



**City of College Park  
Department of Planning, Community & Economic Development  
Staff Report**

**Reviewer: Miriam Bader**

**Date: September 30, 2016**

**A. APPEAL INFORMATION**

---

Appeal No.: CPV-2016-11

Hearing Date: October 6, 2016

Petitioner: Lalrintluanga Chhakchhuak

Address: 9221 Limestone Place

Council District: 4

Subdivision: College Park Woods

Neighborhood Association: West College Park Citizens Association

Zoning: R-55

Request:

1. Variance from Section 27-120.01(c) of the Prince George's County Zoning Ordinance, "Front Yards of Dwellings," to lengthen a driveway in the front yard by 7-feet from 17-feet to 24-feet long.
2. Advisory Planning Commission determination on the dimensions, placement and materials for new retaining walls in the front yard.

Purpose of Request: To lengthen a driveway by 7 feet and relocate a retaining wall in order to accommodate two vehicles

Requirements:

1. Section 27-120.01 (c) of the Prince George's County Zoning Ordinance states, "No parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a townhouse or multifamily dwelling, in the area between the front street line and the sides of the dwelling."

2. City of College Park Code §87-23. Fences. B. states: Front yard fences. Except as hereinafter provided, fences shall not be constructed or reconstructed in the front yard.
3. City of College Park Code §87-23. Fences. E. states: Retaining Walls. Retaining walls built to retain or support the lateral pressure of earth or water or other superimposed load and otherwise designed and constructed of appropriate materials within allowable stresses and in conformance with acceptable engineering practices may be constructed where necessary in the front, side or rear yard, but shall not extend more than one foot above finished grade. Dimensions, placement and materials for new retaining walls in locations otherwise requiring a variance shall be determined by the Advisory Planning Commission. Landscaping up to a height of four feet may be placed as approved on retaining walls.

Property Characteristics:

1. The subject house was constructed in 1962.
2. The property, 65 feet in width by 109 feet in length, is rectangular in shape.
3. The property has an area of 7,149 square feet.
4. The house footprint is 46.7 feet wide by 28 feet deep or 1307.6 square feet.
5. The property has steep slopes in the front yard that require retaining walls around the driveway (red brick) and along the front street line (gray stone).
6. The property has a concrete parking pad that is 10-feet wide by 17-feet long that accommodates one vehicle.

Neighborhood  
Characteristics:

1. The house and immediate neighborhood is predominately zoned R-55, single-family residential. The adjoining rear property is owned by the USDA and is zoned R-O-S (Reserved Open Space).
2. The existing and proposed driveway are both comparable to neighboring driveways in the College Park Woods community. The homes and driveways were mainly constructed in the 1960's prior to the

adoption of the 2002 driveway encroachment restriction.

3. The existing and proposed retaining walls on the property are of a similar type and position as retaining walls in the surrounding neighborhood.

Other Information:

1. The applicant would like to park two vehicles, one behind the other, on the property.
2. Nine adults live at the house, each with their own car. Two of the vehicles are business issued (Len Plumbing and Roto Rooter). The drivers need quick and easy access to these vehicles in order to readily respond to service calls, 24 hours/7-days a week.
3. There is no permit parking on Limestone Place and on-street parking is very limited.
4. The applicant's vehicle was broken into and a police report was filed with the Prince George's County Police, case # PP16082900000982 (included in Exhibit 1).
5. Four people from three addresses sent in statements supporting the applicant's request to lengthen the driveway (Exhibit 3).

**CRITERIA FOR GRANTING A VARIANCE**

1. **Property has exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions.**

The property has an exceptional topographic condition of steep front yard slopes.

2. **The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner.**

The strict application of the Zoning Ordinance will result in a peculiar and unusual practical difficulty to the Applicant since the existing driveway encroaches into the front yard and expanding it to accommodate two vehicles cannot be accomplished without further encroachment. Lengthening the driveway rather than widening it minimizes the encroachment.

3. **The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan.**

Lengthening the driveway by 7 feet will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan as front yard retaining walls are characteristic of the neighborhood and the front yard encroachment is the minimum necessary.

#### **C. RECOMMENDATION**

---

Staff recommends approval of the requested variance with the condition that the driveway retaining wall not exceed one foot above finished grade in height and 10-feet in width and that the materials used match the existing retaining wall or house.

