



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
7401 BALTIMORE AVENUE, COLLEGE PARK, MARYLAND
ADVISORY PLANNING COMMISSION
Minutes of Meeting
March 2, 2023

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Stephanie Stullich, Chair	<u> x </u>	<u> </u>
Santosh Chelliah, Vice-Chair	<u> x </u>	<u> </u>
Daejauna Donahue	<u> </u>	<u> x </u>
Vernae Martin	<u> x </u>	<u> </u>
Kiersten Johnson	<u> </u>	<u> x </u>
Malaika Nji-Kerber	<u> x </u>	<u> </u>
Michael Meadow	<u> x </u>	<u> </u>

Also Present: Planning Staff – Terry Schum, Miriam Bader; Attorney – Suellen Ferguson

- I. **Call to Order and Amendments to Agenda:** Stephanie Stullich called the meeting to order at 7:30 p.m.
- II. **Approval of the Agenda:** Michael Meadow moved to approve the March 2nd agenda. Santosh Chelliah seconded. Motion carried 5-0-0.
- III. **Approval of Minutes:** Michael Meadow moved to approve the January 5, 2023, minutes with additional edits as mentioned and to be submitted to staff. Malaika Nji-Kerber seconded. Motion carried 5-0-0.
- IV. **Public Remarks on Non-Agenda Items:** There were no Public Remarks on Non-Agenda Items.
- V. **CEO-2023-01** **Variance to allow the installation of a 6-foot-high board-on-board fence along the side yard of a street**
Applicant: **Adam Claudy**
Location: **9400 49th Avenue**

Stephanie Stullich explained the hearing procedures and placed witnesses under oath. Miriam Bader made a PowerPoint presentation and summarized the staff report. The applicant is requesting a variance to erect a 6-foot-high board-on-board fence along the side yard of a street. The property is a corner lot located on the west side of 49th and north side of Fox Street. The property is improved with a 2-story single-family home built in 1902. It has a detached 14-foot by 24-foot garage and a dirt driveway. There is an uncovered front porch/deck at the entrance to the house and a covered patio at the rear of the house.

The City Code, Chapter 87, Section 23, paragraph C prohibits fences in the front yard that exceed three feet in height. The request is for a 3-foot-high variance from the City Fence Ordinance to permit a 6-foot fence and fence material variance to install a board-on-board fence in a front yard that incorporates limited openness.

The City Fence Ordinance was first enacted in 2005 and was amended in 2017, to allow fences in the front yard up to 3 feet in height. All yards which border a street are considered

- 5) *The fence for which an appeal is requested incorporates openness and visibility as much as is practicable, provided however, that it shall not be constructed of chain link unless this material is consistent with the surrounding neighborhood.*

The proposed board-on-board fence incorporates openness and visibility to the extent practical for its intended purpose.

There was discussion between the Commissioners and the applicant regarding determining a reasonable and appropriate distance the fence should be located from the house. By consensus, it was agreed that the fence should be located approximately 10-feet from the house at a height and location to approximately match the existing five-foot high chain-link fence along the western shared property line. Michael Meadow moved to recommend approval of variance CEO-2023-01 for reasons stated in the Staff Report and support a 2-foot fence height and material variance to allow a 5-foot-high board-on-board fence to be located approximately 10-feet from the house and to run parallel to Fox Street. Vernae Martin seconded the motion. Motion carried 5-0-0.

VI. Update on Development Activity

Terry Schum briefly discussed development activity and indicated that Commissioners can refer to the Bi-monthly Report included in the packet for updated information on development.

VII. Election of Chair and Vice Chair

Stephanie Stullich was nominated to remain the Chair for the Advisory Planning Commission and Michael Meadow was nominated as Vice-Chair. Both accepted their nominations. The motion carried 5-0-0.

VIII. Other Business:

Stephanie Stullich mentioned a new County program to provide a rebate for those residents who provide a permeable driveway. She wanted to know if others were familiar with this program. No one was familiar with the program. Staff will investigate this further.

Terry Schum relayed that the new Zoning Ordinance amended their definition of a front yard for a fence which recognizes corner lots and accommodates them for fence purposes. In addition, chain-link fences are no longer permitted. Also, new variance and departure criteria were added.

Terry also mentioned that Theresheia Williams, the Executive Assistant for the Planning Department, had to retire early due to medical concerns.

IX. Adjourn:

There being no other business, Michael Meadow moved to adjourn the meeting, seconded by Santosh Chelliah. The meeting was adjourned at 8:58 p.m.