:</b> 2

**Tax Account:** 1790047

**Owner Name:** RIVAS FELIX & JOSE N RODRIGUEZ ET

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

Parcel Details	Ownership Information	Administrative Details
<b>Tax Account #:</b> 1790047 <b>Assessment District:</b> 16 <b>Lot: Block: 2 Parcel:</b> <b>Description:</b> N PT LT3 EX FR 4FT STR,PT LT2 EX 4FT STR <b>Plat:</b> A16-8266 <b>Subdivision:</b> NICHOLS ADDN TO HYATTSVILLE <b>Acreage:</b> 0.1750	<b>Owner Name:</b> RIVAS FELIX & JOSE N RODRIGUEZ ET <b>Owner Address:</b> 6117 42nd Ave, Hyattsville, MD 20781 <b>Liber:</b> 19532 <b>Folio:</b> 263 <b>Transfer Date:</b> 5/18/2004 <b>Current Assessment:</b> \$346,567.00 <b>Land Valuation:</b> \$130,433.00 <b>Improvement Valuation:</b> \$216,133.00 <b>Sale Price:</b> \$243,000.00 <b>Structure Area (Sq Ft):</b> 1004	<b>Tax Map Grid:</b> 042B3 <b>WSSC Grid:</b> 207NE03 <b>Tree Conservation Plan 1:</b> <b>Tree Conservation Plan 2:</b> <b>Councilmanic District:</b> 2

## Legislative District (2014)

**Legislative District:** 22

**Member 1:** Paul G. Pinsky

**Party 1:** Democrat

**Member 2:** Anne Healey

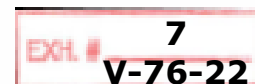
**Party 2:** Democrat

**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)

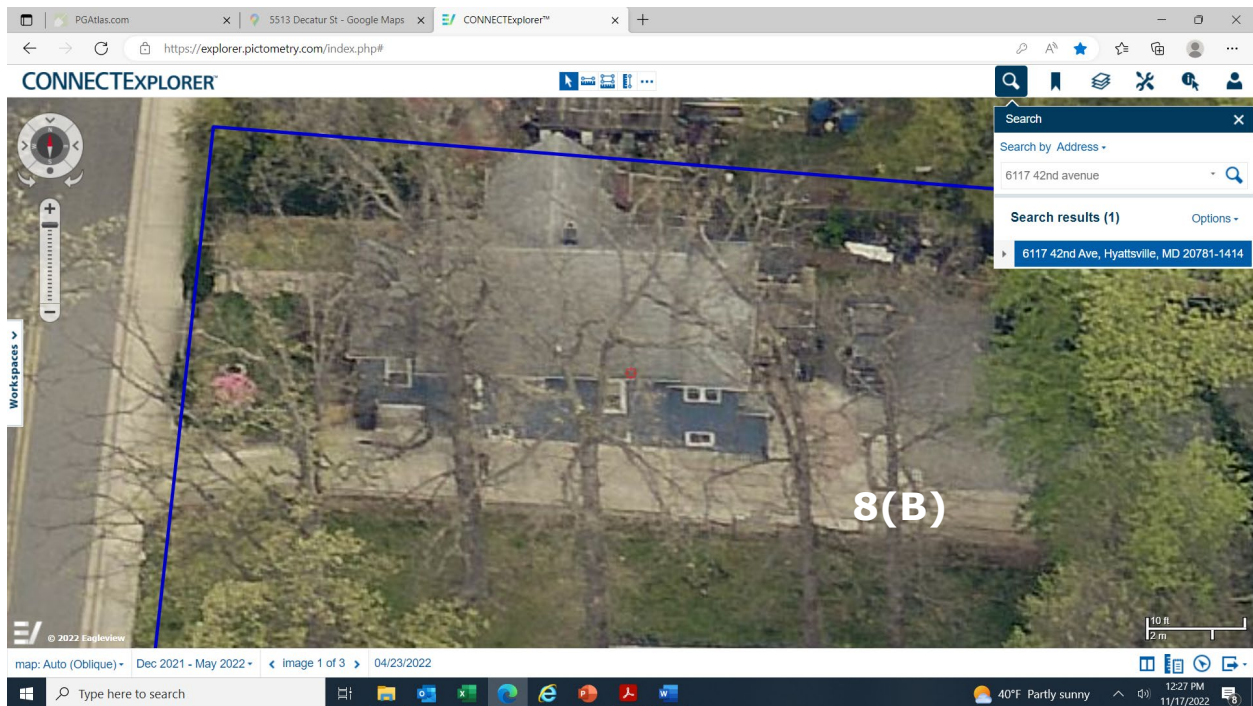
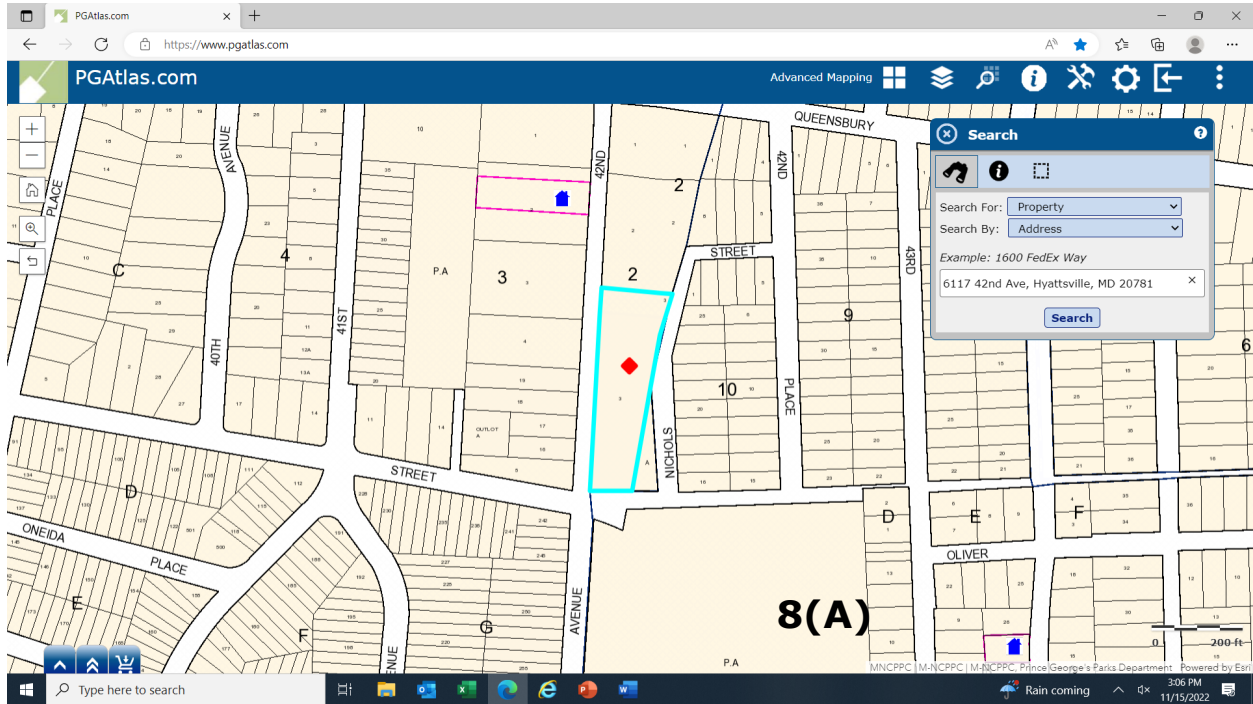
**Zone Type:** Residential  
**Class:** RMF-20 (Residential, Multifamily-20)