#### **D. EXHIBITS**

---

1. Application with Site Plan
2. Retaining Wall Detail
3. Letters of Support from Neighboring Property Owners
4. Location Map
5. Zoning and Building Footprint Map
6. Topographic Map
7. Impervious Surface Map
8. Staff Photos



City of College Park Advisory Planning  
 4500 Knox Road • College Park, MD  
 Phone: 240-487-3538 • Facsimile: 301-  
 www.collegeparkmd.gov

EXHIBIT 1

APPLICATION FOR VARIANCE FROM  
 THE STRICT APPLICATION OF THE  
 PRINCE GEORGE'S COUNTY ZONING ORDINANCE

Instructions: Please complete and e-mail to Miriam Bader at mbader@collegeparkmd.gov. or print out and mail to the address above. All required information must be provided before an application is accepted for processing. An appointment with the City Planning Staff must be made to review the application prior to acceptance. Please call (240) 487-3538 to schedule an appointment. The following items must accompany the application: 1) an accurate plat or site plan drawn to scale that, includes all existing structures, driveway and additions; 2) filing fee or financial hardship waiver request.

**OWNER INFORMATION**

Name of Property Owner (s) LALRINTLUANGA CHHAKCHHUIAK  
 Address of Property 9221 LIMESTONE PL. COLLEGE PARK

Do you reside in the property?  Yes  No

If no, provide home address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Name of Agent/Representative (if any) VAN LAL VURA

Address 9221 LIMESTONE PL. Telephone 443-561-4281

Have you applied for and been denied a permit?  Yes  No

Have you received a violation notice?  Yes  No If yes, date of notice \_\_\_\_\_

Has property been the subject of a previous appeal or zoning application?  Yes  No

If yes, provide case number(s) and dates \_\_\_\_\_

**DESCRIPTION OF PROPERTY**

<u>College Park Woods</u>	<u>11</u>	<u>R</u>	
Subdivision	Lot	Block	Parcel
<u>R-55</u>			<u>7149.35</u>
Zoning	Total Area (Sq ft)		

Civic Association Name \_\_\_\_\_

VARIANCE REQUEST

List each required variance on a separate line and cite the section of the Zoning Ordinance from which the variance is requested.

- 1) 27-120.01 - Location of drive way
- 2) Retaining wall extension to accommodate
- 3) Driveway expansion
- 4)
- 5)

PURPOSE OF VARIANCE

Describe what you propose to do and why you need a variance.

Expand driveway to accommodate 2 cars

IN ORDER FOR A VARIANCE TO BE GRANTED, ALL OF THE FOLLOWING CRITERIA MUST BE MET. PLEASE INDICATE HOW YOU COMPLY WITH EACH OF THESE.

Criteria #1. Property has exceptional narrowness, shallowness, or shape, exceptional topographic conditions or other extraordinary situations or conditions. (Describe any special conditions and/or circumstances which are peculiar or unique to the property and, that are not characteristic of other property in the neighborhood).

9 adults each have own car. 2 commercial (Len Plumbing and Rote Rooter Plumbing). when on call (24 hours), need vehicle readily accessible.  
2 car need readily accessible, may need in middle of night

**Criteria #2. The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon the property owner. (The property owner is deprived of property rights commonly enjoyed by neighboring property owners because of the property's unusual features or conditions). Hardship cannot be self-imposed.**

*If variance is denied can impact  
Service response time*

**Criteria #3. The variance will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan. (Granting of the variance will not be in conflict with the public interest as requested in these plans).**

*Not a substantial impact because there are  
other long driveways with one car behind the other  
choosing not to park side by side to lessen  
the impact.*

**NAMES & MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS**

*(These include properties located on either side, behind and across the street from your property).*

✓ 9218 Limestone Pl. Dhan Subhash C & Vamrinda K

Property Address	Owner's Name	Owner's Address
------------------	--------------	-----------------

✓ 9216 Limestone Pl. Kuo I Chun & Chan Yang Tseng

Property Address	Owner's Name	Owner's Address
------------------	--------------	-----------------

✓ 9219 Limestone Pl. Douglas Harry H Trustee

Property Address	Owner's Name	Owner's Address
------------------	--------------	-----------------

✓ 9223 Limestone Pl. Rose Joyce C & Raymond D

Property Address	Owner's Name	Owner's Address
------------------	--------------	-----------------

Lodge Road	United States of America	GSA Office Comm, Pub Bld Services 18th & F Sts NW
------------	--------------------------	--

Property Address	Owner's Name	Owner's Address
------------------	--------------	-----------------

<i>Thruway</i>		Washington, DC 8/28/16 20405-0001
----------------	--	---

<i>Thruway</i>		
----------------	--	--

Signature of Owner(s)

