



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

**Reviewer: Miriam Bader**

**Date: September 30, 2016**

**A. APPEAL INFORMATION**

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Appeal No.: CPV-2016-12

Hearing Date: October 6, 2016

Petitioner: Robert Kidwell

Address: 4707 Howard Lane

Council District: 3

Subdivision: Easterday & Halderman's Subdivision

Neighborhood Association: Old Town Civic Association

Zoning: R-55

Request:

1. A variance up to 43% or 795 square feet from the maximum allowable lot coverage of 30% or 1830 square feet.
2. A variance up to 3-feet from the minimum front yard setback of 25 feet.

Purpose of Request: To construct a house, detached garage and driveway

Requirements:

1. Lot Coverage. Section 27-442 (c) Table II of the Prince George's County Zoning Ordinance which prescribes a maximum lot coverage of 30 percent in the R-55 zone.
2. Front Yard Setback. Section 227-442 (e), Table IV-Yards which specifies a minimum font yard setback of 25-feet.

- Property Characteristics:
1. The property is nearly rectangular in shape with a width of 70-feet and a length that varies from 85-feet to 92.5-feet with a rectangular extension 7.5-foot in depth by 20-feet in width.
  2. The property has an area of 6,100 square feet.
  3. Currently, the lot is undeveloped.
  4. Proposed improvements include: a two-story house with a 1,525 square foot footprint, a 400 square foot detached garage and a 700 square foot driveway.
  5. The proposed covered front porch is 22-feet from the front property.

- Neighborhood Characteristics:
1. The house and immediate neighborhood is predominately zoned R-55, single-family residential.
  2. The property and surrounding neighborhood is in the Old Town College Park Historic District.

- Other Information:
1. Howard Lane is a newly built road, previously known as Randolph-Macon Avenue. It is one-way and has only 30-feet of dedicated right-of-way. A recommended standard for local streets is 60-feet of right-of-way. Due to this limited right-of-way, on-street parking is only permitted on one side of the street.
  2. A 10-foot public utility easement is located along some of the lots on Howard Lane, including the subject property (Exhibit 5).
  3. This property is the first of seven properties to be developed on Howard Lane under a memorandum of understanding with the City that requires homes to be owner-occupied for a minimum of 10 years in exchange for City assistance with construction of the road.
  4. The homes will have sustainable features and comply with the Old Town College Park Historic District Guidelines.
  5. According to the Old Town College Park Historic District Guidelines regarding driveways and garages: "new construction should conform to the established parking formula by providing narrow driveways and

freestanding garages to the side and rear of the primary dwelling.” (p. 33)

6. According to the Old Town College Park Historic District Guidelines regarding front porches: “new construction will blend better with the historic district if porches or porticos are incorporated in the design.” (p.39)

### **CRITERIA FOR GRANTING A VARIANCE**

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

There is an extraordinary situation associated with the property in that the new home to be built is required to comply with the Old Town College Park Historic District Guidelines which recommend that detached garages be built in the rear or side yard and promotes front porches in new construction.

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 by making it difficult to follow the recommendations of the Historic District Guidelines which encourages detached garages and front porches.

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

Granting the lot coverage and front yard setback variances will strengthen the intent, purpose and integrity of the Old Town College Park Historic District Guidelines by allowing compliance with the guidelines. Creating a pocket of neo-traditional historic homes attractive to owner occupants will help to address a City goal of increasing homeownership and will address the imbalance of renters to owners in the Old Town neighborhood.

### **C. RECOMMENDATION**

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Staff recommends approval of the requested variances with the condition that pervious pavers/porous paving be used for the driveway and walkways around the house as proposed by the contract purchasers.

**D. EXHIBITS**

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1. Application and letters from the future property owners
2. Location Map
3. Zoning and Building Footprint Map
4. Historic District/Resources Map
5. ROW/Public Utility Easement Map
6. Staff Photos



City 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) Robert Kidwell, successor Trustee for the Josephine K. Kidwell Trust  
 Address of Property 4707 Howard Lane

Do you reside in the property?  Yes  No

If no, provide home address 1005 Nora Dr., Silver Spring, MD 20904

Telephone 301-622-1544 Fax \_\_\_\_\_ E-mail cydweli@aol.com

Name of Agent/Representative (if any) David J. Kacar, AIA Architect  
11637 Terrace Dr. Suite 200  
 Address Waldorf, MD 20602 Telephone 301-440-6373

Have you applied for and been denied a permit?  Yes  No *dkacare@classicdesignandbuild.com*

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**

Easterday & Haldeman's  
Subdivision of College Park 30

Subdivision	Lot	Block	Parcel
<u>R-55</u>			<u>6100 sq. ft</u>
Zoning	Total Area (Sq ft)		

Old Town Civic Association  
 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) Lot Coverage and Green Area: Sec. 27-442 (c) Table II
- 2) Front Yard Setback: Sec. 27-442 (e) Table IV
- 3)
- 4)
- 5)

PURPOSE OF VARIANCE

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

- 1) Lot Coverage Variance is needed due to the historic requirements of a Detached Garage in the rear and long driveway
- 2) Front Yard Variance is needed due to irregular shaped lot and the home purchaser's requirement for a covered front porch. The covered front porch will encroach 3' into front setback.