## Zoning (Prior)

**Zone Type:** Residential  
**Class:** R-18 (Multifamily Medium Density Residential)



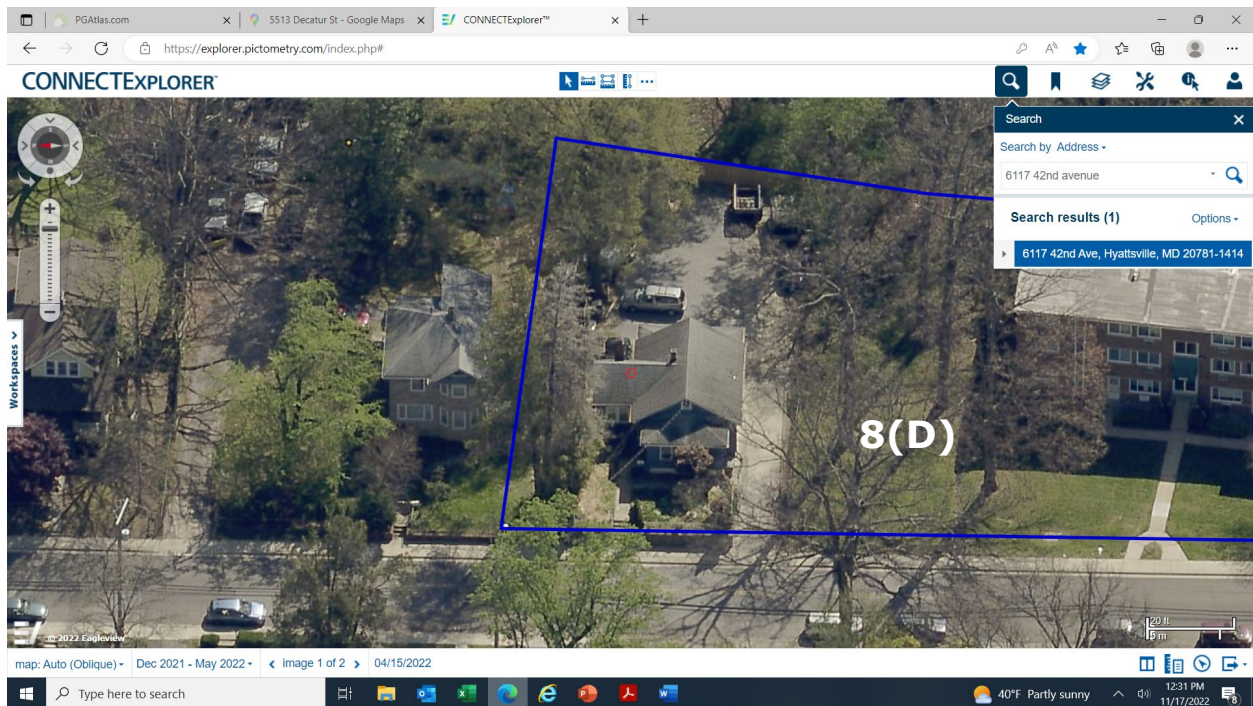
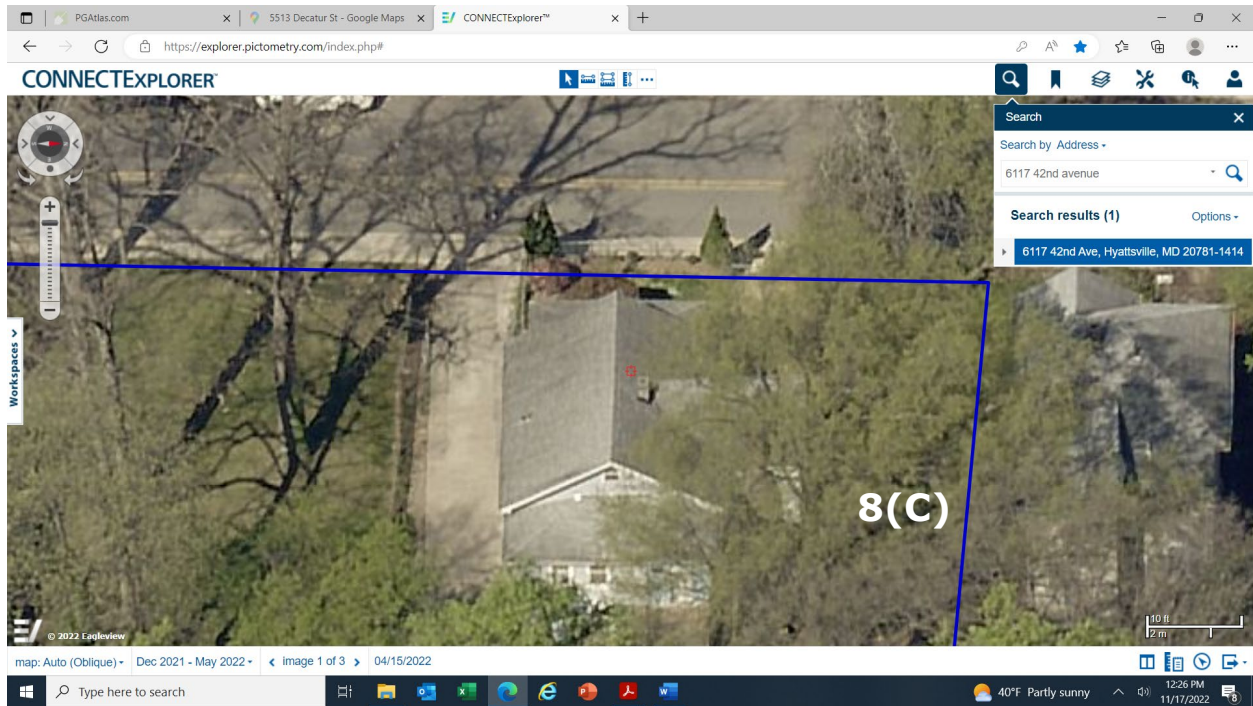
V-76-22  
Aerial Photos