Date



## Prince George's County Police

Case #: PP/60 8290000 0982

Officer/Employee: P/O Singh 3793

District I Clerk's Office

5000 Rhode Island Ave

Hyattsville, Maryland 20781

Phone – 301-699-2630

Fax – 301-864-3067

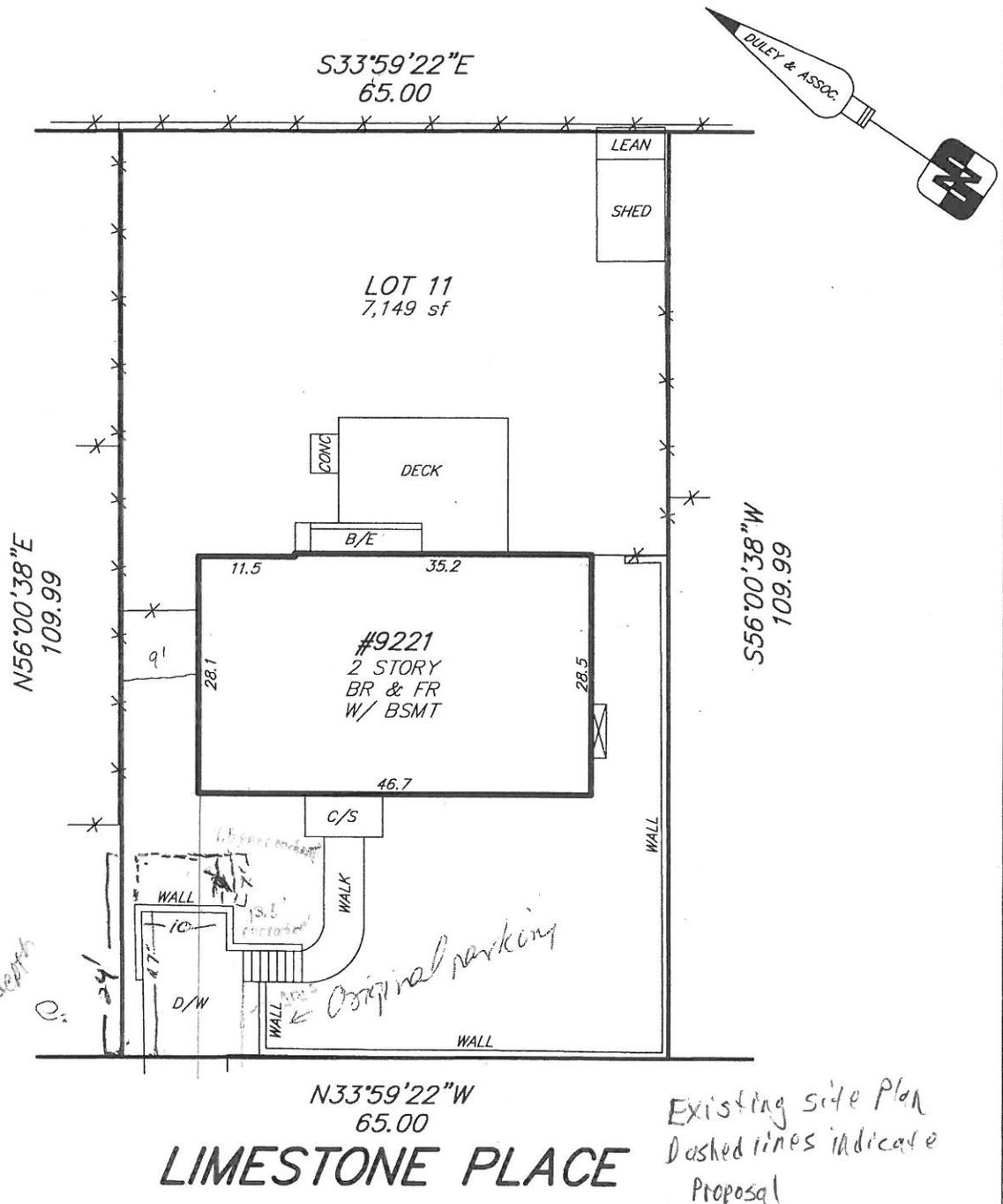
[www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov)

Emergency – 911 Non-Emergency – 301-352-1200 press #5

---



CASE #: 13-0759



**LOCATION DRAWING OF:**

**#9221 LIMESTONE PLACE**  
**LOT 11 BLOCK R**  
**SECTION 3**  
**COLLEGE PARK WOODS**  
**PLAT BOOK 37, PAGE 61**  
**PRINCE GEORGE'S COUNTY, MARYLAND**  
**SCALE: 1"=20' DATE: 7-11-13**

**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
  - FR - FRAME
  - MAC - MACADAM
  - O/H - OVERHANG
  - PUE - PUBLIC UTILITY ESMT.
- COLOR KEY:**  
(RED) - RECORD INFORMATION  
(BLUE) - IMPROVEMENTS

