



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
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ADVISORY PLANNING COMMISSION
Approved Minutes of Meeting
May 1, 2014 – 7:30 P.M.
City Hall Council Chambers

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

Also Present: Planning Staff- Terry Schum, Miriam Bader and Theresheia Williams; Public Services Staff: Jeannie Ripley and Gilberto Cabrera; Attorney – Sue Ford.

I. Call to Order: Mary Cook called the meeting to order at 7:35 p.m.

II. Approval of Minutes:

Lawrence Bleau moved to accept the minutes of March 6, 2014 after suggesting that a heading be inserted before the testimony in Item III, Amendments to Agenda. Christopher Gill seconded. The motion carried 5-0-0.

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-2014-01: Variance to Widen an Existing Driveway in the Front Yard
Appellant: Santos Baires-Rodriguez and Sandra Baires
Location: 8805 Patricia Court

Mary Cook explained the hearing procedures and placed witnesses under oath. Miriam Bader summarized the staff report. The applicant is requesting a variance from Section 27-120.01(c) of the Prince George's County Zoning Ordinance to widen an existing driveway to provide an expanded parking area in the front yard to accommodate 3 vehicles. The property, which is located on Patricia Court, is zoned R-55, single-family residential. The property is located at the end of a cul-de-sac resulting in an irregular shape for the front property line. The property has an area

of 7,820 SF and is improved with a 1,418 square foot, one-story frame single-family house. The existing driveway has two 3.5-foot wide paved tracks that can accommodate 1-2 cars. The applicant is proposing to widen the driveway by paving an additional 4 feet by 17 feet area resulting in a total front yard encroachment of 224 square feet. The household contains 5 working adults with 5 cars. Currently, there are two vehicles parked in the driveway. Of the 18 properties on Patricia Court, 6 of them are rentals. Since these houses can rent to 5 unrelated persons, each of these houses can have 5 cars, which are usually parked on the street. Staff recommends approval of the variance to permit widening the parking area in front of the house by not more than 68 square feet. This widening of the driveway on private property should not be interpreted as permission to widen the driveway apron.

Miriam Bader submitted the staff report, Exhibits 1-7 and the PowerPoint presentation into the record. Commissioners accepted unanimously.

James McFadden asked if there were any comments from the neighbors or the Civic Association?

Miriam Bader stated no.

Clay Gump asked if there is permit parking on Metzert Road?

Miriam Bader stated that there are certain areas with permit parking, but not on Metzert Road or Patricia Court, where the applicant lives.

Mary Cook asked if the driveway will extend to the property line?

Miriam Bader stated that the applicant wants to build the driveway to the side property line. She stated that in College Park, most driveways extend to the property line.

Clay Gump asked if there was a lot coverage issue?

Miriam Bader stated that she did the calculations and they were not over lot coverage.

Clay Gump asked if it could be recommended that the applicant install a pervious driveway instead of just concrete?

Miriam Bader stated that no matter what material is used, the County will still count it as lot coverage.

Mary Cook asked the applicant if he understood the testimony being presented?

Mr. Baires stated that he understood some of it.

Mary Cook asked Code Enforcement Officer Gilberto Cabrera with the City's Department of Public Services, who is bilingual in Spanish, if he would translate for Mr. Baires to make sure he understood all that was being presented. Mr. Cabrera was sworn in.

Mr. Baires testified (translated by Gilberto Caberera) that he is trying to help the City by removing his vehicle off the street. He stated that it is hard for dump trucks and fire trucks to turn around in the cul-de-sac when his car is parked on the street. He stated that he would like to expand his driveway in the front yard to accommodate 3 vehicles. He is also proposing to fill-in the graveled area between the two tracks with concrete and expand to the property line.

Christopher Gill asked if he could park out of the cul-de-sac on another street?

Mr. Baires stated that the other streets are too far from his property and it is unsafe.