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



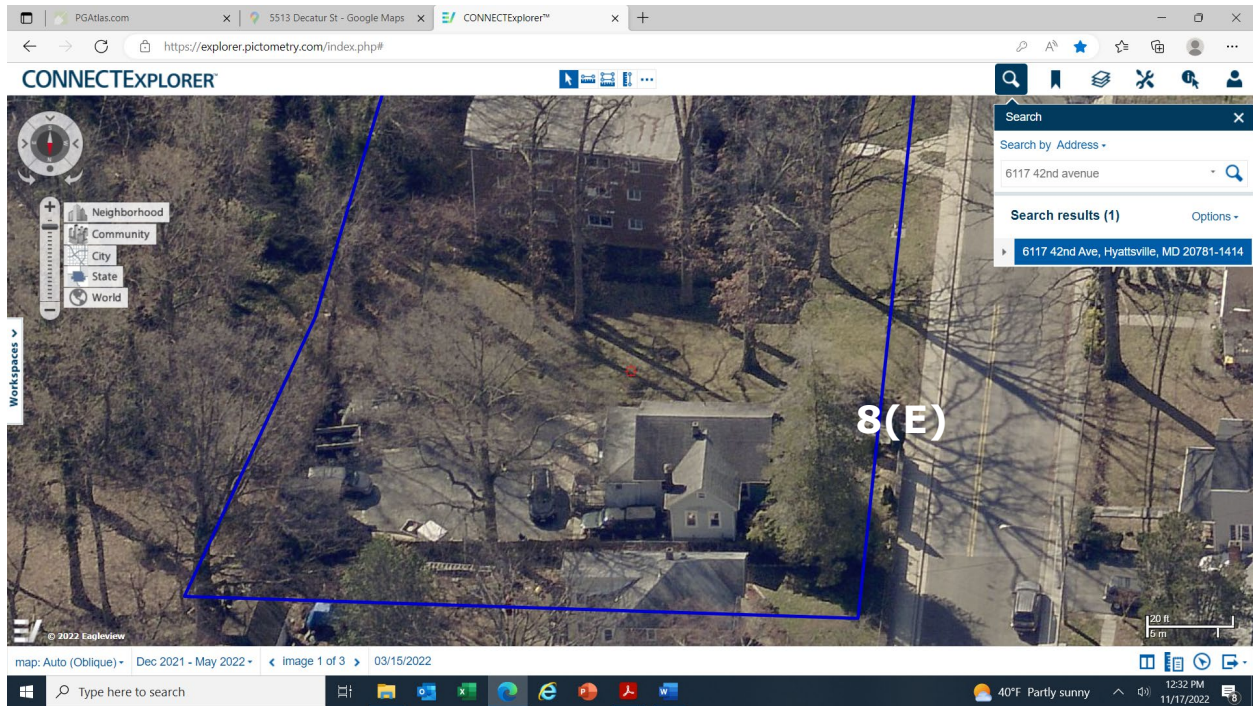
V-76-22  
Aerial Photos





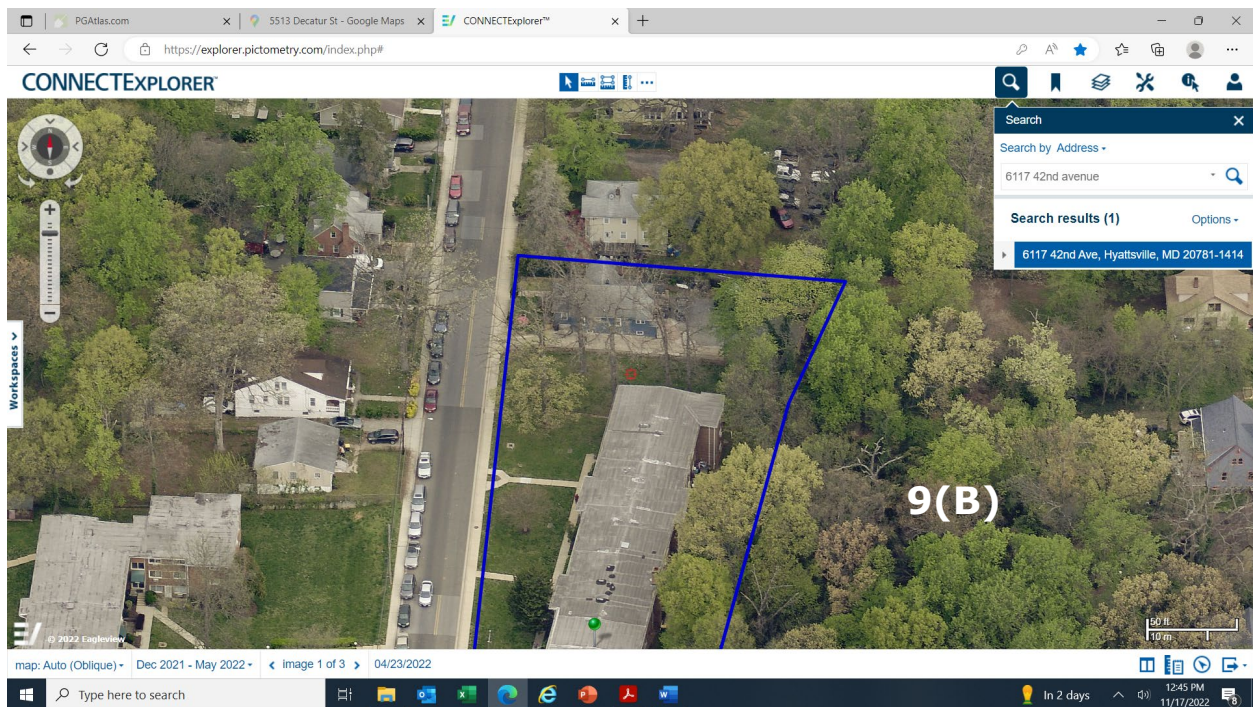
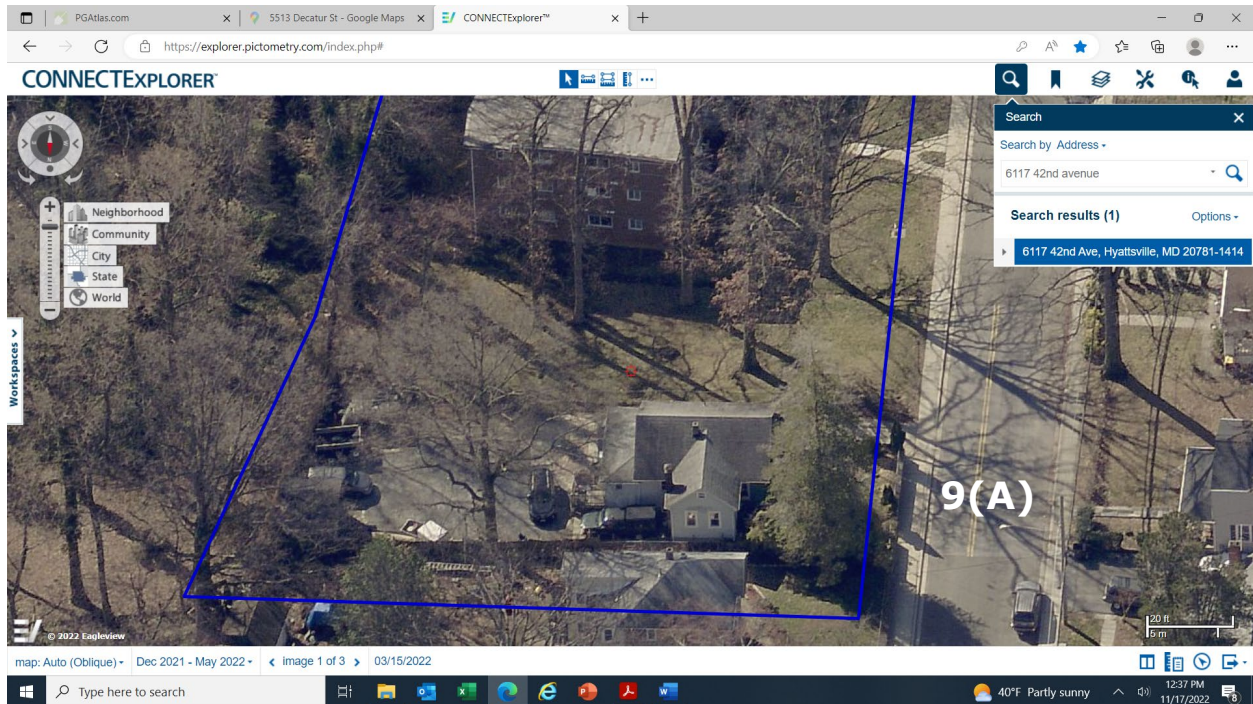
## V-76-22

### Aerial Photos





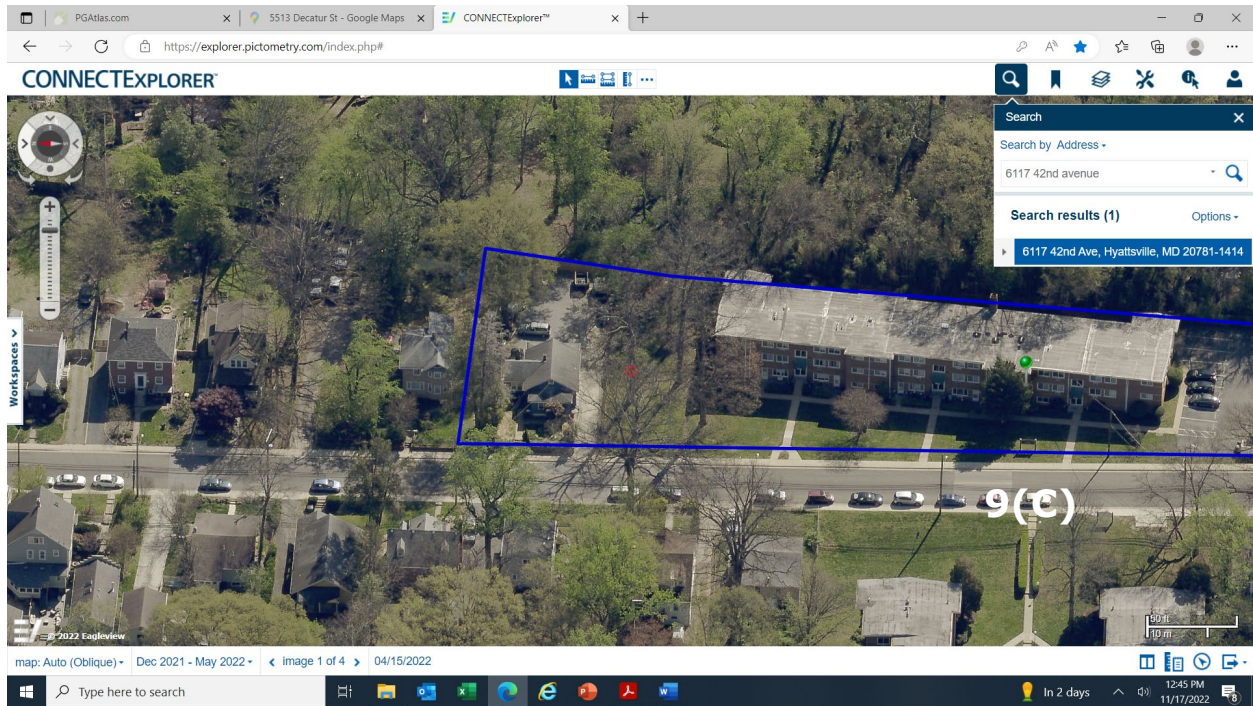
V-76-22  
Neighboring Properties

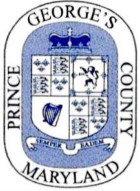


EXH. # **9(A-C)**  
**V-76-22**



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 2<sup>nd</sup> 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 42<sup>nd</sup> Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

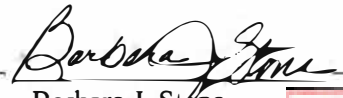
The specific violation resides in the fact that Zoning Ordinance Section 27-4202(h)(3) prescribes that each lot shall have a side yard at least 8 feet in width. A variance of 5 feet side yard width is requested.