A Land Surveying Company

**DULEY**  
and  
**Associates, Inc.**



Serving D.C. and MD.  
14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111  
Phone: 1-888-88-DUII EY

Fax: 301-888-1114  
Fax: 1-888-55-DUII EY

# QUANTUM

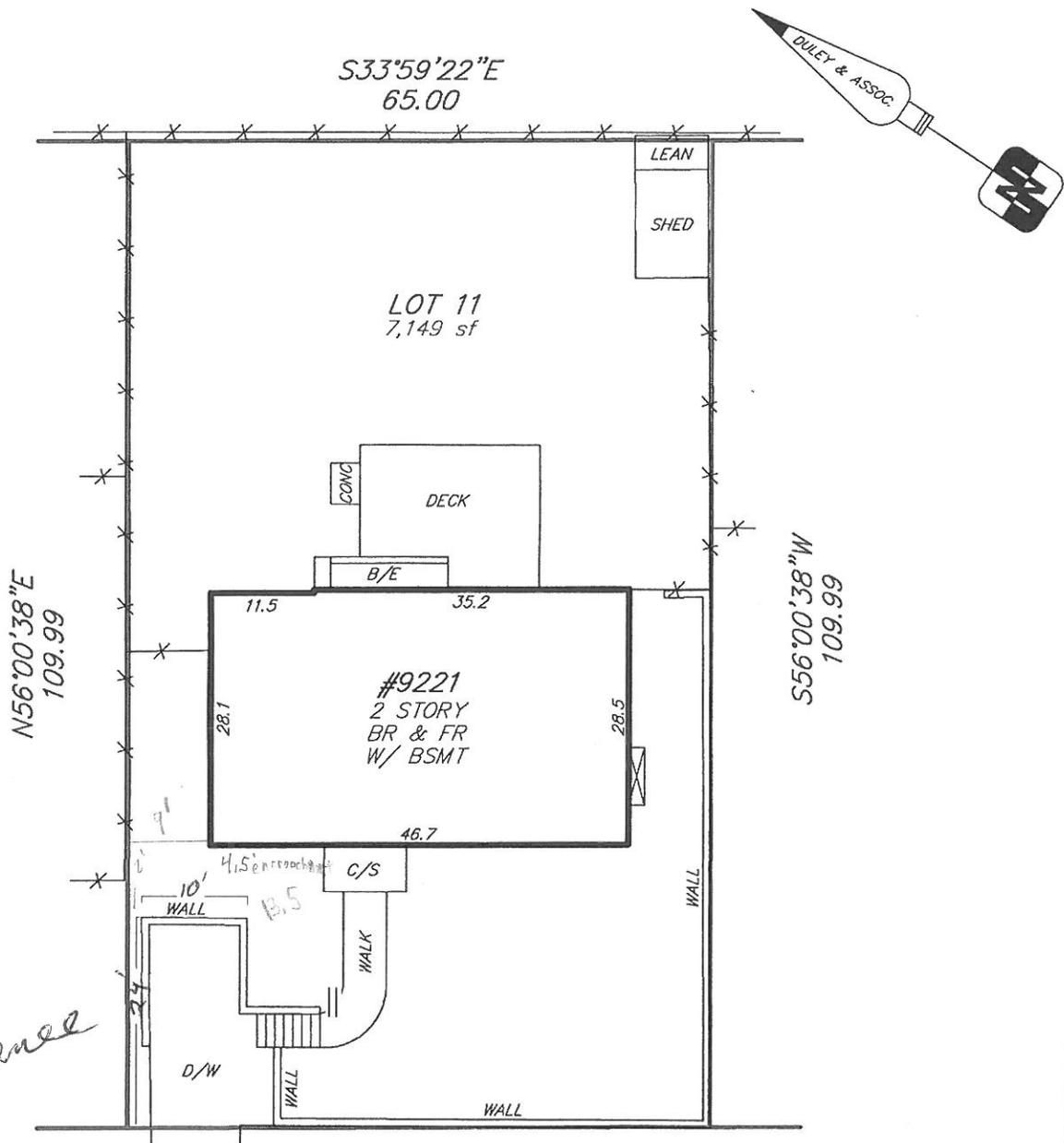
TITLE CORPORATION  
1401 Rockville Pike, Ste 110  
Rockville, MD 20852  
Phone: 301-770-4710 Fax: 301-770-4711

CASE #: 13-0759



# QUANTUM

TITLE CORPORATION  
1401 Rockville Pike, Ste 110  
Rockville, MD 20852  
Phone: 301-770-4710 Fax: 301-770-4711