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).

The property is a unique infill lot (one of 7 total) that was originally platted but never built on as the street was not constructed. A new single family home shall comply with the Historic District's recommendations for rear lot placement of detached garages with long and narrow driveways. This extraordinary requirement for detached garages is on page 33 of the Design Guidelines.

The property also has an unusual shape being 7'-6" less deep than all the other lots on the block. This creates an exceptional condition by restricting the building area from front to back. Covered front porches are recommended by the Design Guidelines on Page 39, but are difficult to include due to the unusual lot shape.

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.

The property owner (and contract owners) are senior citizens who will suffer undue hardship and unusual practical difficulties as they will have to park their cars near the street without the convenience and protection of a detached garage in the rear. They will also suffer from exposure to weather by not having a roof covering at their front porch.

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).

The granting of the variances will support the historic character of the Old Town College Historic District and the redevelopment of residential housing in the City by being an example of neo-traditional historic homes. This will support the County General and Master Plan, and the public interest.

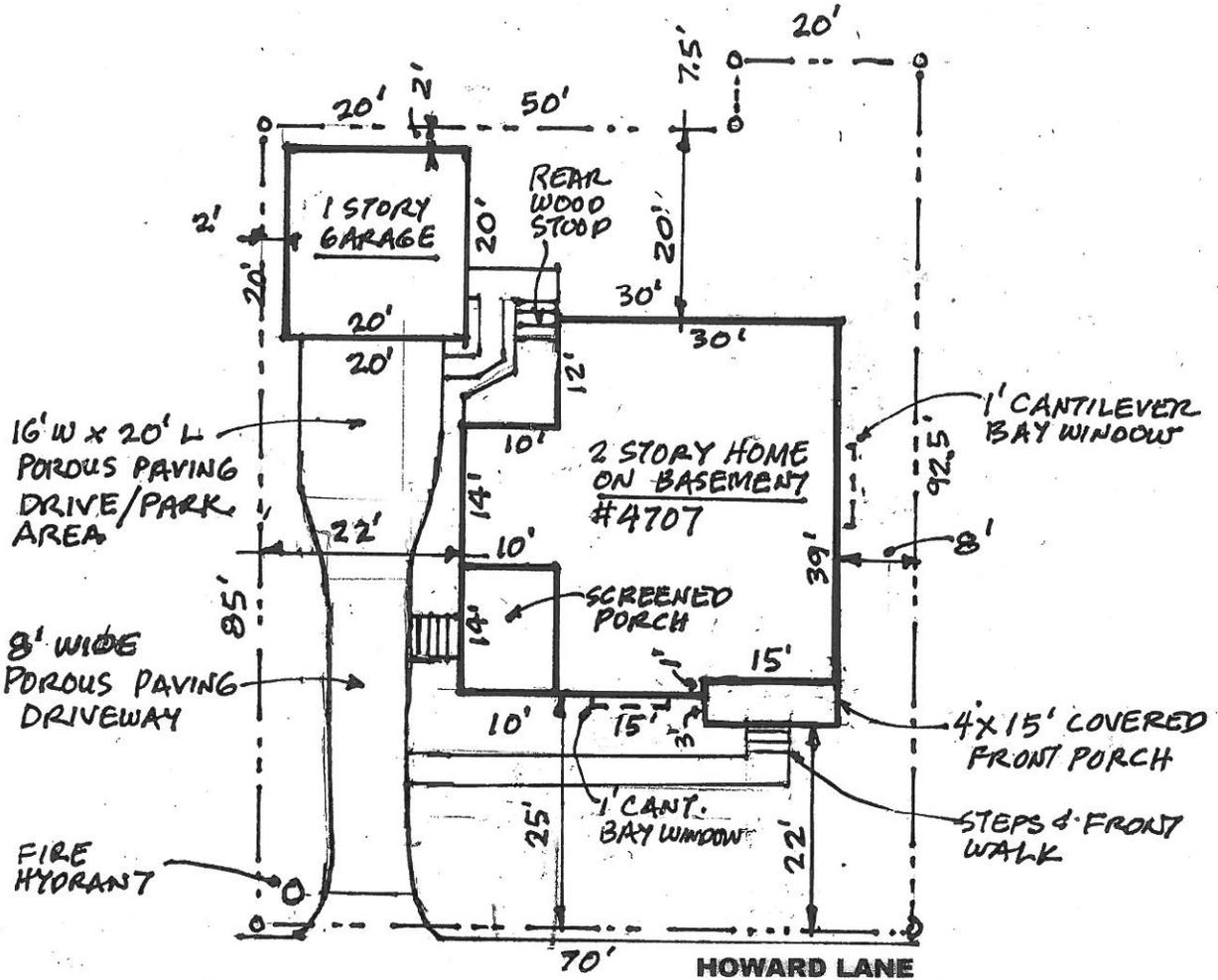
**NAMES & MAILING ADDRESSES OF ALL ADJOINING PROPERTY OWNERS**

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

Property Address	Owner's Name	Owner's Address
✓ 4704 College Ave	David & Kerry Slak	4704 College Ave 20740 College Park, MD
✓ 4706 College Ave	Martha K. Dunn	4607 Harvard Rd, College Park, MD 20740
✓ 4702 College Ave	Martha K. Dunn	4607 Harvard Rd., College Park, MD 20740
✓ 4705 Howard Lane	Robert Kidwell	1005 Nora Dr., Silver Spring, MD 20740
+ 4706, 4708, 4710 Howard Lane	→ " "	" " 20904
Property Address	Owner's Name	Owner's Address