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.**

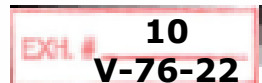
Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board. In order to give 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

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



V-76-22  
FELIX RIVAS  
6117 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
BOARD OF EDUCATION  
6001 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
6030 42<sup>ND</sup> 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 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
CAROLA AND WINSTON ROSE  
6112 42<sup>ND</sup> 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 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
TARA SUSMAN-PENA  
6106 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
MICHAEL GEMENY  
6104 42<sup>ND</sup> PLACE  
HYATTSVILLE MD 20871

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

V-76-22  
HARTMUT DOEBEL  
6112 42<sup>ND</sup> 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





11/29/22

7022 1670 0001 9132 5570

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

V-76-22

FELIX RIVAS

6117 42<sup>ND</sup> AVENUE

HYATTSVILLE MD 20781

Box, add fee as appropriate)  
\$  
\$  
Delivery \$  
\$  
\$

Postmark  
Here

Box No.

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

See Reverse for Instructions

2006 2760 0005 2365 1323

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>TM</sup> RECEIPT

(No Insurance Coverage Provided)

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

V-76-22

BOARD OF EDUCATION

6001 42<sup>ND</sup> AVENUE

HYATTSVILLE MD 20781

\$  
\$  
\$  
\$  
\$

Postmark  
Here

PS Form 3800, August 2006

See Reverse for Instructions

7022 1620 0001 9132 6492

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

V-76-22

6030 42<sup>ND</sup> AVENUE LLC

PO BOX 9724

VER SPRING MD 20991

Box, add fee as appropriate)  
\$  
\$  
very \$  
\$  
Delivery \$

Postmark  
Here

Box No.

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

See Reverse for Instructions

EXH. # 12  
V-76-22

7022 1670 0001 9132 6508

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT	
on, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
ICIAL USE	
Box, add fee as appropriate) \$ _____ \$ _____ ery \$ _____ \$ _____ elivery \$ _____	Postmark Here
Box No. _____	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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

7022 1670 0001 9132 6515

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT	
on, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
ICIAL USE	
Box, add fee as appropriate) \$ _____ \$ _____ ry \$ _____ \$ _____ ivery \$ _____	Postmark Here
Box No. _____	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

V-76-22  
NENITTO A BURTON  
6110 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

7022 1670 0001 9132 6522

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT	
on, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
ICIAL USE	
Box, add fee as appropriate) \$ _____ \$ _____ ery \$ _____ \$ _____ elivery \$ _____	Postmark Here
Box No. _____	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

V-76-22  
CAROLA AND WINSTON ROSE  
6112 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871



7022 1670 0001 9132 6539

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**

For more information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

City, State, ZIP+4®

Box No.

Postmark Here

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

7022 1670 0001 9132 6546

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**

For more information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

City, State, ZIP+4®

Box No.

Postmark Here

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

7022 1670 0001 9132 6560

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**

For more information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

City, State, ZIP+4®

Box No.

Postmark Here

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

7022 1670 0001 9132 6577

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**

For more information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage (add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
Delivery \$ _____	
Delivery \$ _____	

Box No. \_\_\_\_\_

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

V-76-22  
MICHAEL GEMENY  
6104 42<sup>ND</sup> PLACE  
HYATTSVILLE MD 20871

7022 1670 0001 9132 6584

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**

For more information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage (add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
Delivery \$ _____	
Delivery \$ _____	

Box No. \_\_\_\_\_

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

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

7022 1670 0001 9132 6591

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**

For more information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage (add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
Delivery \$ _____	
Delivery \$ _____	

Box No. \_\_\_\_\_

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

V-76-22  
HARTMUT DOEBEL  
6112 42<sup>ND</sup> PLACE  
HYATTSVILLE MD 20871



7022 1670 0001 9132 6614

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

Postmark Here

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

7022 1670 0001 9132 6607

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

Postmark Here

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

7022 1670 0001 9132 6621

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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

Postmark Here

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

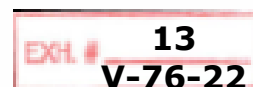
[Boardofappeals@co.pg.md.us](mailto:Boardofappeals@co.pg.md.us)

Wayne K. Curry County Administration Building, 3<sup>rd</sup> Floor

1301 McCormick Drive

Largo, MD 20774

(301) 952-3220





8888  
6886

**HEARING**  
FOR INFORMATION  
301-952-3220  
APPT. # 1-7622  
DATE: 12-14-22 TIME: 2:00 p.m.  
WAYNE K. CURRY ADMINISTRATION BUILDING  
LARGO, MD  
207-600-1100 ext. 2222  
2222 ext. 2222



**Beware  
of DOG**

BOARD OF AP  
**HEARING**  
FOR INFORMATION  
301-952-120  
CASE #  
V-76-2  
DATE 12-14-22 6:00 p.m.  
PLEASE ATTEND HEARING  
ON THE 14th DAY OF DECEMBER  
AT 6:00 P.M. AT THE  
COURT HOUSE









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 42<sup>nd</sup> 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 42<sup>nd</sup> Avenue, Hyattsville.

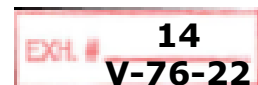
The City of Hyattsville has received notice from the Board and is in the process of our review of the application. We have the application scheduled to be heard by our City Council on December 19, 2022. We respectfully ask that the record be held open until December 21, 2022, so that our comments may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

We thank you and the Board for your consideration.