*Variance*

## LIMESTONE PLACE

*Proposed site plan*

LOCATION DRAWING OF:  
**#9221 LIMESTONE PLACE**  
**LOT 11 BLOCK R**  
**SECTION 3**  
**COLLEGE PARK WOODS**  
**PLAT BOOK 37, PAGE 61**  
**PRINCE GEORGE'S COUNTY, MARYLAND**  
SCALE: 1"=20' DATE: 7-11-13  
DRAWN BY: CP FILE #: 133449-200

- 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
  - FR - FRAME
  - MAC - MACADAM
  - O/H - OVERHANG
  - PUE - PUBLIC UTILITY ESMT.
- COLOR KEY:**
- (RED) - RECORD INFORMATION
  - (BLUE) - IMPROVEMENTS
  - (GREEN) - ESMTS & RESTRICTION LINES

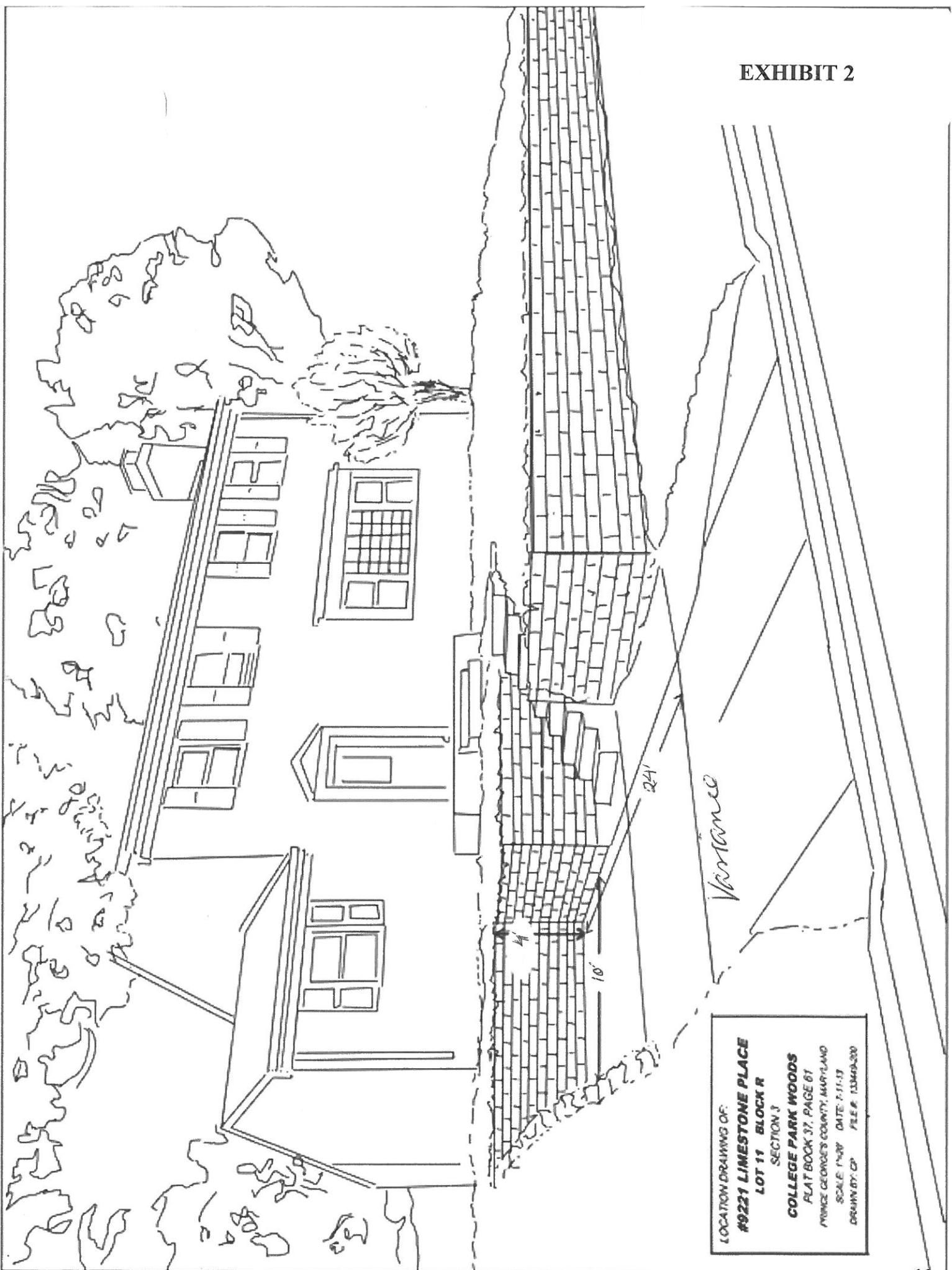
A Land Surveying Company

## DULEY and Associates, Inc.

Serving D.C. and MD.  
14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114  
Phone: 1-888-88-DULEY Fax: 1-888-55-DULEY