Virginia Vance, 8811 Patricia Court, testified that she has lived on Patricia Court since 1969. She stated that she rented the subject property to Mr. Baires and then sold it to him. She stated that there are many houses on the street where the driveway does extend to the property line. The parking on Metzertott is limited to one side of the street by posted signs from the County. She stated that Acredale Park is in this area and the meetings and events that take place are very large, causing overflow parking onto Patricia Court. She stated that the variance should be approved because Mr. Baires is a hard worker and is trying to follow the appropriate steps to obtain his permit. She stated that her health is failing and she will be moving at the end of June to be closer to family. She would like to help the applicant complete this process before she leaves.

Lawrence Bleau asked if the applicant considered requesting that a parking permit zone be established on Patricia Court?

Virginia Vance stated that they have tried many times, but the residents are not interested in paying the related fees.

Commissioners reviewed the criteria that need to be met before the variance can be granted and determined that:

- 1) The property has an exceptional shape. The frontage is on a cul-de-sac resulting in a curved front property line. The driveway is built at the curved part of the lot where the front yard is shallowest. This limits the number of vehicles that can park in a single lane.
- 2) The strict application of the County Zoning Ordinance will result in undue hardship upon the property owner by making it more difficult for the household to park their vehicles close to their home. There are 5 working adults in the house and each of them has a vehicle. The applicant is seeking the variance in order to be able to park 3 of their 5 vehicles off-street because of the limited parking availability.

- 3) Granting the requested variance will not impair the intent and purpose of the applicable County General Plan or County Master Plan because similarly configured driveways are characteristic of Patricia Court and a majority of the front yard will be retained as green space.

James McFadden moved to approve the variance because the request meets the criteria for granting the variance for the reasons stated above. Lawrence Bleau seconded. Motion carried 6-0-0.

13-0798: Update Report for Failure to Remove Litter on Property
Appellant: Sam Bronstein
Location: 9026 Autoville Drive

Gilberto Cabrera, Code Enforcement Officer, presented an update and submitted photos indicating that the subject property had been inspected on May 1, 2014. He stated that the property has been cleaned and no litter or debris is on the property. He stated that the Department of Public Services considers the violation satisfied and the case has been dismissed.

VI. Update on Development Activity Terry Schum reported on the following:

4700 Berwyn House Road – This is an amendment to the Detailed Site Plan for the redevelopment of Koons Ford to a Marriott Courtyard Hotel. The Amendment is to expand the boundaries to include a 275-unit apartment building with garage parking along Berwyn House Road. The proposed development will be mixed-use with a hotel, retail, housing and structure parking. The application has been accepted by M-NCPPC for review. The Planning Board public hearing is slated for July 10, 2014.

University of Maryland “The Hotel” – The planned hotel is a three-acre parcel located on the East Campus site. The proposed hotel is under the development team of David Hillman of Southern Management. It will consist of a 12-story, glass tower fronting on Rt. 1, including a restaurant, retail space, conference space and a parking garage. The final University of Maryland Architecture and Landscape Review Board meeting with the developer is scheduled for May 2, 2014. The Detailed Site Plan will be filed in the near future.

University Bible Fellowship Church - The church is located on a small subdivision on Metzert Road. They are proposing a large addition to the rear of the existing building, which will include offices, a meeting room and daycare rooms. The church also owns two single-family homes that front on Metzert Road, which will be turned into one lot to add more parking, a sidewalk and landscaping. The Planning Board public hearing will be May 22, 2014 and they will be before the City Council on May 6.

Fairfield Developers - The Detailed Site Plan has been filed for the multi-family apartment building located in the South Core of Greenbelt Station. The application has been accepted by M-NCPPC and referred for comment.

College Park-Riverdale Park Transit District Development Plan and Transit District Overlay Zone – The preliminary plan is now available for public review. Hard copies are available at City Hall in the Planning Department or you can download an electronic version of the plan at www.pgplanning.org/CPRP-TDDP.htm. A public hearing is scheduled for Thursday, May 29, 2014 at 7:00 p.m. at the County Administration Building in Upper Marlboro. The City Council will discuss the plan at their May 20, 2014 worksession.

VII. Other Business: There was no Other Business.

VIII. Adjourn: There being no further business, the meeting was adjourned at 9:00 p.m.

Minutes prepared by Theresheia Williams