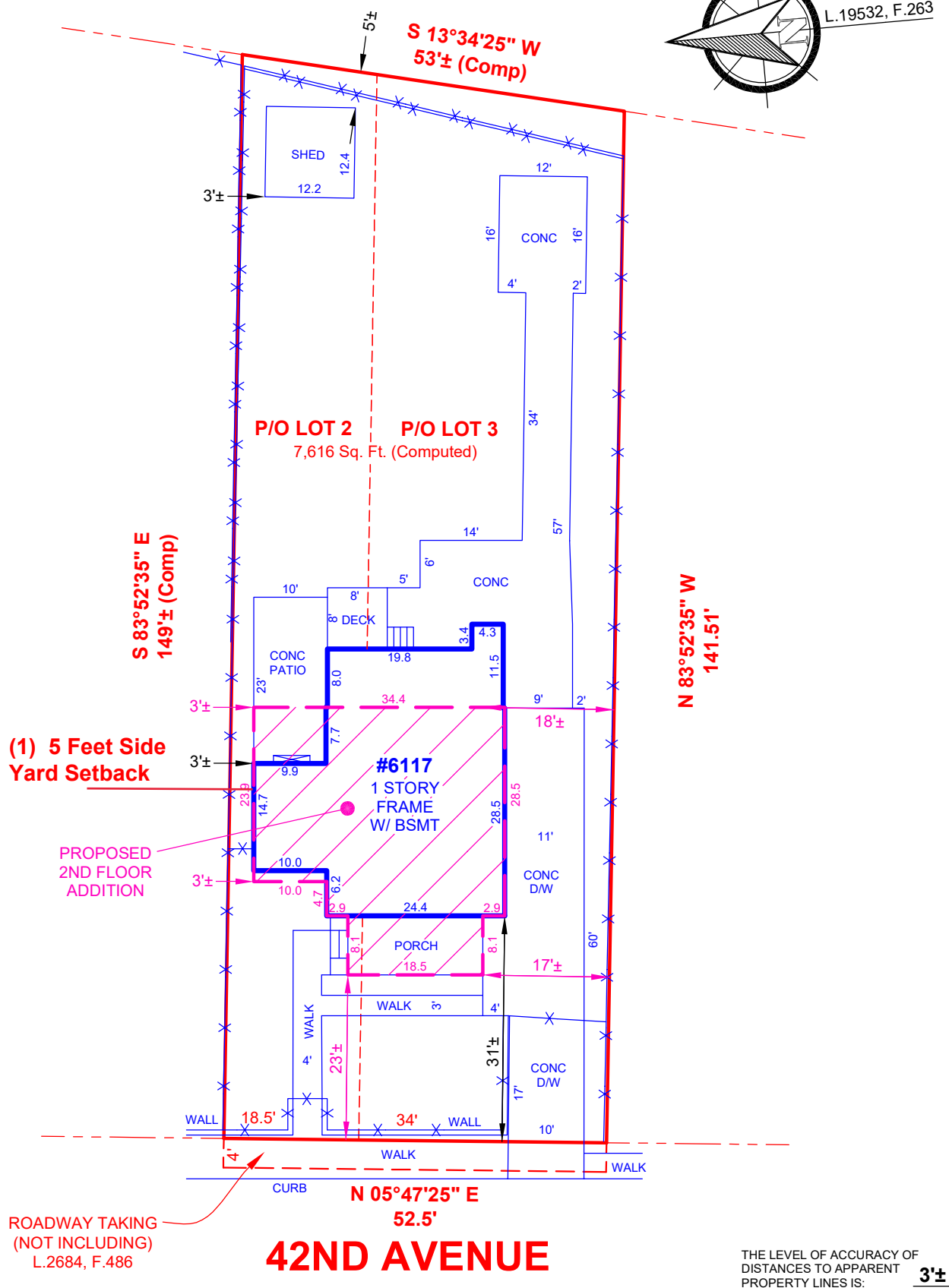
Sincerely,

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.     |
| PUE  | - 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](mailto:orders@duley.biz)

On the web: [www.duley.biz](http://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 SETFORTH 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. 15  
V-76-22





# 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 2<sup>nd</sup> 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 42<sup>nd</sup> 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.

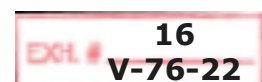
Virtual hearing on this Appeal is set for the time and place stated above. **Petitioner, or counsel representing Petitioner, should be present at the hearing. A Petitioner which is a corporation, limited liability company, or other business entity MUST be represented by counsel, licensed to practice 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



V-76-22  
FELIX RIVAS  
6117 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
BOARD OF EDUCATION  
6001 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
6030 42<sup>ND</sup> 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 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
CAROLA AND WINSTON ROSE  
6112 42<sup>ND</sup> 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 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
TARA SUSMAN-PENA  
6106 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
MICHAEL GEMENY  
6104 42<sup>ND</sup> PLACE  
HYATTSVILLE MD 20871

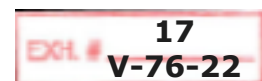
V-76-22  
GARY BAKER  
4221 OGLETHORPE STREET  
HYATTSVILLE MD 20871

V-76-22  
HARTMUT DOEBEL  
6112 42<sup>ND</sup> 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



12/27/22

7022 1670 0001 9132 6669

V-76-22  
FELIX RIVAS  
6117 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
For information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postage (check box, add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
\$ _____	
Delivery \$ _____	
Box No. _____	

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

7022 1670 0001 9132 6706

V-76-22  
BOARD OF EDUCATION  
6001 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
For information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postage (check box, add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
\$ _____	
Delivery \$ _____	
Box No. _____	

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

7022 1670 0001 9132 6713

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
For information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postage (check box, add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
\$ _____	
Delivery \$ _____	
Box No. _____	

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

EXL 18  
V-76-22



7022 1670 0001 9132 6720

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Only  
For more information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Check box, add fee as appropriate)		Postmark Here
\$		
\$		
Delivery \$		
Delivery \$		

Box No.

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

7022 1670 0001 9132 6737

V-76-22  
NENITTO A BURTON  
6110 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Only  
For more information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Check box, add fee as appropriate)		Postmark Here
\$		
\$		
Delivery \$		
Delivery \$		

Box No.

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

7022 1670 0001 9132 6744

V-76-22  
CAROLA AND WINSTON ROSE  
6112 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Only  
For more information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Check box, add fee as appropriate)		Postmark Here
\$		
\$		
Delivery \$		
Delivery \$		

Box No.

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

7022 1670 0001 9132 6751

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postmark Here

Box No.

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

7022 1670 0001 9132 6768

V-76-22  
MARTHA URQUILLA  
JOSE ROMERO  
6116 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postmark Here

Box No.

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

7022 1670 0001 9132 6775

V-76-22  
TARA SUSMAN-PENA  
6106 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postmark Here

Box No.

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



7022 1670 0001 9132 6782

V-76-22

MICHAEL GEMENY  
6104 42<sup>ND</sup> PLACE  
HYATTSVILLE MD 20871

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

See Reverse for Instructions

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Check box, add fee as appropriate)

\$

\$

Delivery \$

\$

Delivery \$

Postmark  
Here

Box No.

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

See Reverse for Instructions

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Check box, add fee as appropriate)

\$

\$

Delivery \$

\$

Delivery \$

Postmark  
Here

Box No.

7022 1670 0001 9132 5686

V-76-22

HARTMUT DOEBEL  
6112 42<sup>ND</sup> PLACE  
HYATTSVILLE MD 20871

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

See Reverse for Instructions

U.S. Postal Service<sup>TM</sup>  
CERTIFIED MAIL<sup>®</sup> RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Check box, add fee as appropriate)

\$

\$

Delivery \$

\$

Delivery \$

Postmark  
Here

Box No.



7022 1670 0001 9132 6799

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postage box, add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
\$ _____	
Delivery \$ _____	
Box No. _____	

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

7022 1670 0001 9132 5662

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postage box, add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
\$ _____	
Delivery \$ _____	
Box No. _____	

City, State, ZIP+4® \_\_\_\_\_

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

7022 1670 0001 9132 5679

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

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com).

OFFICIAL USE

Postage box, add fee as appropriate)	Postmark Here
\$ _____	
\$ _____	
\$ _____	
Delivery \$ _____	
Box No. _____	

City, State, ZIP+4® \_\_\_\_\_

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 42<sup>nd</sup> 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 42<sup>nd</sup> 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.

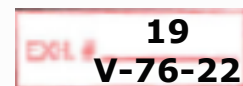
Given the nature of this variance and the City's Variance Policy, the City Council voted in support of the applicant's requested variance.

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

CC: City Council  
Felix Rivas, Applicant





# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

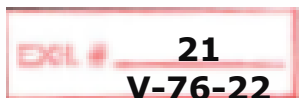
THE SIGN(S) MUST BE POSTED ON THE PROPERTY FOR A PERIOD OF AT LEAST 15 DAYS PRIOR TO THE PUBLIC HEARING BEFORE THE BOARD OF APPEALS. PERSON WHO POSTS SIGN(S) MUST COMPLETE CERTIFICATION OF POSTING. CERTIFICATION OF POSTING FORM MUST BE FILED, TOGETHER WITH PHOTOGRAPH(S) OF SIGN(S), WITH THE BOARD OF 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.



  
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](mailto:Boardofappeals@co.pg.md.us)

Wayne K. Curry County Administration Building, 3<sup>rd</sup> Floor

1301 McCormick Drive

Largo, MD 20774

(301) 952-3220









BEWARE  
OF DOG

BOARD OF  
**HEARING**  
FOR INFO  
301-952-220  
V-76-23  
11-23  
J.P.M.

BOARD OF  
**HEARING**  
FOR INFO  
301-952-220  
V-76-23  
11-23  
J.P.M.





BEWARE  
OF DOG

BOARD OF  
**HEARING**  
FOR INFORMATION  
301-952-3220  
APPEALS  
V-76-22  
DATE: 1-11-23 TIME: 6:00 p.m.  
MAYOR M. CONWAY & CITY CLERK KATHY BULLOCK  
CITY OF LANSING, MI  
CITY CLERK KATHY BULLOCK  
CITY OF LANSING, MI

BOARD OF  
**HEARING**  
FOR INFORMATION  
301-952-3220  
APPEALS  
V-76-22  
DATE: 1-11-23 TIME: 6:00 p.m.  
MAYOR M. CONWAY & CITY CLERK KATHY BULLOCK  
CITY OF LANSING, MI  
CITY CLERK KATHY BULLOCK  
CITY OF LANSING, MI



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 20<sup>th</sup> day of December, 2022, through 10<sup>th</sup> 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.

