

MINUTES
Special Session of the College Park City Council
March 7, 2006
9:28 p.m. – 9:38 p.m.

PRESENT: Mayor Brayman; Councilmembers Milligan, Perry, Olson, Fellows, and Peña-Melnyk, Student Liaison Emily Guskin.

ABSENT: Councilmember Hampton. Councilmembers Krouse and Catlin were out of the Chamber when the Special Session began.

ALSO PRESENT: Joe Nagro, City Manager; Sara Imhulse, Assistant to the City Manager; Bob Levan, City Attorney, Terry Schum, Director of Planning, Dorothy Friedman, Planning Department Staff.

During the regularly scheduled Worksession of the College Park City Council on March 7, 2006, a motion was made by Councilmember Perry and seconded by Councilmember Olson to go in to Special Session. The motion passed 5-0-0. The Special Session began at 9:28 p.m.

Action Items:

06-G-18 Motion to support Special Exception Application SE-4533 and Variance Application V-4533 for 4619 College Avenue to be heard before the Prince George's County Zoning Hearing Examiner, subject to the following conditions:

A motion was made by Councilmember Olson and seconded by Councilmember Perry to support Special Exception Application SE-4533 and Variance Application V-4533 for 4619 College Avenue to be heard before the Prince George's County Zoning Hearing Examiner, subject to the following conditions:

1. The applicant shall execute an agreement with the City of College Park stating that the applicant agrees: a) to submit all plans and permits associated with the Special Exception and Variance Application to the City for review prior to submitting to the Maryland-National Capital Park and Planning Commission (M-NCPPC); b) to commence work only after obtaining county and city building permits; c) to notify the City prior to commencing work; and d) to provide access to the work site and to have work inspected by the City code enforcement personnel.
2. Revise the Site, Grading and Landscape plan as follows:
 - a. The plan shall be drawn to scale and fully dimensioned.
 - b. The driveway entrance shall be narrowed to 22 feet and shown with a driveway apron and curbing.
 - c. The limits of the parking lot paving shall be shown, as well as car

- stops and striping.
 - d. If possible, create a fifth parking space located north of the driveway. Orient this space and the existing space at this location at a 90-degree angle, similar to the parking spaces on the south side of the driveway.
 - e. Install sidewalks on both sides of the driveway entrance to connect to the existing sidewalks.
 - f. Relocate the two pin oaks in the middle of the property's front yard on College Avenue, on either side of the walkway.
 - g. Relocate one of the red maples on the northern buffer yard entrance to the parking lot and the other red maple in the courtyard area north of the garages.
 - h. Remove the existing 4-foot fence along the western side yard.
 - i. Add 3 additional sky rocket junipers, and 2 additional japanese holly along the western side yard, to adequately screen the single-family home at 4617 College Avenue.
 - j. Relocate the dogwoods, the azaleas and the dwarf Japanese holly, (shown along College Avenue) closer to the building entrance to serve as foundation plantings.
 - k. Use the "constellation" series variety of dogwood instead of the "cornus florida rubic".
 - l. Relocate or add two additional azaleas and two additional dwarf japanese holly along the parking lot buffer.
3. Revise Exhibit 1-4 Repair of Existing Entry Front Elevation, to add a metal balcony over the portico that has been rebuilt on Rhode Island Avenue. The Owner shall as closely as possible replicate the balcony depicted in photographs provided to the Owner.
4. Revise Exhibit 2-3 Existing Garage Front Elevation, as follows:
- a. Show the six garage bays with the keystones removed and replaced with brick.
 - b. New garage doors shall be a stock item of a traditional overhead style with 16 or 24 panels in white, and with a style and materials satisfactory to the parties.
5. Revise Exhibit 3- Exterior Stairway as follows:
- a. Redraw the rear yard elevation to scale showing all dimensions.
 - b. Replace the second story shed roof with a flat roof that is in line with the existing building's cornice molding.
 - c. Expand the first floor landing and redirect the metal stairs to face west to eliminate the need for the first floor roof. If this is not structurally feasible without relocating the existing footers, as determined by the Prince George's County Building Permit Inspector, the first floor shed roof shall be replaced with a flat roof that is in line with the second floor landing.
 - d. If the owners are able to obtain a waiver from Prince George's

County and/or other agency with jurisdiction of the requirement for a first floor, then the roof may be removed without change to the orientation of the metal stairs.

Councilmember Olson commented that the subject property was certified by the Prince George's County Planning Board as a nonconforming 8-unit apartment building on January 9, 2004; that the City signed an agreement and declaration of covenants with the applicant, which limited occupancy of the building to 16 persons and required the applicant to make improvements to the property; and that the Special Exception and variance applications are scheduled for review by the Prince George's County Planning Board on March 9, 2006 and subsequently will be scheduled before the Zoning Hearing Examiner.

Comments from audience:

David Coaxum, attorney for Mr. Chen, stated the applicant is in agreement with these terms, and will so state before the County.

Councilmember Perry asked Ms. Schum to clarify the role of the Zoning Hearing Examiner.

The motion passed 6-0-0; Councilmember Krouse was out of the Chamber during the vote.

Adjournment:

A motion to adjourn from Special Session was made by Councilmember Perry and seconded by Councilmember Fellows. The motion passed 6-0-0, with Councilmember Krouse being out of the Chamber during the vote. The Special Session was adjourned at 9:38 p.m.

Janeen S. Miller, City Clerk