EXHIBIT 2



LOCATION DRAWING OF:  
**49221 LIMESTONE PLACE**  
LOT 11 BLOCK R  
SECTION J  
**COLLEGE PARK WOODS**  
FLAT BOOK 37, PAGE 61  
PRINCE GEORGE'S COUNTY, MARYLAND  
SCALE: 1"=8' DATE: 7-11-13  
DRAWN BY: CP FILE # 13040-00

To whom it may concern

I currently live at 9216 LIMESTONE PL  
and I think it would be appreciated for 9221 LIMESTONE to add  
on to their driveway for them to pull off the road and onto their own property  
We have a lot of kids and family's running and walking and they have to walk  
in the middle of the street because of so many parked vehicles. We approve  
of LALBOCHUNH to widen their driveway.

Sign : MIRANDA   
Address : 9216 LIMESTONE PL  
Date : 09-20-16

My name is VARINDA DITAM and the existing roadway is full of vehicles everyday and more in the evening. I am approving the widening of the driveway at 9221 LIMESTONE PL (LAL BOCHUNG) to remove their vehicles from the roadway onto their property. It would be safer for the vehicle traffic currently running up and down the road.

Sign : Varinda Dham  
Address : 9218 LIMESTONE PL  
Date : 09-20-16

PH: 301-935-5739

I, Hi Douglas owner of 9219  
LIMESTONE PL give permission to .....

to widen their driveway to accommodate more vehicles so the street will be clear from moving vehicles.

