



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
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ADVISORY PLANNING COMMISSION

Approved Minutes of Meeting

May 3, 2018 – 7:30 P.M.

City Hall – Council Chambers

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Lawrence Bleau	_____x_____	_____
Santosh Chelliah	_____x_____	_____
Rose Greene Colby	_____x_____	_____
Ben Flamm	_____x_____	_____
Christopher Gill, Chair	_____x_____	_____
James McFadden, Vice-Chair	_____	_____x_____
Stephanie Stullich	_____x_____	_____

Also Present: Planning Staff – Terry Schum, Miriam Bader and Theresheia Williams;
 Attorney – Susan Cook

I. Call to Order: Christopher Gill called the meeting to order at 7:40 p.m.

II. Approval of Minutes:

Santosh Chelliah moved to adopt the minutes of April 5, 2018. Stephanie Stullich seconded. Motion carried 6-0-0.

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. CPV-2018-02 Variance to install a roof over an existing front porch
Applicant: Thomas and Kathryn Kovarik
Location: 9111 49th Place

Christopher Gill explained the hearing procedures and placed witnesses under oath. Miriam Bader summarized the staff report. The applicants are requesting a variance to install a roof over an existing front porch and validate existing lot coverage. The property is an irregularly-shaped, interior lot with an area of 6,964 square feet. The width varies from 62.73 feet to 68 feet and the length varies from 97.95 feet to 122.04 feet. The lot is improved with a house, garage, driveway and perimeter fencing. The house was built in 1942 and the current owners purchased the house in 2012. Existing lot coverage is 2,839.44 square feet, which is 10% or 750.24 square feet above the maximum permitted lot coverage. Lot coverage limits were not imposed until 1949. The driveway consists of two parts: the drive to the garage which is approximately 75.5 feet by 10 feet and a parking pad which is used for turning radius out of the garage and as a basketball court. The driveway is gated approximately 45-feet from the front property line.

Staff recommends approval of the requested 11% lot coverage variance. Miriam Bader submitted the staff report, Exhibits 1-5 and the PowerPoint presentation into the record.

Christopher Gill asked about the inconsistency with the premises street address showing Avenue on some documents and Place on others.

Miriam Bader stated that she followed the tax records, which indicate the address as 49th Place, and is consistent with Prince George's County. She also spoke with the City Engineer and the surveyor who indicated that the address is 9111 49th Place.

Thomas Kovarik, applicant, testified that the lot coverage situation was inherited with the purchase of the house. They were unaware of Prince George's County restrictions at the time they purchased the house. He stated that they would like to install the roof for safety and protection from the weather. The addition would be covering an existing concrete impervious surface. He stated that they have young children who live there and elderly family members who visit them regularly.

Christopher Gill asked if there was a previous variance for the driveway?

Miriam Bader stated no, the driveway was constructed at the same time the house was built.

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

- 1) The property has an extraordinary situation since it was developed in 1942 and became out of compliance with lot coverage when the 1949 Zoning Ordinance was adopted. The property exceeded lot coverage by 750.24 square feet (10%) prior to the Applicants purchasing the property in 2012 and the subject increase of 1% in lot coverage is de minimis.
- 2) The strict application of the Zoning Ordinance will result in unusual practical difficulties to the applicants by preventing construction of a roof for safety and weather protection at their front door entrance. The concrete landing and steps already exist, and the variance will not increase impervious surfaces.
- 3) Granting the lot coverage variance will not substantially impair the intent, purpose or integrity of the County General Plan or Master Plan. Other properties in the neighborhood have covered front porches and the variance amount is de minimis.

Stephanie Stullich moved to recommend approval of the variance because the request meets the criteria for granting the variance for the reasons stated above. Ben Flamm seconded. Motion carried 6-0-0.

