



**CITY OF COLLEGE PARK, MARYLAND
WORKSESSION AGENDA ITEM**

Prepared By: Steven E. Halpern

Meeting Date: July 5, 2016

Presented By: Steven E. Halpern

Proposed Consent Agenda: Yes

Originating Department: Administration

Issue Before Council: Request for A Driveway Apron Variance To Construct A Double Wide Concrete Curb-Cut At 5008 Huron Street

Strategic Plan Goal: Goal 4: Quality Infrastructure

Background/Justification:

Attached is a letter dated June 16, 2016 from Mr. Erica Sosa Rubio, owner of the property at 5008 Huron Street, requesting permission to construct a double wide concrete curb-cut to access his proposed double wide driveway.

City policy requires staff to review requests for non-standard driveway aprons (those that differ from the City standard) and recommend approval or disapproval to the Mayor and Council. Mr. Rubio is requesting permission to construct a concrete double wide curb-cut. The City Standard is a singlewide driveway apron and curb-cut 17 feet wide at the street and 10 feet wide at the property line. Standard attached. It is the intent of the policy established by the Mayor and Council on March 26, 1996 to have the property owners of non-standard driveway aprons assume financial responsibility for the replacement of that portion of the driveway apron in excess of the City Standard, and to convey this responsibility to all future owners of the property if the variance request is approved.

Mr. Rubio's appeared before the Advisory Planning Commission (APC) requesting that he be allowed to construct a double wide driveway in front of his house. Based on the evidence and testimony presented at the variance hearing the APC recommended that Mr. Rubio's variance be granted under the condition that the City Council grant him a double wide concrete curb-cut.

5008 Huron Street is located in the Daniel's Park subdivision and is located on the north side of the street roughly midblock between Rhode Island Avenue and 50th Place. Huron Street is a typical local residential street within a 30-ft right-of-way. The street is 26 feet wide, provides for two way traffic, and on-street parking is available on both sides of the street. Because the right-of-way is 30 feet only the curb-cut will be maintained by the City after it is constructed by Mr. Rubio. The reason for this is because the road width is 26 feet. After you subtract the roadway width (26 feet) from the right-of-way width (30 feet) you are left with 4 feet. You then divide the 4 feet by 2 because the roadway is centered in the right-of-way and you distribute the difference 2 feet to each side of the roadway. Effectively the right-of-way or property line is 16-inches back from the face of the curb.

It is staffs opinion that the construction of a double wide curb-cut will not impact future on-street parking or affect the traffic operation of Huron Street in any way.

Mr. Rubio is agreeable with the condition that a Declaration of Covenants be a condition for granting approval for constructing a double wide concrete driveway apron and recognizes that the property owner shall be solely responsible for all construction costs associated with this work.

Based on staffs' review of Mr. Rubio's request for permission to construct a doublewide concrete curb-cut, it is recommended that his request be granted.

Fiscal Impact: None

Council Options:

1. Grant Mr. Rubio's variance request to construct a double wide curb-cut.
2. Do not approve Mr. Rubio's variance request
3. Direct staff to conduct additional research
4. Table action to a later Council meeting

Staff Recommendation:

1

Recommended Motion:

Approve a request for a Driveway Variance to construct a double wide curb-cut at 5008 Huron Street

Attachments:

Letter from Mr. Erika Sosa Rubio requesting a double wide curb-cut variance
Location Map
City Standards: Singlewide Driveway Apron and Curb

Steve Halpern

From: Erika Sosa [erika.sosa1227@gmail.com]
Sent: Thursday, June 16, 2016 3:22 PM
To: Steve Halpern
Subject: Request for a Double wide curbcut

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello Mr. Steve Halpern.

The reason for this e-mail is that we need a double wide curbcut 'cause due to the lot configuration we requested a variance to do a double car driveway in front of our house and is also similar to our neighbors double car driveways..... also we have a 2 year old boy who is runnig jumping and playing so we need to keep him off the street as much as possible for obvious safety reasons and i'm expecting my second child and not having a parking space at my house is not fun when we have to bring groceries, my child and have to walk 30 feet from the car to the house. This are some of the reason why we need our double car driveway