David J. Kacar  
Signature of Owner(s) (Agent)

8/25/2016  
Date



**SITE PLAN**

1" = 20'

**SITE COVERAGE**

House w/ Covered Porches:	1525 sf
Garage:	400 sf
Total Building:	1925 sf
Driveway:	700 sf +/-
Total Coverage:	2625 sf
Total Lot Area:	6100 sf

**COVERAGE**

Building+Driveway: 2625/ 6100= 43%

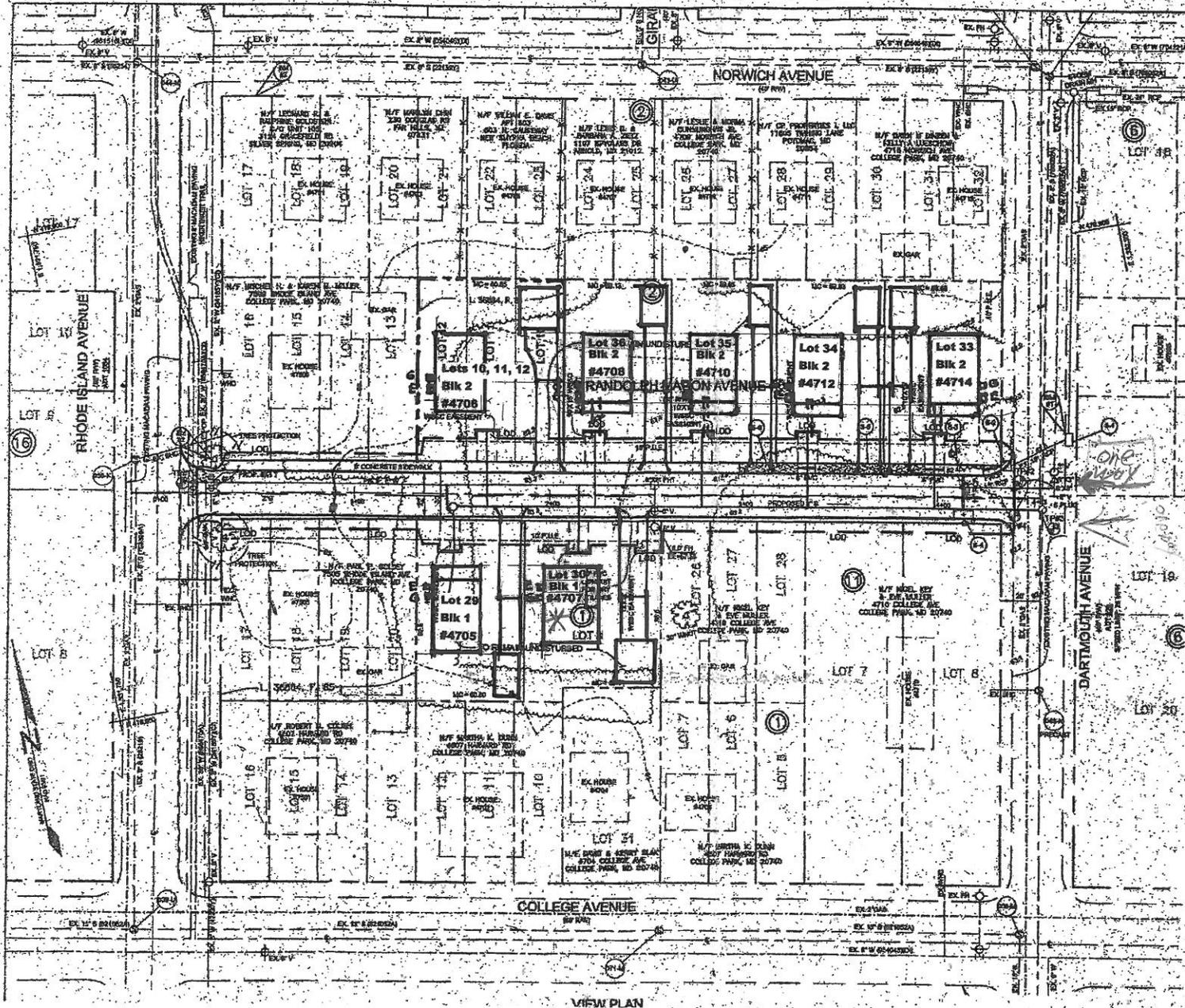
**LOT 30, 4707 HOWARD LANE CUSTOM HOME FOR POOR & SWANSON**