3019350085

Sign Hi Douglas

Address : 9223 LIMESTONE PI

Date : 09-18-16

To

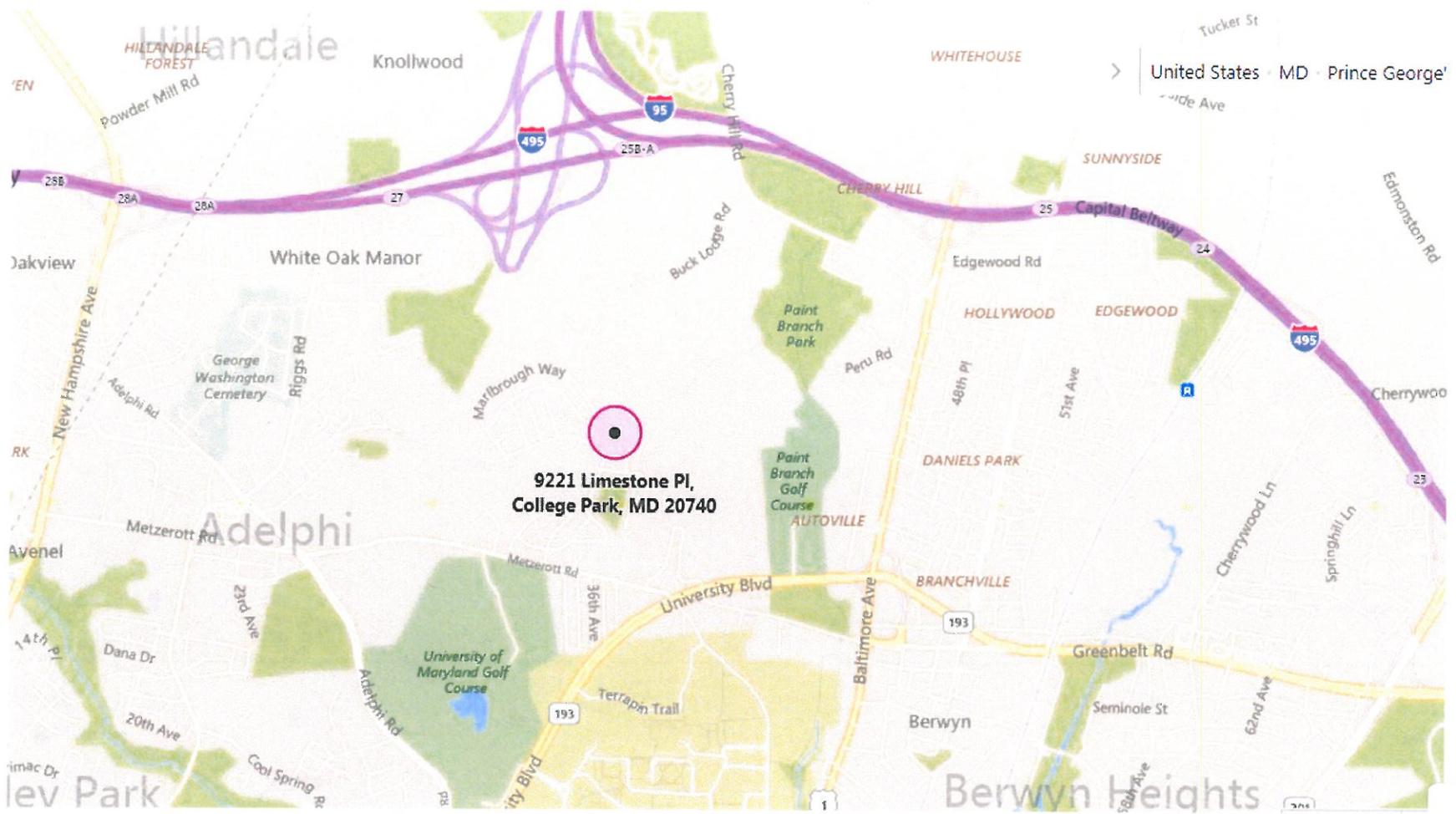
City of College Park

Subject: Widening of driveway at 9221 Limestone Place

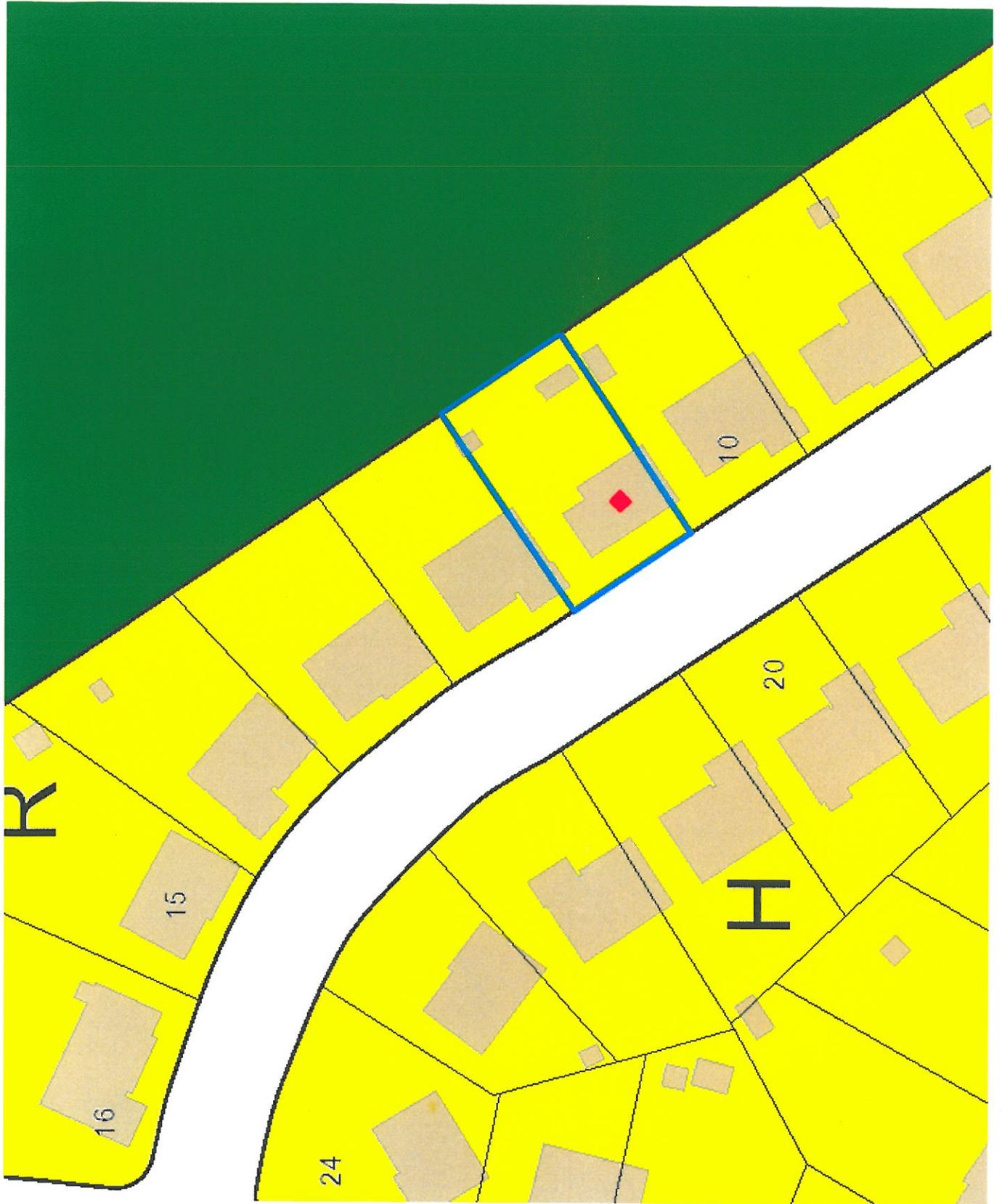
We are the owners of the property located at 9223 Limestone Place  
..... and hereby give permission to LALRINTUANGA BOCHUNH