Sincerely,

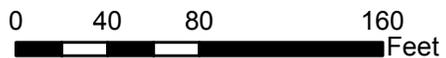
Erika Sosa Rubio

Attachment 5008 Huron Street - Driveway Apron Variance



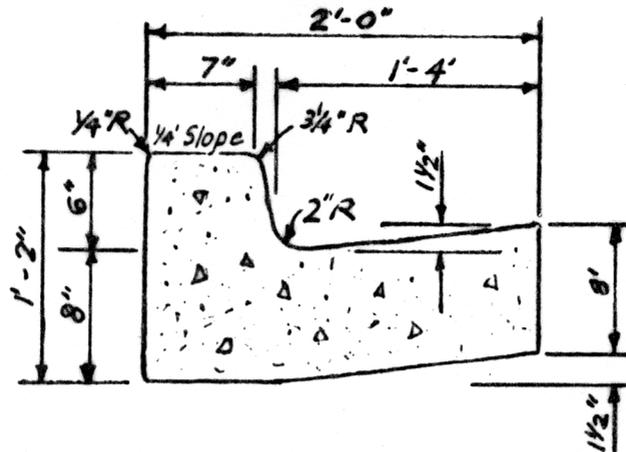
APC Approved 24' x 24' Driveway Pad Expansion on the condition that the City Council grant a double-wide curb-cut

By: College Park Engineering
Date :06-21-16
Source: M-NCPPC GIS

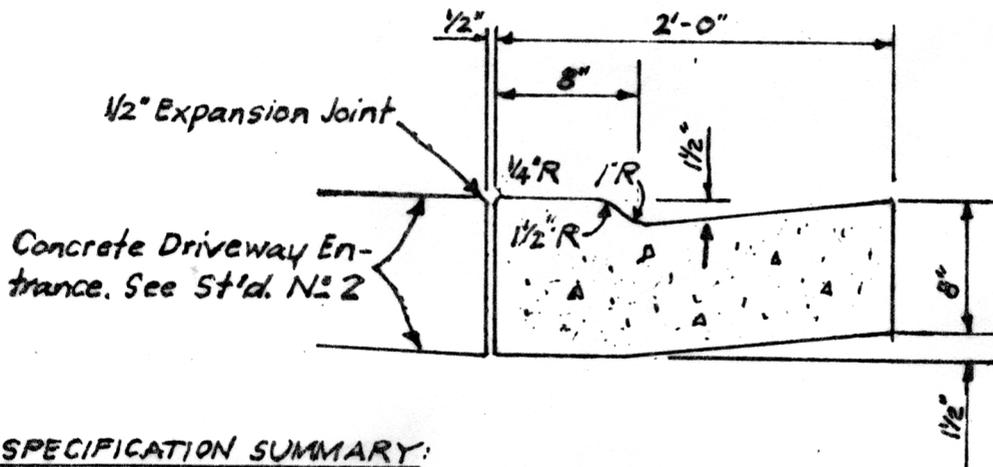


COMBINATION CONCRETE CURB & GUTTER STANDARD NO. 1

Scale 1" = 1'-0"



Standard Sections to be 10' Length. Sections to be Min. of 4' Length.
Premoulded expansion joint at intervals not to exceed - 40 feet



SPECIFICATION SUMMARY:

1. Subgrade thoroughly compacted with vibratory or pneumatic compactor - unsatisfactory material replaced with S.R.C. Spec. G.P. - 1.
2. Concrete shall not be placed on frozen subgrade.
3. Forms - steel or wood - subject to approval of Municipal Engineer.
4. Camel's hair brush finish & clear cure.
5. Concrete - Air Entrained, 6 1/2 bag portland cement concrete, Max. Slump = 4 inches.
6. Backfill - mechanically compacted in accordance with S.R.C. Spec. 31.07 - Tamped fill.

DROP CURB

City of College Park

APPROVED:

DATE: May 24, 1977

St. Clair Thomas
MAYOR

K. N. L. 25
ENGINEER

GREENHORNE & O'MARA
CIVIL ENGINEERS - LAND SURVEY
6315 Konilworth Ave. Riverdale, Md.
APpleton 7-2122

Drawn by

Scale 1" = 1'-0"

