



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
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ADVISORY PLANNING COMMISSION
MINUTES OF MEETING
March 5, 2009 – 7:30 P.M.

PRESENT: Advisory Planning Commission – Robert Day, Lawrence Bleau, James McFadden, Heidi Jones-Huffman and Timothy Denee; Planning Staff – Terry Schum, Elisa Vitale and Tershia Williams; Attorney - Deanna Adams

- I. **Call to Order:** Robert Day called the meeting to order at 7:35 p.m.
- II. **Approval of Minutes:** Lawrence Bleau moved to accept the minutes of February 5, 2009. James McFadden seconded. The motion carried 3-0-2.
- III. **Amendments to Agenda:** At the request of the City Attorney, Suellen Ferguson, Item V Public Hearing Housing Code APC-CEO-0062-2009 and APC-CEO-0063-2009 was removed from the agenda until further notice.
- IV. **Public Remarks on Non-Agenda Items:** There were no Public Remarks on Non-Agenda Items.
- V. **Public Hearing – Zoning Application**

<u>CPV-2009-02:</u>	Variance to construct a 7.2' x 25.1' addition
<u>Applicant:</u>	Madeline Zilfi
<u>Location:</u>	7005 Wake Forest Drive

Robert Day explained the hearing procedures and placed witnesses under oath. Elisa Vitale summarized the staff report. The applicant is requesting a variance of 4.4 feet from the required front yard setback of 25 feet to construct a 7.2' x 25.1' front addition. The property is a corner lot and is irregular in shape. The legal front of the property is Fordham Lane, but the apparent front is Wake Forest Drive. The subject property has an area of 8,114 square feet. The front property line measures 23.27', the rear property line measures 80', the eastern property line measures 110', the western property line measures 53.27' and the radius of the curve at Fordham Drive and Wake Forest Drive measures 56.73'. The property is improved with a two-story structure, a driveway and a detached garage. The surrounding neighborhood is single-family residential. The subject house and subdivision dates back to 1939. The applicant indicated that she is building the addition to provide an entryway, powder room and closet. The front door currently opens directly into the applicant's living room. The applicant indicated that she desires an entry buffer to provide added safety and security. The applicant provided letters from the adjoining property owners at 7003 and 7004 Wake Forest Drive and 4603 Fordham Road indicating that they had no objection to the variance request. Staff recommends approval of the requested variance.

Elisa Vitale submitted the staff report and Exhibits 1-6 into the record.
Commissioners accepted unanimously.

Lawrence Bleau asked in what way does the intersection of the streets bear upon placement of the house on the property?

Elisa Vitale stated that the intersection of the three streets doesn't have a relationship to the placement of the house on the property, but this is a unique intersection and a unique lot within the neighborhood.

Lawrence Bleau asked if there are other streets in the city that have similar rounded corners and radii?

Elisa Vitale stated that she can only speak to this property and that it is unique where it is sited and where the three streets come together.

Lawrence Bleau asked in what way is this corner different from other corners in reference to the shape of the property?

Elisa Vitale stated that at other corners, you would have two streets coming together at more of a regular intersection with a 90 degree radius. But these three streets create a wide curb along the corner.

Lawrence Bleau asked if there are other properties along the street that have uncovered or covered stoops?

Elisa Vitale stated that there are a variety of architectural styles along the street.

The applicant, Madeline Zilfi, testified that she wants to build the addition to create a covered entry for safety, security and privacy. She stated that the proposed addition would also provide a powder room and closet. She stated that she is also concerned about heat loss since the door opens directly into her living room. She also testified that her options are limited because she would need a variance to add to the rear of the property and if she built on the southern side, she would lose two windows and two bedrooms.

Thomas Ahmann, the applicant's architect, testified that the applicant is mostly concerned with privacy. He also stated that there is an existing 6 foot diameter tree that is the focal point of the property along Wake Forest Drive. He stated that the addition will be a frame construction and the roofing material will be slate or metal.

Lawrence Bleau asked what is the practical difficulty on the property owner?

Madeline Zilfi stated that the practical difficulty is the security and environmental issues in terms of the heat loss.

Lawrence Bleau asked how wide is the living room doorway?

Thomas Ahmann stated that the doorway is three feet (3') wide.

Robert Day asked if only one level was being added?

Madeline Zilfi stated yes.

Commissioners reviewed the criteria that needs to be met before the variance can be granted and determined that:

- 1) The property has an extraordinary situation. The property is irregular in shape and is a corner property located at the intersection of three streets – Wake Forest Drive, Fordham Road, and Harvard Road. The configuration of the intersection creates a curve with a large radius, which impacts the placement of the house on the property in relation to the required yards and limits the opportunities for expansion without the need for a variance.
- 2) The strict application of the County Zoning Ordinance will result in practical difficulties for the applicant because the location and floor plan of the house are existing conditions. Furthermore, the lot is a corner lot and irregular in shape due to the large radius of the corner, which constrains the applicant's ability to construct a front addition without encroaching on the required front yard setback. The applicant's proposed addition is a cost-effective solution to the home's open floor plan that has minimal impact to the remainder of the home and that provides the desired front entry buffer for security, privacy, and the mitigation of heat loss, as well as provides a first floor powder room and closet.
- 3) Granting the variance will not impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan because it will not change the character of the neighborhood or cause adverse impacts. The proposed 7.2-foot deep by 25.1-foot wide one-story front addition will be in keeping with the character of the existing house and surrounding neighborhood.

Heidi Jones-Huffman moved to approve variance CPV-2009-02 because the request meets the three criteria for granting the variance for the reasons stated above. Robert Day seconded. Motion carried 3-1-1, with Lawrence Bleau voting Nay and Timothy Dennee abstaining.

Housing Code Application – Progress Report

APC-CEO-0062-2009 & APC-CEO-0063-2009:

Applicant:

Desiree Oladotun

Location:

4805 & 4615 College Avenue

Per the request of the city attorney, Suellen Ferguson, this item was removed from the agenda until further notice.

VI. Update on Development Activity:

Cafritz Property – This project is outside of the city along the southern boundary of Route 1 in the Town of Riverdale Park. The project is approximately 48 acres. It started with a mixed-use proposal that involved 2,000 housing units, several hundred thousand square feet of retail and a community center. After hearing some concerns from the community about the scale of the development and traffic impacts it was scaled back to about 1,000 housing units (town houses, apartments, senior housing) and a Whole Foods Grocery Store. They are in exclusive negotiation with Whole Foods and have a letter of intent from them to locate at this site.

There are several issue related to the site such as, rezoning the property from R-55 to M-X-T; determining transportation adequacy and adding a second left turn lane from southbound Rt. 1. An application has been filed, but it has not been accepted at Park & Planning so we have not received the official referral. Even though the project is not in the city, it will have an impact on the City and the City Council will review and take a position. You can visit their website at cafritzpop.com to review the original and most recent plans.

Redevelopment of City Hall – The City Council are still negotiating with the two finalists named for developing a hotel on the City Hall site. There will be an executive session next week, where related issues will be discussed.

Central US Route 1 Corridor Sector Plan – A post-charrette workshop was held February 19 at the Lakeland Community Center and they met with North College Park Citizen's Association for a listening session at their regular meeting on February 12. The Hollywood Commercial district has been added to the sector plan. The plan should be available in June.

VII. Other Business: Terry informed commissioners if they wanted to add anything special in their budget for next year, to let her know so she can include it when she submits her budget.

VIII. Adjourn: There being no further business, the meeting was adjourned at 8:30 p.m.