**COLLEGE PARK INFILL HOUSING**

**CLASSIC DESIGN + BUILD**

**David J. Kacar, AIA Architect**

**August 26, 2016**



VIEW PLAN

PIPE SCHEDULE (PUBLICLY MAINTAINED)		
SIZE	TYPE	LENGTH
18"	RCP CLASS IV	20 LF
6"	WOOD PVC	20 LF
6"	PERE. PVC	20 LF

STRUCTURE SCHEDULE (PUBLICLY MAINTAINED)				
NO.	TYPE	TOP ELEV.	REMARKS	LOC.
01	EX. A-WALK			
02	EX. STRUCTURE	63.0	TO BE DEMOLISHED TO MEET STANDARDS 202	4
03	PROTECTIVE SLAB	62.0	SEE DETAIL THIS SHEET	2
04	EX. 4 INLET	62.0	SEE STANDARD 202/210	2
05	INFILTRATION TRENCH		SEE DETAIL THIS SHEET	1, 2
06	INFILTRATION TRENCH		SEE DETAIL THIS SHEET	1, 2

NOTES:  
 1. FOR INFORMATION FOR PRESENT AND FUTURE OWNERS TO THE OWNER OF THE PROPERTY.  
 2. ALL STRUCTURES TO CONFORM TO ALL APPLICABLE REGULATIONS AND ORDINANCES.  
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF BOSTON.

LOT AND BLOCK	TAX I.D. NUMBER	ADDRESS
Lots 10, 11, & 12, Block 2	Tax I.D.# 21-2342194	4706 RANDOLPH MACON AVENUE
Lot 36, Block 2	Tax I.D.# 21-3731825	4708 RANDOLPH MACON AVENUE
Lot 35, Block 2	Tax I.D.# 21-3731817	4710 RANDOLPH MACON AVENUE
Lot 34, Block 2	Tax I.D.# 21-3731809	4712 RANDOLPH MACON AVENUE
Lot 33, Block 2	Tax I.D.# 21-3731791	4714 RANDOLPH MACON AVENUE
Lot 29, Block 1	Tax I.D.# 21-3731775	4705 RANDOLPH MACON AVENUE
Lot 30, Block 1	Tax I.D.# 21-3731783	4707 RANDOLPH MACON AVENUE



RIGHT ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

CUSTOM HOME FOR  
CAROL POOR & BOB SWANSON

City of College Park, Maryland

CLASSIC DESIGN + BUILD

David J. Kacar AIA Architect

August 26, 2016

**EXHIBIT C**

**1/6**



REAR ELEVATION

3/16" = 1'-0"



LEFT ELEVATION

3/16" = 1'-0"