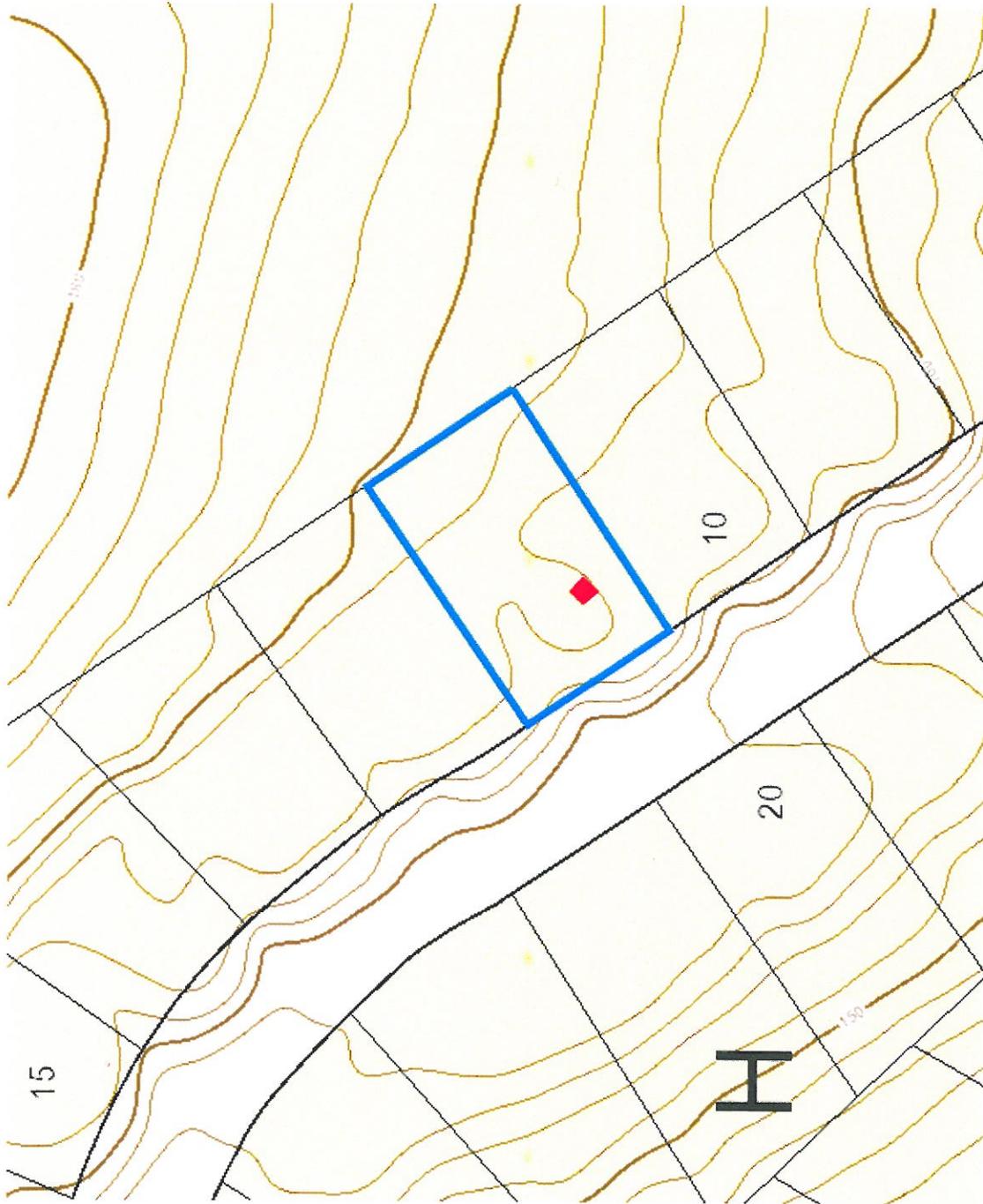
to add to his existing driveway and widen it for additional vehicle parking.

301-529-3653  
Sign : (Raymond Rose) *Raymond Rose*  
Address : 9223 Limestone Place  
Date : 9/19/2016



> United States · MD · Prince George's







## Exhibit 8



A: Subject Property, 5103 Mineola Road



B: Subject property with neighboring property to the right.



C: Close up of the driveway



D. Looking easterly down the street

