



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
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ADVISORY PLANNING COMMISSION
MINUTES OF MEETING
February 7, 2008 – 7:30 P.M.

PRESENT: Advisory Planning Commission – Robert Day-Chair, Lawrence Bleau, James McFadden, Heidi Jones-Huffman and Barbara Aldrich; Planning Staff — Elisa Vitale and Terry Schum; City Attorney – Suellen Ferguson and Deanna Keyes

I. Call to Order: Robert Day called the meeting to order at 7:40 p.m.

II. Approval of Minutes:

The January 3, 2008 minutes should be amended to reflect the following changes:

- Page 4 – paragraph 5, change “of” to “or”.
- Page 4 – paragraph 9, change “subcommittee” to “committee”.

Lawrence Bleau moved to accept the minutes of January 3, 2008 as amended. James McFadden seconded. 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 Hearing – Zoning Application

CPV-2007-26: Variance to construct an 8 foot by 33.7 foot addition
Applicant: Robert Reese
Location: 5120 Kennebunk Terrace

Robert Day explained the hearing procedures and placed witnesses under oath. Elisa Vitale summarized the staff report. The applicant is requesting a variance of six feet (6') from the required rear yard setback of twenty feet (20') and a variance of 1.2% or 63.6 square feet from the maximum allowable lot coverage of thirty percent (30%) or 1,590.9 square feet. The variance is to allow construction of an eight foot (8') by 33.7-foot addition at the rear of the property. The subject property is irregular in shape and has an area of 5,303 square feet. The front property line measures 50 feet, the rear property line measures 69.13 feet, the eastern property line measures 79.88 feet and the western property line measures 132.24 feet. The rear property line is at an angle in relation to the front property line, and they are not parallel. The property is improved with a one-story structure, a driveway along the western property line, and a small shed in the rear yard. The applicant has indicated that he would be willing to remove the shed to help keep the lot coverage to a minimum. The subdivision and the house dates back to 1952. The surrounding neighborhood is single-family residential. The applicant has indicated that he is constructing the addition because he would like to move back into the

house when he retires and he would like to be able to age-in-place in the home. The applicant does not want to add a second addition that must be accessed by stairs because it might be problematic after he retires. We have not heard from any of the adjoining property owners or the North College Park Citizens Association regarding the variance. Staff is recommending approval of the requested variances.

Elisa Vitale submitted the staff report and Exhibits 1-6 into the record. Commissioners accepted unanimously.

Robert Reese, the applicant, testified that he is trying to renovate the house so that he and his wife can move back into the house when they retire. The eight-foot (8') addition on the backside will allow him to enlarge the bedrooms and add additional closet space. He also stated that he did not want to add a second level that required stairs, because it might become a problem for he and his wife after they retire.

Lawrence Bleau asked if it would be a hardship on him if the variances were not granted?

Robert Reese stated that as a person ages their hardship changes. He stated that he does not want to be climbing a lot of steps as he gets older. He wants the house on one level because he and his wife both have arthritis in their legs. He also stated that he has ties to the College Park area and would like to move back, but if the variance is not granted, he would probably move.

Lawrence Bleau asked if he investigated the cost for adding a second level?

Robert Reese stated that he thought about it, but he knows it would cost more to add a second addition and he really would prefer no steps.

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

- 1) The property has an exceptional shape. If the rear property line was parallel to the front property line, the applicant would be able to construct the addition without the need for the requested variances – the rear yard setback requirement would be met and the lot size would be large enough that the addition would not exceed the maximum allowable lot coverage.
- 2) The strict application of the County Zoning Ordinance would result in practical difficulties to the applicant because the applicant could not build the addition without the need for stairs. The applicant could add space to the home by raising the roof, but the applicant has indicated a desire to age-in-place in the home and does not want to add a second level that must be accessed by stairs. With respect to the variance for lot coverage, the applicant will remove the shed and is requesting the minimum variance necessary to construct the addition.
- 3) Granting the variance will not impair the intent purpose or integrity of any applicable County General Plan or County Master Plan because it will not change the character of the neighborhood or cause adverse impacts.

James McFadden moved to approve variance CPV-2007-26 because the request meets the three criteria for granting the variances for the reasons stated above, with the condition that the applicant remove the existing shed. Robert Day seconded. Motion carried 4-1-0, with Lawrence Bleau voting Nay.

VI. Update on Development Activity

- 1) The new tenant at the IKEA site, Buffalo Wild Wings, amended Detailed Site Plan will be heard before the Mayor and Council on February 19, 2008. Staff is recommending some aesthetic recommendations for the facade. They are scheduled for a Planning Board hearing sometime in March.
- 2) University View will amend their approved Detailed Site Plan to allow for student housing. It has been presented to the Mayor and Council and may be on APC's March agenda. The city has entered into a Memorandum of Understanding with the developers.
- 3) Rock Creek Properties is developing apartments and retail at the Greenbelt Station South Core. Their detailed site plan has been accepted. No referral has been issued yet.
- 4) Staff will be meeting with Starview Properties and their architect on Monday, February 11, 2008. They are proposing student housing and retail at the site.
- 5) The next East Campus meeting is scheduled for February 27, 2008. The topic of the meeting will be "Statement of Principals".

VII. Staff Report

There was no staff report

VIII. Discussion of Variances with Mayor Stephen A. Brayman

Mayor Stephen Brayman discussed and answered questions from the commissioners in reference to variance issues.

IX. Other Business: The following cases are scheduled for oral argument before the Mayor and Council:

Sandro Baiza
3705 Marlborough Way
Tuesday, February 26, 2008
6:30 p.m.

Israel Cordon
9812 49th Place
Tuesday, March 4, 2008
7:00 p.m.

X. Adjourn: There being no further business, the meeting was adjourned at 9:35 p.m.