CUSTOM HOME FOR  
CAROL POOR & BOB SWANSON

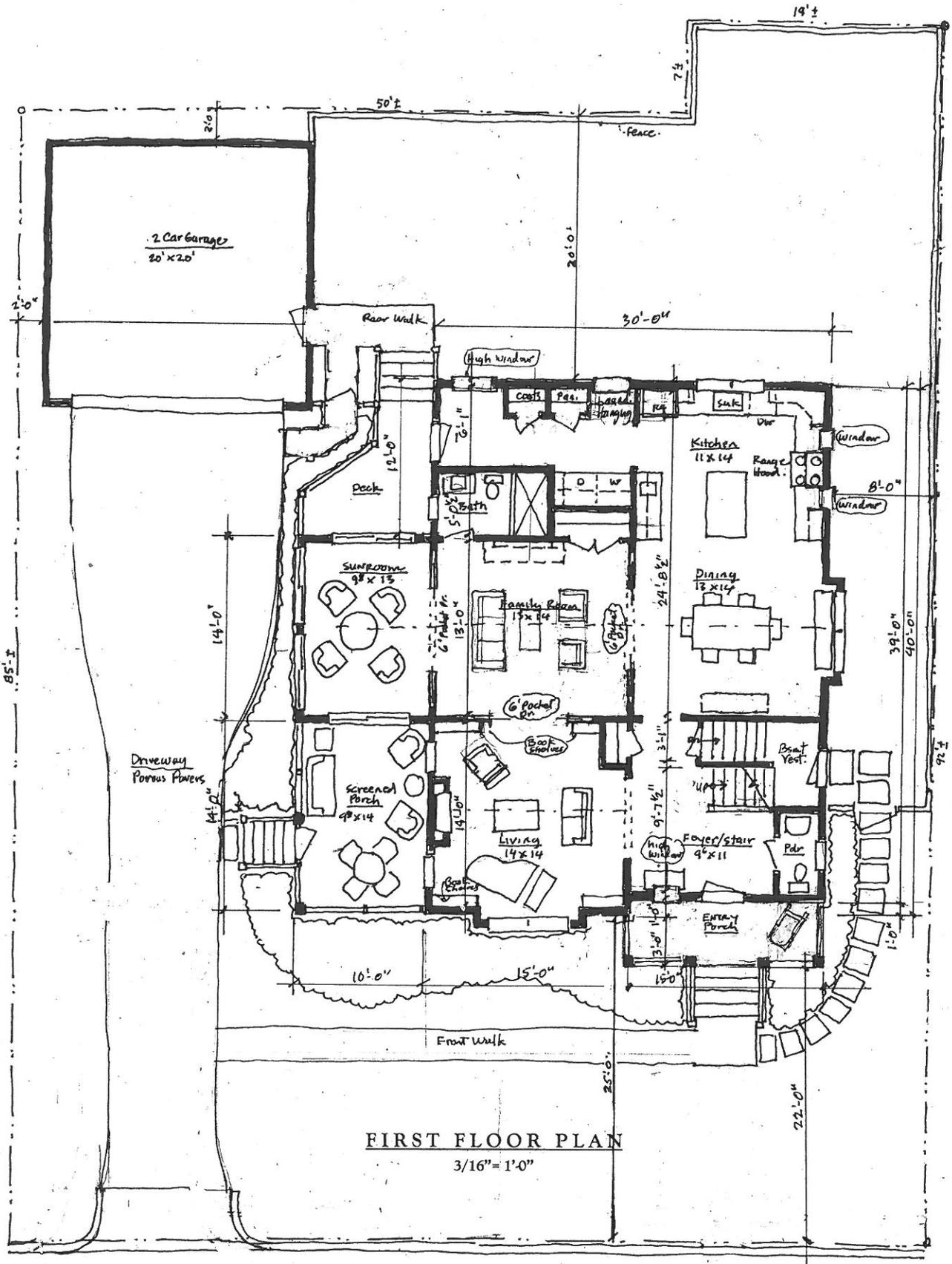
City of College Park, Maryland

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David J. Kacar AIA Architect

August 26, 2016

**EXHIBIT C** 2/6

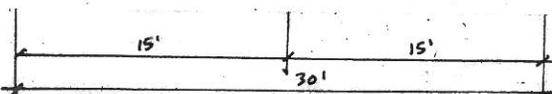
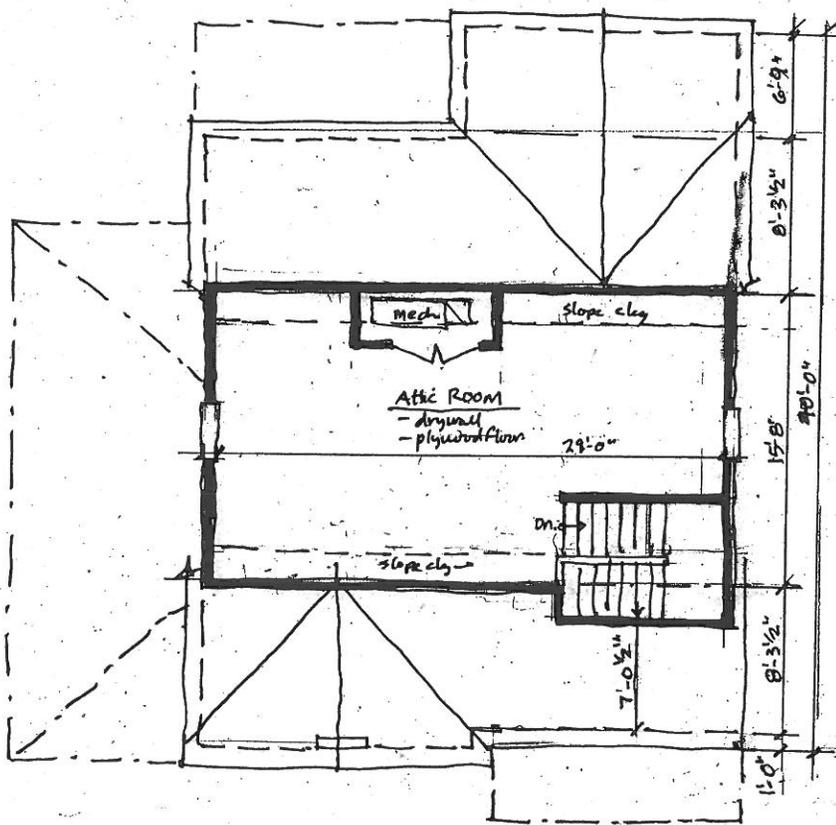


CUSTOM HOME FOR  
**CAROL POOR & BOB SWANSON**  
 City of College Park, Maryland  
 CLASSIC DESIGN + BUILD  
 David J. Kacar AIA Architect

**EXHIBIT C**      **3/6**

August 26, 2016





**ATTIC FLOOR PLAN**

3/16" = 1'-0"

CUSTOM HOME FOR  
**CAROL POOR & BOB SWANSON**

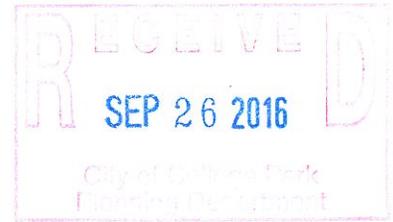
City of College Park, Maryland

CLASSIC DESIGN + BUILD

David J. Kacar AIA Architect

August 26, 2016





VARIANCES – 4707 Howard Lane

City of College Park

Advisory Planning Commission

9/26/2016

4500 Knox Road

College Park, MD 20740

Members of the Advisor Planning Commission,

The City of College Park has approved development of the “Easterday and Haldeman Subdivision” located in the Historic District of College Park. It is bounded by Rhode Island Avenue, College Avenue, Dartmouth Avenue, and Norwich Road. The Development, on a newly built road (Howard Lane), is to be a pocket neighborhood made up of new historic-type green homes designed to provide owner-occupied housing for University faculty and staff, as well as others interested in owner-occupied housing in College Park’s Historic District.