- VI. CPV-2018-03** Variance for a street side yard setback for an addition and to validate an existing side yard
Applicant: Jennifer and Sean Crickenberger
Location: 7007 Wake Forest Drive

Christopher Gill explained the hearing procedures and placed witnesses under oath. Miriam Bader summarized the staff report. The applicants are requesting a variance to add a room onto the northeast side of the existing house to expand their kitchen. The current kitchen is very small by modern standards. The property is an odd, squarish shape, corner lot with frontage on two streets: Wake Forest Drive and Harvard Road. The house is required to have a 25-foot setback from both the Wake Forest front property line and the Harvard Street side property line. The subject house was constructed in 1940 and was purchased by the applicants in 2012. Although the lot is large (9,300 square feet), the house cannot be expanded and still meet the 25-foot street setbacks due to its diagonal orientation.

Staff recommends the 1-foot side yard setback for the house be validated and the 13-foot street side yard setback variance for the new kitchen be approved. Miriam Bader submitted the staff report, Exhibits 1-7A and the PowerPoint presentation into the record.

Jennifer Crickenberger, applicant, testified that because of the unusually small size of the kitchen, all her glass and dishware is stored in the dining room. She also stated that most of her food is stored in the basement. The counter space is only on one side of the kitchen. She stated that the kitchen is not functional for a family or for use when entertaining.

Steven Gigliotti, architect, stated that they went through several different concepts to find the best location for the addition and this was the best option.

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

- 1) There are extraordinary conditions associated with the property. The house was originally sited diagonally on the corner lot in 1940 prior to current zoning restrictions and in compliance with then applicable setbacks. In addition, the existence of rear exterior stairs to the basement, the driveway, and the detached garage limit the locations where the house can be expanded.
- 2) The strict application of the Zoning Ordinance will result in a peculiar and unusual practical difficulty to the applicants by preventing the construction of a reasonable addition at an appropriate location on a large lot with minimal impacts to adjoining property owners.
- 3) Granting the variances will not substantially impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan because there will be no noticeable impact to the appearance of the neighborhood, the variances sought are the minimum reasonably necessary, and the lot will not be over built.

Lawrence Bleu moved to recommend approval of the variance because the request meets the criteria for granting the variance for the reasons stated above. Santosh Chelliah seconded. Motion carried 6-0-0.

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

Clarion Hotel – Located at 8601 Baltimore Avenue, the property is being demolished to make way for a Lidl Grocery store. No opening date has been released yet.

Cambria Hotel & Suites – Located at 8321 Baltimore Avenue, the property is nearing completion and will open sometime this summer.

Fuse 47 – Located at 4700 Berwyn House Road, the property was mostly destroyed by fire in April 2017. It's back under construction with a name change to "Alloy by Alta." The proposed opening is scheduled for this winter.

Town Hall Liquors – This property was put on the market for sale with a time limit date. The developers are proposing a 6-story building for student housing and underground and ground level parking.

Bozzuto & Gilbane – These two redevelopment sites for major mixed-use projects (Downtown and Metro area respectively) have not moved forward. Both are seeking investors and financial assistance to complete their projects. Bozzuto has completed the entitlement process and Gilbane still needs Detailed Site Plan approval.

Metropolitan – Located at Route 1 and Cherokee. Site development work has begun for the construction of 45 townhomes. This is part of a development project by Metropolitan with the townhouse construction by CalAtlantic.

VIII. Other Business: Terry Schum reported on the following:

Census 2020 – The Planning Department is in the process of reviewing the number of addresses and dwelling units in the City and comparing them with the Census records that were provided. These include single-family infill and proposed projects that may be completed by Census Day April 1, 2020.

Rhode Island Avenue Bike Study – There will be a meeting on Wednesday, May 9, 2018, at Davis Hall from 7:00 – 9:00 p.m. to review comments and concerns from the first meeting and present a preferred option for improving bike lanes along Rhode Island Avenue. The draft PowerPoint is on the City's website at collegeparkmd.gov under Latest News.

XI. Adjourn: There being no further business, the meeting was adjourned at 8:32 p.m.