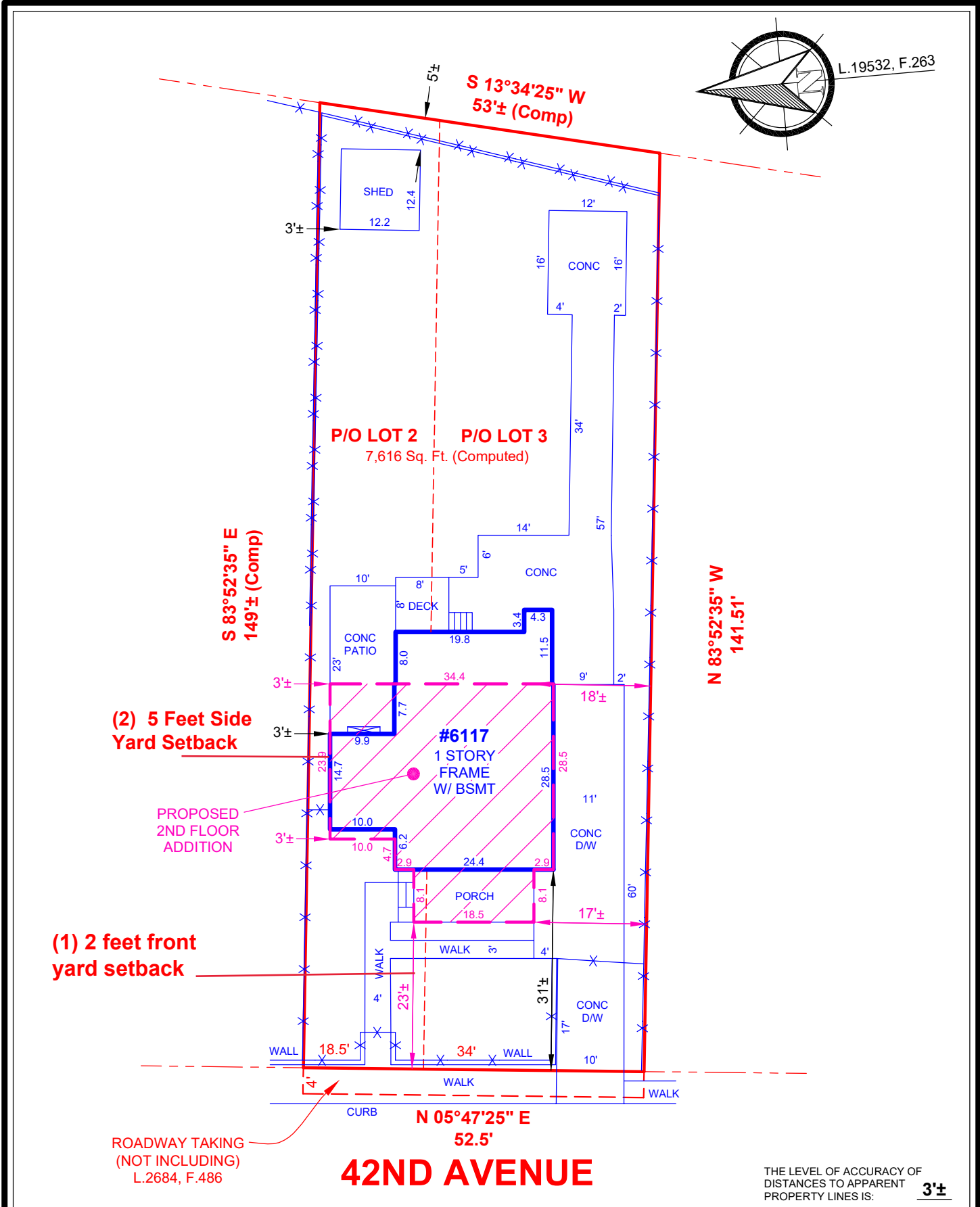
  
\_\_\_\_\_  
Signature of Petitioner/Attorney

Kenneth Parsons  
\_\_\_\_\_  
Name (Print or Type)

2614 Gaestlyan<sup>RD</sup>  
\_\_\_\_\_  
Address

New Windsor, MD 21776  
\_\_\_\_\_

EXL# **22**  
**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:**

- 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**

**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)





## LOT COVERAGE WORKSHEET

**V-76-22**

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

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

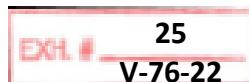
<u>STRUCTURE/PARKING</u>	<u>MEASUREMENTS</u>	<u>SQUARE FOOTAGE</u>
HOUSE + ADDITION	(15.7x19.8)= 310 (4.3x3.4)= 14.62 (34.4 x 14.7)=505.68 (6.2 x 24.4)=151.28 124 _____	+310 + 14.62 +505.68 +151.28 +124 = <u>1,106.44</u>
GARAGE/CARPORT	_____ _____	_____ _____
DRIVEWAY	(31x10)= 310 (28x11)=313 (34X6.43)= 218.62 (9x23)=207 12 x 16= 192.0 249.63	+623 +425.62 +192.0 +249.63 =1,490.23
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 2<sup>nd</sup> 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 42<sup>nd</sup> Avenue, Hyattsville, Prince George's County, Maryland, contrary to the requirements of the Zoning Ordinance.

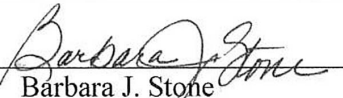
The specific violation resides in the fact that Zoning Ordinance Section 27-4202 prescribes that not more than 35% of the net lot area shall be covered by buildings and off-street parking. Section 27-4202(d)(2) prescribes that each lot shall have a front yard at least 25 feet in depth. Section 27-4202(d)(3)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

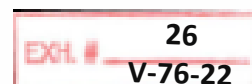
Adjoining property owners, who are owners of premises either contiguous to or opposite the property involved, are notified of this hearing in order that they may express their views if they so desire. However, their presence is not required unless they have testimony to offer the Board. In order to give 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





V-76-22  
FELIX RIVAS  
6117 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
BOARD OF EDUCATION  
6001 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
6030 42<sup>ND</sup> 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 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
CAROLA AND WINSTON ROSE  
6112 42<sup>ND</sup> 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 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
TARA SUSMAN-PENA  
6106 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

V-76-22  
MICHAEL GEMENY  
6104 42<sup>ND</sup> PLACE  
HYATTSVILLE MD 20871

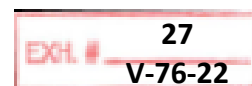
V-76-22  
GARY BAKER  
4221 OGLETHORPE STREET  
HYATTSVILLE MD 20871

V-76-22  
HARTMUT DOEBEL  
6112 42<sup>ND</sup> 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



3/7/2023

7022 3330 0001 3646 5414

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Postage box, add fee as appropriate)	\$
Postage	\$
Delivery	\$
Delivery	\$

Postmark Here

Box No.

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

V-76-22  
FELIX RIVAS  
6117 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

7022 3330 0001 3646 5421

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT

For more information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Postage box, add fee as appropriate)	\$
Postage	\$
Delivery	\$
Delivery	\$

Postmark Here

Box No.

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

V-76-22  
BOARD OF EDUCATION  
6001 42<sup>ND</sup> AVENUE  
HYATTSVILLE MD 20871

7002 2030 0003 5057 2488

U.S. Postal Service™  
MAIL™ RECEIPT

(No Insurance Coverage Provided)

For more information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

\$
\$
\$
\$

Postmark Here

Box No.

City, State, ZIP+4

PS Form 3800, June 2002 See Reverse for Instructions

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



7002 2030 0003 5057 2495

**U.S. Postal Service™**  
**MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*

Visit our website at [www.usps.com](http://www.usps.com)

**ICIAL USE**

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

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

Postmark  
 Here

\$

\$

\$

\$

7002 2030 0003 5057 2501

**U.S. Postal Service™**  
**MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*

Visit our website at [www.usps.com](http://www.usps.com)

**ICIAL USE**

V-76-22  
 NENITTO A BURTON  
 6110 42<sup>ND</sup> AVENUE  
 HYATTSVILLE MD 20871

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

Postmark  
 Here

\$

\$

\$

\$

7002 2030 0003 5057 2518

**U.S. Postal Service™**  
**MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*

Visit our website at [www.usps.com](http://www.usps.com)