Carol Poor and I purchased Lot 30 in the Subdivision (4707 Howard Lane) and signed an Agreement with Classic Design Remodeling and Additions, LLC to design and build a home. David Kacar, AIA, the architect/builder for the project, is representing us today as we are currently located in Indiana.

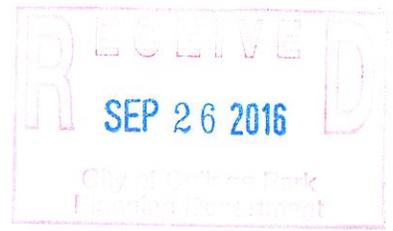
Because of the unique size of the lot, we are requesting variances from requirements related to the coverage of lot and setback from the street:

The expanded lot coverage generally results from the short depth of the lot and building a garage behind the house. This is common in older-style homes and a requirement of the design guidelines (page 33), but it results in a long driveway. Other walkways are also included in lot coverage. To ameliorate the problem, the driveway and all walkways will be made of pervious materials.

The short setback from street is due to the short depth of the lot, the requirement to place the garage in the rear, and an added front porch (gives us the ability to talk to neighbors walking down the street). The resulting setback is 22’ or 3’ less than required. To meet setback requirements in the back, add a garage in the rear, and add a small porch on the front of the house (common in historic homes and consistent with Design Guidelines, pg. 39), the setback had to be lessened to 22’. We note that this is even less than other historic neighborhoods. For example, Carol Poor and I resided in an historic home at 4201 Gallatin Street in Hyattsville, and the setback from the street was significantly less than 22’.

Thank you for your consideration,

  
Robert Swanson



City of College Park  
Advisory Planning Committee  
Department of Planning, Community & Economic Development  
4500 Knox Road  
College Park, MD 20740

Re: Application for Variance @ 4707 Howard Lane

My letter is in support of approval of the subject variance request.

This property is one of 7 proposed houses to be located on the newly constructed Howard Lane in College Park. Located in the Historic District of Old Town, the design of this proposed house and garage is in the spirit of the homes built in the early part of the twentieth century. Then homes were built with large front porches, close to the street. Since cars were not yet an everyday part of town life, if there was a "garage" it was to the rear, first housing the horse and buggy and later putting the car in its place behind the house.

In recent years, New Urbanism has re-discovered the front porch, walkability, connectivity, narrow tree-lined streets, garages in the rear, slow-speed streets, along with quality architecture and traditional structure for urban design. Following these precedents, this house (and potentially others similar to it in this new project) will follow these historic architectural principles. Thus, driveways cover more ground, and homes with their porches are likely closer to the street. The City of College Park approved this development, with the lot layouts, thus variance requests might be anticipated.

This house is being designed and is being purchased as a new home for Bob Swanson and myself. We are former longtime residents of College Park, and are planning to return. Hopefully to this new house.

