



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
4500 KNOX ROAD COLLEGE PARK, MARYLAND 20740
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ADVISORY PLANNING COMMISSION
Approved Minutes of Meeting
December 5, 2013 – 7:30 P.M.
City Hall Council Chambers

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Mary Cook, Chair	_____	_____ x
Clay Gump, Vice-Chair	_____ x	_____
Lawrence Bleau	_____ x	_____
James McFadden	_____	_____ x
Charles Smolka	_____	_____ x
Rose Greene Colby	_____ x	_____
Christopher Gill	_____ x	_____

Also Present: Planning Staff- Miriam Bader and Theresheia Williams; Attorney – Sue Ford.

I. Call to Order: Clay Gump called the meeting to order at 7:40 p.m.

II. Approval of Minutes:

Christopher Gill moved to accept the minutes of November 7, 2013. Lawrence Bleau seconded. The motion carried 4-0-0.

III. Amendments to Agenda: There were no Amendments to the Agenda.

IV. Public Remarks on Non-Agenda Items: There were no Public Remarks on Non-Agenda Items.

V. Public Hearings:

CPV-2013-06: Variance to pave a driveway
Applicant: Scott Lynn and Emily Morrison
Location: 4605 Drexel Road

Clay Gump explained the hearing procedures and placed witnesses under oath. Miriam Bader summarized the staff report. The applicant is requesting a variance of 6.6% or 495 square feet from the maximum allowable lot coverage to pave an existing driveway. The property is located in the Calvert Hills neighborhood and was constructed in 1946, which predates the Zoning Ordinance. The surrounding neighborhood is zoned R-55, single family residential. The property is improved with a two-story single-family house, a screened porch, an enclosed porch, and a 91-foot long gravel driveway leading to the rear garage. The property is regular in shape and

has an area of 7,500 square feet. The front and rear property lines measure 60 feet and the side property lines measure 125 feet in length. There was a variance granted in 2010 to the previous owners for lot coverage to allow construction of the enclosed porch. The site plan from the previous owner shows a driveway that was rectangular in shape measuring in front of one bay of the two-car garage accessing one side. The current site plan shows the driveway flaring out to access both bays of the two-car garage. The difference of 171 square feet necessitates the need for the variance, since it results in an increase in lot coverage. Staff recommends approval of the variance of 6.6% or 495 square feet from the maximum allowable lot coverage of 30% or 2,250 square feet.

Miriam Bader submitted the staff report, Exhibits 1- 12 (which include two letters of support from adjoining property owners) and the PowerPoint presentation into the record. Commissioners accepted unanimously.

Clay Gump asked if there is anything in the Zoning Code about driveways and water management?

Miriam Bader stated that there was nothing in the Zoning Code, but the County is trying to get homeowners to be more pervious with the rain tax.

Scott Lynn, applicant, testified that they purchased the property in 2002 with the existing improvements. They have been having some problems with water pooling at the front of the garage. There is a lot of water damage to the garage door and the bottom is rotten. They would like to pave the existing gravel driveway with concrete. The applicant submitted two photographs: 1) photo of the driveway and garage at 4607 Drexel Road and 2) photo of the applicant's driveway without a vehicle parked there. They were entered into the record as Exhibits 11 and 12.

Commissioners reviewed the evidence and testimony submitted and determined that:

- 1) The property has an extraordinary situation in that the existing driveway is exceptionally long, 91 feet, in order to access a detached garage located in the rear yard. The house predates the first County Zoning Ordinance in 1949.
- 2) The strict application of the County Zoning Ordinance will result in peculiar and unusual practical difficulties to and an undue hardship upon the property owner because the applicants cannot get a permit to pave the existing gravel driveway without a variance. Granting the variance will correct an oversight when the previous variance for lot coverage was granted without taking into account the flare of the driveway to access both bays of the garage. It is a practical difficulty to be unable to access both bays of the two-car garage.

- 3) Granting the requested variance will not impair the intent and purpose of the applicable County General Plan or County Master Plan because the driveway is counted as lot coverage whether it is paved or not and rear yard garages are characteristic of the neighborhood.

Christopher Gill moved to approve the variance because the request meets the criteria for granting the variance for the reasons stated above. Rose Colby seconded. Motion carried 4-0-0.

CPV-2013-07: Variance to construct a two-story addition
Applicant: Armando & Maria Castellanos
Location: 4607 Cherokee Street

The applicant submitted a written request on December 2, 2013 to postpone the hearing to a later date. Lawrence Bleau moved to postpone CPV-2013-07 until a later date. Clay Gump seconded. Motion carried 4-0-0.

VI. Update on Development Activity: Miriam Bader reported on the following.

JPI East – Metropolitan – The Planning board approved the Detailed Site Plan with conditions on December 12, 2013.

JPI West – Monument – The City Council approved with conditions on December 3, 2013. M-NCPPC will proceed to certify the plans.

VII. Other Business: Commissioners discussed moving the date of the January 2, 2014 meeting to January 9th or 16th depending on availability. Commissioners voted to have staff send out an e-mail to all members for the best available date where there would be a quorum present.

VIII. Adjourn: There being no further business, the meeting was adjourned at 8:02 p.m.

Minutes prepared by Theresheia Williams