**ICIAL USE**

V-76-22  
 CAROLA AND WINSTON ROSE  
 6112 42<sup>ND</sup> AVENUE  
 HYATTSVILLE MD 20871

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

Postmark  
 Here

\$

\$

\$

\$



7002 2030 0003 5057 2570

U.S. Postal Service™

## MAIL™ RECEIPT

ily; No Insurance Coverage Provided)

tion visit our website at www.usps.com®

ICIAL USE

\$

Postmark  
Here

\$

V-76-22

HARTMUT DOEBEL

6112 42<sup>ND</sup> PLACE

HYATTSVILLE MD 20871

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

7002 2030 0003 5057 2587

U.S. Postal Service™

## MAIL™ RECEIPT

ily; No Insurance Coverage Provided)

tion visit our website at www.usps.com®

ICIAL USE

\$

Postmark  
Here

\$

V-76-22

JAMES DARIUS BALL ETAL

4112 OLIVER STREET

HYATTSVILLE MD 20871

PS Form 3800, June 2002

See Reverse for Instructions

7002 2030 0003 5057 2594

U.S. Postal Service™

## MAIL™ RECEIPT

ily; No Insurance Coverage Provided)

tion visit our website at www.usps.com®

ICIAL USE

\$

Postmark  
Here

\$

V-76-22

JOHN PETERS ETAL

4116 OLIVER STREET

HYATTSVILLE MD 20871

PS Form 3800, June 2002

See Reverse for Instructions



7002 2030 0003 5057 2556

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*  
 Visit our website at [www.usps.com](http://www.usps.com)

V-76-22  
 MICHAEL GEMENY  
 6104 42<sup>ND</sup> PLACE  
 HYATTSVILLE MD 20871

PS Form 3800, June 2002 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*  
 Visit our website at [www.usps.com](http://www.usps.com)

Postmark Here

Special Use

7002 2030 0003 5057 2525

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*  
 Visit our website at [www.usps.com](http://www.usps.com)

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

PS Form 3800, June 2002 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*  
 Visit our website at [www.usps.com](http://www.usps.com)

Postmark Here

Special Use

7002 2030 0003 5057 2563

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*  
 Visit our website at [www.usps.com](http://www.usps.com)

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

PS Form 3800, June 2002 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(No Insurance Coverage Provided)*  
 Visit our website at [www.usps.com](http://www.usps.com)

Postmark Here

Special Use



7002 2030 0003 5057 2600

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Only; No Insurance Coverage Provided)*

 Don't visit our website at [www.usps.com](http://www.usps.com)
**FOR OFFICIAL USE**

\$

 Postmark  
 Here

\$

 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 42<sup>ND</sup> AVENUE  
 HYATTSVILLE MD 20871

City, State, ZIP+4

PS Form 3800, June 2002

See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Only; No Insurance Coverage Provided)*

 Don't visit our website at [www.usps.com](http://www.usps.com)
**FOR OFFICIAL USE**

\$

 Postmark  
 Here

\$

7002 2030 0003 5057 2549

 V-76-22  
 TARA SUSMAN-PENA  
 6106 42<sup>ND</sup> AVENUE  
 HYATTSVILLE MD 20871

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](mailto:Boardofappeals@co.pg.md.us)

Wayne K. Curry County Administration Building, 3<sup>rd</sup> Floor

1301 McCormick Drive

Largo, MD 20774

(301) 952-3220





NO PARKING

HEARING  
FOR INFORMATION  
301-952-120  
V-76  
3-22-23 6 p.m.





STOP

**HEARING HEARING**  
INFORMATION FOR INFORMATION  
301-952-3220 301-952-3220  
APPEAL  
DATE TIME LOCATION  
6:00 p.m. 6:00 p.m.  
APPEAL







STOP  
AHEAD

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





DEMAND  
\$1000

BOARD  
HEARING

FOR INFO  
301-952-3220

APPEAL  
V-76-22

DATE  
3-22-23

WAYNE R. CURRY

HEARING

FOR INFO  
301-952-3220

APPEAL  
V-76-22

DATE  
3-22-23

WAYNE R. CURRY

HEARING

FOR INFORMATION  
301-952-3220

APPEAL  
V-76-22

DATE  
3-22-23

WAYNE R. CURRY





# City of Hyattsville

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

Please follow us on social media!  
@cocinerosmd

---

**Download the Toast Takeout app**

Food you love without the wait.



Powered by **Toast**

[Privacy Statement](#) | [Terms of Service](#) | [Refer a Restaurant & Earn \\$500](#)

© Toast, Inc. 2023. All Rights Reserved.

---

**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	<a href="mailto:bensimasek7@gmail.com">bensimasek7@gmail.com</a>
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
<b>Total:</b>	<b>\$163.80</b>





# City of Hyattsville

Hyattsville Municipal Bldg  
4310 Gallatin Street, 3rd Flr  
Hyattsville, MD 20781  
(301) 985-5000  
[www.hyattsville.org](http://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 Pranglely 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](http://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
<b>TOTALS</b>	<b>1636</b>	<b>196</b>	<b>12%</b>	<b>1440</b>	<b>88%</b>	<b>13.8%</b>
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
<b>TOTALS</b>	<b>1470</b>	<b>100.0%</b>	<b>400</b>	<b>467</b>	<b>269</b>	<b>159</b>	<b>175</b>

**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%
<b>TOTALS</b>	<b>458</b>	<b>100.0%</b>

**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%
<b>TOTALS</b>	<b>535</b>	<b>100.0%</b>



**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%
<b>TOTALS</b>	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%
<b>TOTALS</b>	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%
<b>TOTALS</b>	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



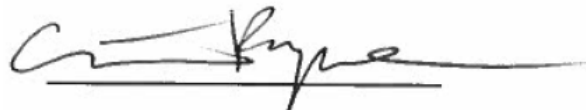
GRETA MOSHER



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](http://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**

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

### 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
<b>Available Funds:</b>	
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	( <i>\$344,125</i> )
Principal payment	( <i>\$615,000</i> )
Administrative expenses	( <i>\$33,222</i> )
<i>Subtotal expenses</i>	<i>(\$992,347)</i>
<i>Contingency for future principal payment</i>	<i>(\$80,000)</i>
<b>Surplus from prior year</b>	<b>\$16,227</b>

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
<b>Total</b>	<b>148</b>			<b>1,690.77</b>

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
<b>Total</b>	<b>1,691</b>		<b>\$1,302,000.00</b>

## 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 I	\$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 I	\$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

<b>Parcel Account #</b>	<b>Parcel</b>	<b>Building</b>	<b>Owner</b>	<b>Special Tax FY2023-2024</b>
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



<b>Parcel Account #</b>	<b>Parcel</b>	<b>Building</b>	<b>Owner</b>	<b>Special Tax FY2023-2024</b>
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

<b>Parcel Account #</b>	<b>Parcel</b>	<b>Building</b>	<b>Owner</b>	<b>Special Tax FY2023-2024</b>
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
<b>Total</b>				<b>\$1,302,000.00</b>

**APPENDIX B**

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



View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3566940

Owner Information

Owner Name:NEW TOWN METRO I LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:THE BERSTEIN COMPANIES  
3299 K ST NW STE 700  
WASHINGTON DC 20007-

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:

Town:HYATTSVILLE

Primary Structure Built1964

Above Grade Living Area313,278 SF

Finished Basement Area

Property Land Area1.7000 AC

County Use005

Stories

Basement

TypeOFFICE BUILDING

Exterior/

QualityC3

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

As of01/01/2022

As of07/01/2022

As of07/01/2023

Land:1,401,900

Improvements17,251,700

Total:22,697,900

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:

View Map

View GroundRent Redemption

View GroundRent Registration

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

Map:0042Grid:00A2Parcel:0000Neighborhood:10017.17Subdivision:7016Section:Section:Block:Block:Lot:Lot:Assessment Year:2022Plat No:209054Plat Ref:

Town:HYATTSVILLE

Primary Structure Built1968Above Grade Living Area429924Finished Basement AreaProperty Land Area2.8700 ACCounty Use005

StoriesBasementTypeAPARTMENTExterior /QualityC3Full/Half BathGarageLast Notice of Major Improvements2019

Value Information

Base ValueValuePhase-in Assessments

As of01/01/2022As of07/01/2022As of07/01/2023

Land:1,875,2001,875,200

Improvements47,824,80054,709,500

Total:49,700,00056,584,70051,994,90054,289,800

Preferential Land:00

Transfer Information

Seller: PRINCE GEORGE CNTR II LLC RE  
Type: NON-ARMS LENGTH OTHER

Date: 10/13/2017  
Deed1: /40112/ 00349

Price: \$5,000,000  
Deed2:

Seller: PRINCE GEORGE CNTR II LP  
Type: NON-ARMS LENGTH OTHER

Date: 12/02/2005  
Deed1: /23584/ 00680

Price: \$0  
Deed2:

Seller: PRINCE GEORGE CNTR INC  
Type: NON-ARMS LENGTH OTHER

Date:  
Deed1: /08751/ 00443

Price: \$0  
Deed2:

Exemption Information

Partial Exempt Assessments:Class07/01/202207/01/2023

County:0000.00

State:0000.00

Municipal:0000.00|0.000.00|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 ApplicationDate:

View Map

View GroundRent Redemption

View GroundRent Registration

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  
PITTSBURGH PA 15238-0000

Deed Reference: /35579/ 00001

Location & Structure Information

Premises Address: 6401 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description: PARCEL S

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
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:

145



View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3378080

Owner Information

Owner Name:NGP VII HYATTSVILLE MD LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:SUITE 1500  
1650 TYSONS BLVD  
MCLEAN VA 22102-

Deed Reference:/47827/ 00184

Location & Structure Information

Premises Address:3311 TOLEDO RD  
HYATTSVILLE 20782-0000

Legal Description:PARCEL G

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:7016

Section:

Block:

Lot:

Assessment Year:2022

Plat No:192019

Plat Ref:

Town: HYATTSVILLE

Primary Structure Built2003

Above Grade Living Area188,019 SF

Finished Basement Area

Property Land Area1.0100 AC

County Use005

Stories

Basement

TypeOFFICE BUILDING

Exterior/

QualityC5

Full/Half Bath

Garage

Last Notice of Major Improvements2002

Value Information

Land:

Improvements

Total:

Preferential Land:

Base Value

Value

Phase-in Assessments

As of

As of

As of

01/01/2022

07/01/2022

07/01/2023

659,900

659,900

16,211,400

20,579,300

16,871,300

21,239,200

18,327,267

0

0

19,783,233

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:

View Map				View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None											
Account Identifier:				District - 17 Account Number - 3666690							
Owner Information											
Owner Name:				6525 BELCREST ROAD LLC				Use:		COMMERCIAL	
Mailing Address:				STE 320 33 WEST 19TH ST NEW YORK NY 10011-				Principal Residence:		NO	
								Deed Reference:		/37718/ 00016	
Location & Structure Information											
Premises Address:				6525 BELCREST RD HYATTSVILLE 20782-0000				Legal Description:		PARCEL L	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205042	
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
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				Date: 12/28/2015				Price: \$6,510,001			
Type: NON-ARMS LENGTH OTHER				Deed1: /37718/ 00016				Deed2:			
Seller: PG METRO CENTER III INC				Date: 08/23/2013				Price: \$9,825,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /35120/ 00123				Deed2:			
Seller:				Date:				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /12085/ 00627				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 - 3834751

Owner Information

Owner Name:VIE AT UNIVERSITY TOWERS LLC

Use:APARTMENTS

Mailing Address:STE 2000  
80 SW 8TH ST  
MIAMI FL 33130-

Principal Residence:NO

Deed Reference:/40531/ 00450

Location & Structure Information

Premises Address:6515 BELCREST RD  
HYATTSVILLE 20782-0000

Legal Description:PRINCE GEORGE CENTER  
PARCEL T

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

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2006	389,030 SF		1.4300 AC	004

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		APARTMENT	/	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:	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	Date: 02/02/2018	Price: \$69,500,000
Type: ARMS LENGTH IMPROVED	Deed1: /40531/ 00450	Deed2:

Seller: UTC HOUSING 1 LLC	Date: 10/17/2012	Price: \$39,150,000
Type: NON-ARMS LENGTH OTHER	Deed1: /34030/ 00013	Deed2:

Seller:	Date:	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /20005/ 00685	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 - 3834744

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Mailing Address:BERMAN ENTPR STE 220  
5410 EDSON LN  
ROCKVILLE MD 20852-

Principal Residence:NO

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6500 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:PAR U LOFTS 22 LEV  
1 RETAIL&COMM ELE  
(NPL 09 4021192)

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

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

Land:

Improvements

Total:

Preferential Land:

1,692,300

5,657,700

7,350,000

0

As of  
01/01/2022

1,692,300

6,706,900

8,399,200

0

As of  
07/01/2022

7,699,733

As of  
07/01/2023

8,049,467

Transfer Information

Seller: BE UTC GSA THEATRE LLC  
Type: NON-ARMS LENGTH OTHER

Date: 11/30/2022  
Deed1: /48336/ 00121

Price: \$0  
Deed2:

Seller: HYATTSVILLE PROP HLDNGS LLC  
Type: NON-ARMS LENGTH OTHER

Date: 06/13/2014  
Deed1: /36078/ 00001

Price: \$25,100,000  
Deed2:

Seller: HYATTSVILLE PROP HLDNGS LLC  
Type: NON-ARMS LENGTH OTHER

Date: 03/29/2012  
Deed1: /33490/ 00376

Price: \$0  
Deed2:

Exemption Information

Partial Exempt Assessments:

County:

State:

Municipal:

Class

000

000

000

07/01/2022

0.00

0.00

0.00|0.00

07/01/2023

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 - 3666716							
Owner Information											
Owner Name:				BE UTC RETAIL LLC				Use:		COMMERCIAL	
Mailing Address:				STE 220 BERMAN ENTPR 5410 EDSON LN ROCKVILLE MD 20852-				Principal Residence:		NO	
								Deed Reference:		/48336/ 00121	
Location & Structure Information											
Premises Address:				6450 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PARCEL M	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205043	
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
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: 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 II 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 - 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:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	263007	
0042	00A2	0000	10017.17	0045				2022	Plat Ref:	263/ 007	
Town: HYATTSVILLE											
Primary Structure Built				Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
								2.4215 AC		005	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
/											
Value Information											
				Base Value		Value		Phase-in Assessments			
						As of		As of		As of	
						01/01/2022		07/01/2022		07/01/2023	
Land:				1,898,600		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:			



View Map				View GroundRent Redemption				View GroundRent Registration			
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 5410 EDSON LN ROCKVILLE MD 20852-				Deed Reference:		/48336/ 00121	
Location & Structure Information											
Premises Address:				6451 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PARCEL Q	
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
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  
5410 EDSON LN  
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6501 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:UNIT 1

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	<div></div> 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
		01/01/2022	07/01/2022
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:

153

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  
5410 EDSON LN  
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6501 AMERICA BLVD  
HYATTSVILLE 20782-0000

Legal Description:UNIT 2  
PT PARCEL P

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:1818

Section:

Block:

Lot:

Assessment Year:2022

Plat No:261094

Plat Ref:261/ 094

Town:HYATTSVILLE

Primary Structure Built2009

Above Grade Living Area

80,065 SF

Finished Basement Area

Property Land Area2.6900 AC

County Use005

Stories

Basement

TypeOFFICE BUILDING

ExteriorFRAME/

QualityC5

Full/Half Bath

Garage

Last Notice of Major Improvements

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: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:



## 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
<b>Revenue &amp; Other Sources:</b>					
<b>Local Taxes:</b>					
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
<b>Subtotal - Local Taxes</b>	<b>22,192,042</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22,192,042</b>
<b>Other Revenue &amp; Sources</b>					
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
<b>Sub-total</b>	<b>2,385,000</b>	<b>21,300,513</b>	<b>1,537,500</b>	<b>0</b>	<b>25,223,013</b>
<b>Total Revenue - Sources</b>	<b>\$24,577,042</b>	<b>\$21,300,513</b>	<b>\$1,537,500</b>	<b>\$0</b>	<b>\$47,415,055</b>
<b>Expenditures &amp; Other Uses:</b>					
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>
<b>Legislative/General/Public Safety Subtotal</b>	<b><u>19,053,886</u></b>	<b><u>2,478,106</u></b>	<b><u>1,265,853</u></b>	<b><u>0</u></b>	<b><u>22,797,845</u></b>
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>
<b>Total Expenditures - Uses</b>	<b><u>30,272,627</u></b>	<b><u>15,681,575</u></b>	<b><u>1,460,853</u></b>	<b><u>0</u></b>	<b><u>47,415,055</u></b>
<b>Excess of Revenue and Other Sources over Expenditures and Other Uses</b>	<b><u>(\$5,695,585)</u></b>	<b><u>\$5,618,938</u></b>	<b><u>\$76,647</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b>Beginning Fund Balance</b>	<b><u>\$21,613,838</u></b>				
<b>Ending Fund Balance</b>	<b><u>\$15,918,253</u></b>				

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](http://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 9<sup>th</sup>, 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