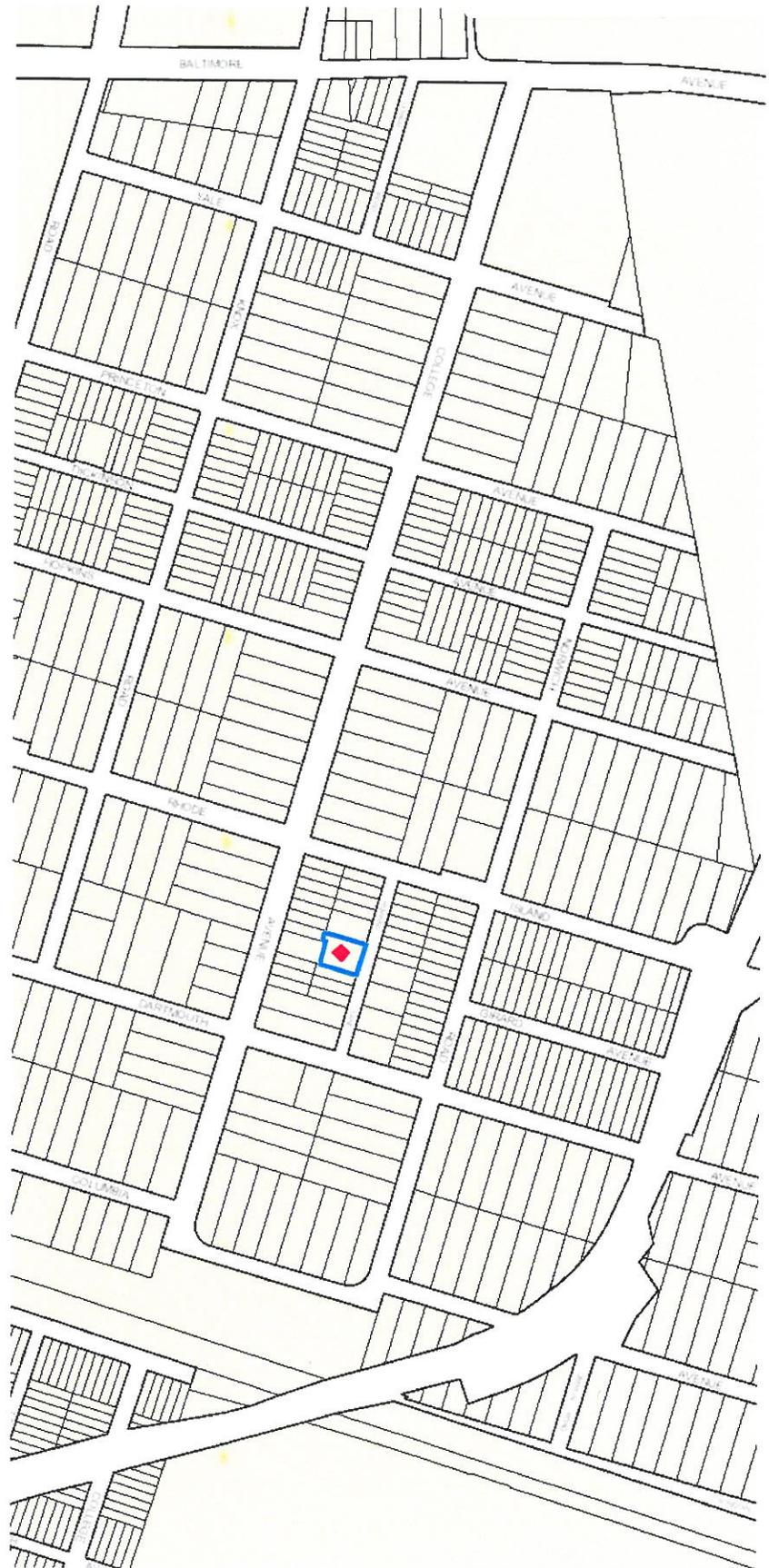
For background information, as a City resident participating in reviews and comments on projects to be built in and around College Park, my primary interests have centered around traffic amelioration and stormwater control. I have urged that projects large and small build parking lots with pervious materials (and plant trees for shade). Now, my dollars are where my talk has been. This project is proposed to have pervious pavers for the driveway and for walkways around the house.

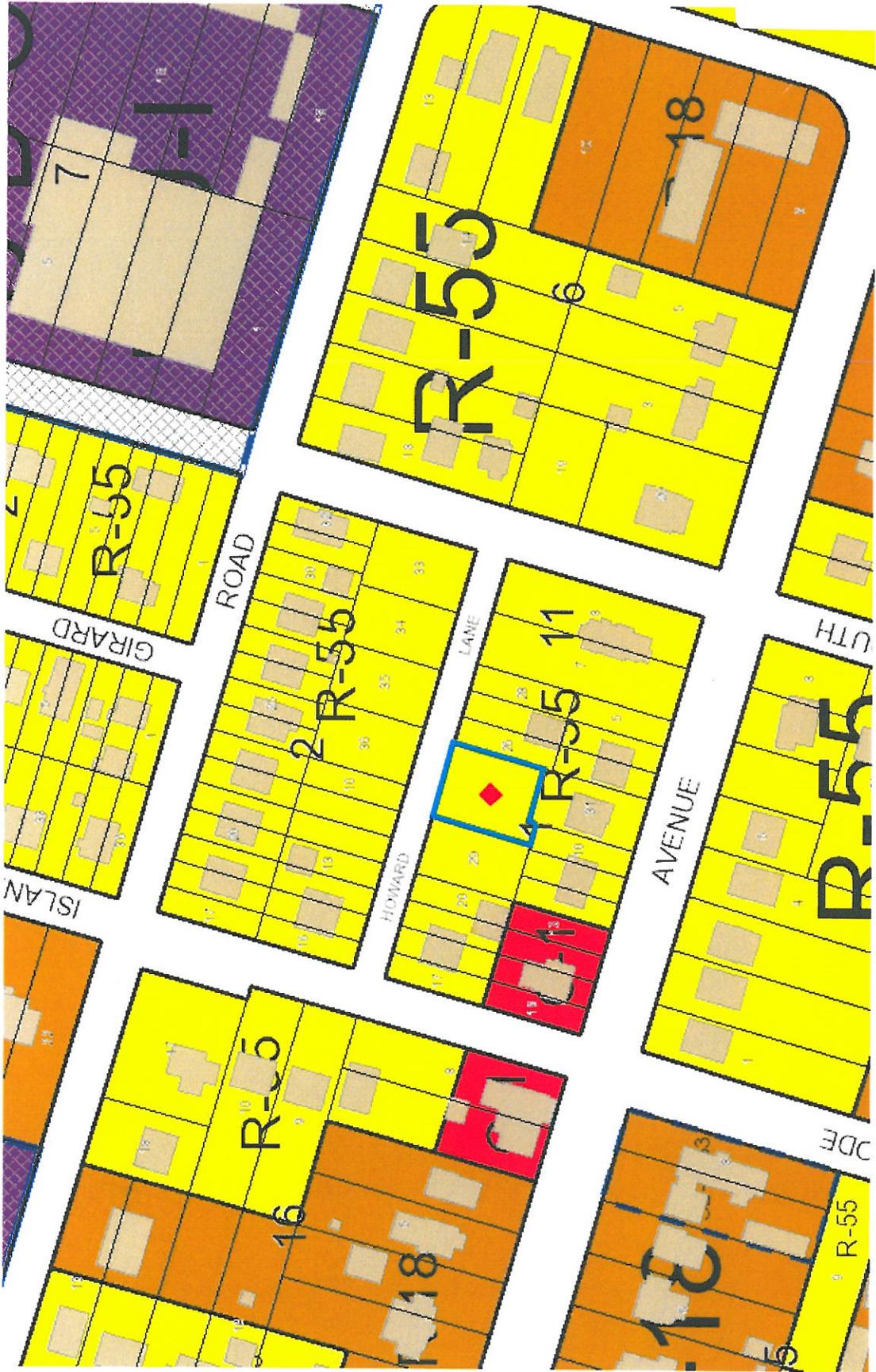
Hopefully, the City of College Park will support efforts at stormwater runoff management like this residential project proposes and will take this into consideration and approve the necessary variances in order to complete construction of this property.