Date Jan, 1977

Checked by

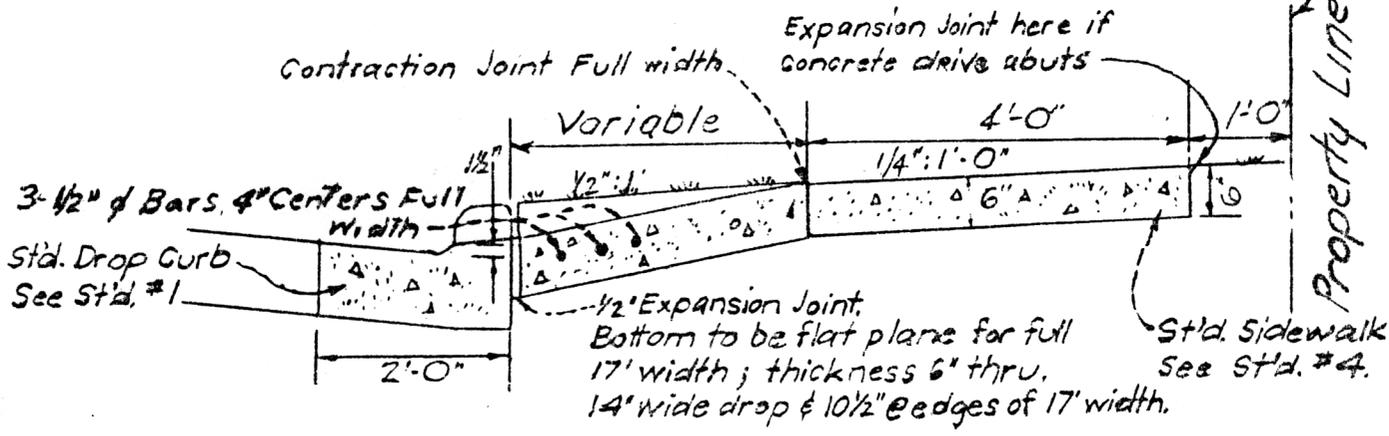
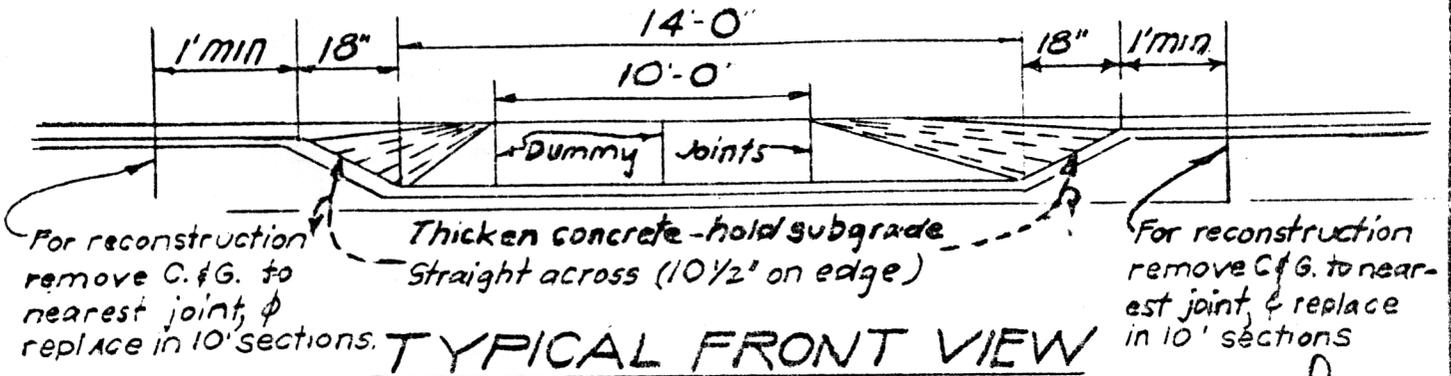
Job No.

File No.

Approved by

M-1150-L

STANDARD DRIVEWAY ENTRANCE STANDARD NO 2



SPECIFICATION SUMMARY:

1. Subgrade thoroughly compacted with vibratory or pneumatic compactor - unsatisfactory material replaced with S.R.C. Spec. G.P. - 1.
2. Concrete shall not be placed on frozen subgrade.
3. Forms - steel or wood - subject to approval of Municipal Engineer.
4. Hair broom finish & clear cure
5. Concrete - air entrained, 6 1/2 bag portland cement concrete, Max. Slump = 4 inches.
6. Special attention is called to thickened edges.

7. All expansion joint material shall be pre-moulded, non-extrudable, asphalt impregnated.

City of College Park		
APPROVED		
DATE: <u>July 24 1972</u>		
MAYOR		
ENGINEER		

GREENHORNE & O'MARA
CIVIL ENGINEERS — LAND SURVEYORS
 6715 Kenilworth Ave. Riverdale, Md.
 APplee 12

Drawn by <u>JM</u>	Scale <u>AS SHOWN</u>	Date <u>Jan 1972</u>
Checked by	Job No.	File No.
Approved by		<u>M-1159-L</u>