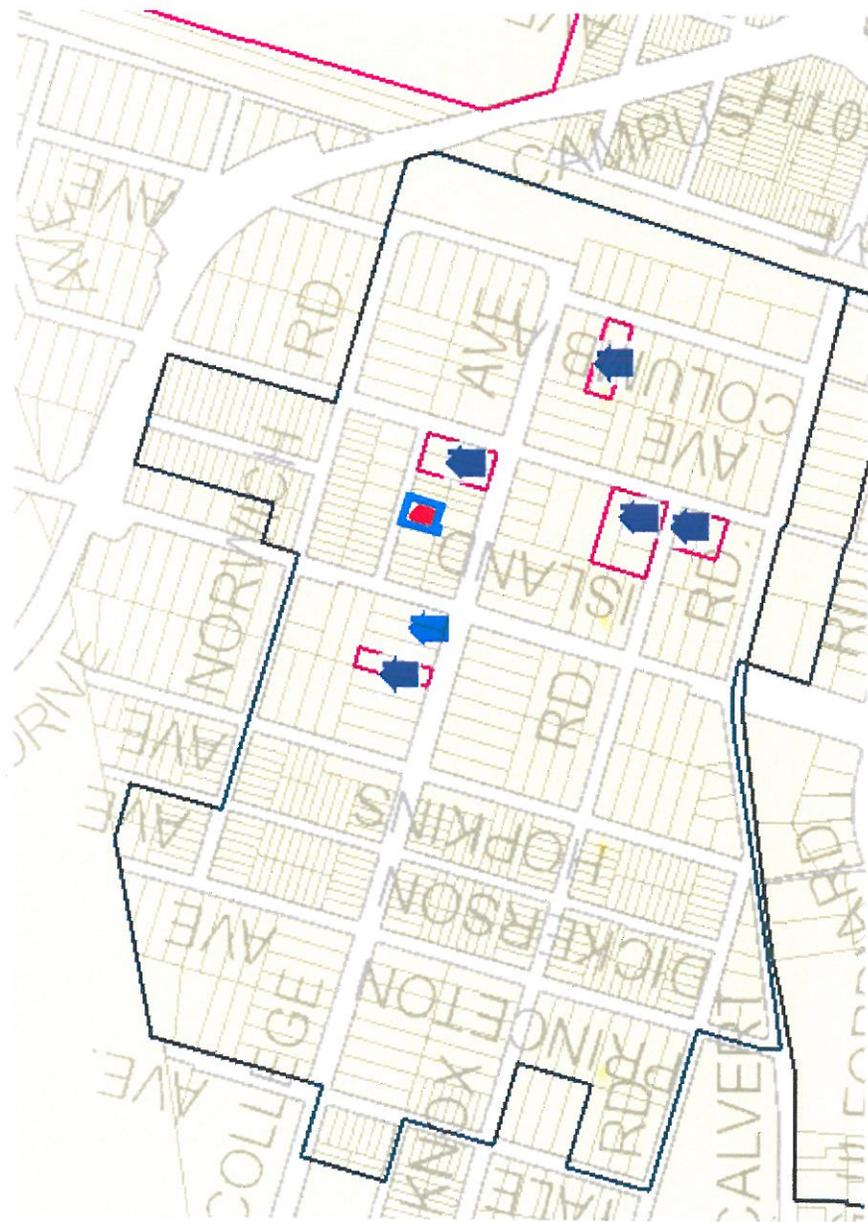
Please support approval of the zone variance required to construct this house as planned.  
Thank you.

  
J. Carol Poor

EXHIBIT 2









## Exhibit 6



A: Subject Property, 4707 Howard Lane



B: Looking westerly down Howard Lane



C: One of the no parking signs on Howard Lane