



CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION
4500 KNOX ROAD COLLEGE PARK, MARYLAND 20740
TELEPHONE: (240) 487-3538 • FACSIMILE: (301) 887-0558

ADVISORY PLANNING COMMISSION
Approved Minutes of Meeting
August 4, 2016 – 7:30 P.M.
City Hall – Council Chambers

<u>Members</u>	<u>Present</u>	<u>Absent</u>
Lawrence Bleau	_____x_____	_____
James McFadden	_____	_____x_____
Rose Greene Colby	_____	_____x_____
Christopher Gill, Chair	_____x_____	_____
Kate Kennedy, Vice Chair	_____x_____	_____
John Rigg	_____x_____	_____

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

I. Call to Order: Christopher Gill called the meeting to order at 7:35 p.m.

II. Approval of Minutes:

John Rigg moved to adopt the minutes of July 7, 2016. Kate Kennedy seconded.
 The motion carried 4-0-0.

III. Amendments to Agenda

The applicant for variance CPV-2016-06, Victor Flores, requested a continuance because an additional variance is needed for his property that was not advertised. The hearing may be rescheduled for the September meeting.

IV. Public Remarks on Non-Agenda Items: There were no Public Remarks on Non-Agenda Items.

V. Public Hearings:

CPV-2016-09 Variance to Improve an Existing Driveway
Applicant: Roger & Sheila Ishii
Location: 4709 Guilford Road

Christopher Gill explained the hearing procedures and placed witnesses under oath. Miriam Bader summarized the staff report. The applicant is requesting a variance not to exceed 590.4 square feet or 11.35% from the maximum allowable lot coverage of 1,560 square feet to replace and widen an existing driveway from 7.5-foot wide to 10-foot wide. The subject house was constructed in 1922 and has an area of 5,200 square feet. The house is rectangular in shape with a width of 50-feet and a length of 100-feet.

The existing driveway is 88-feet long, which is an historical characteristic of the neighborhood. The existing 7.5-foot wide driveway has a green median strip for much of its length, which will not be retained. The neighborhood is also characteristic of long, narrow driveways that lead to a detached garage or accessory structure. There is a 12-foot by 12-foot shed in the rear yard where a detached garage used to be located.

Staff recommends approval of a variance not to exceed 590.4 square feet or 11.35% from the maximum allowable lot coverage. Miriam Bader submitted the staff report, Exhibits 1-5 and the PowerPoint presentation into the record.

John Rigg asked if the home was in the National Historic District or Local Historic District?

Miriam Bader stated that the home is in the Calvert Hills National Historic District, but not the local historic district.

John Rigg asked what is the setback requirement for driveways?

Miriam Bader stated that the existing driveway is non-conforming and grandfathered in.

Christopher Gill asked if there is a required minimum width for a driveway?

Miriam Bader stated no, not for residential property.

Roger Ishii, applicant, testified that Ms. Bader did a wonderful job in organizing the whole presentation. He stated that the pitted nature of the driveway makes it somewhat hazardous in the winter because the water freezes in the holes and makes it slippery. He stated that he uses the shed to store cinder blocks, fertilizer and other garden supplies.

Lawrence Bleau asked if the shed is ever used as a garage?

Roger Ishii stated that the doors are not large enough to house any vehicles.

Lawrence Bleau asked if he ever parks his car in the area in front of the shed?

Roger Ishii stated that when they have several guests at his home, he would park cars up on the pad in front of the garage to make more room.

John Rigg moved to approve variance CPV-2016-09 with staff recommendations as amended. Kate Kennedy seconded. Motion carried 4-0-0.

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

LIDL – The proposed development, a one-story grocery store, is located at the northeast corner of Rt. 1 and Berwyn Road where the Clarion Inn is currently located. Their application has been accepted by Park and Planning and a tentative planning board hearing date is scheduled for October 20, 2016. City Council will hear the case at their September 20th worksession.

EZ Storage – The proposed property is located at the end of Branchville Road and the railroad tracks in the industrial park. An application has been submitted to Park and Planning, but has not been officially accepted. The developer is proposing to acquire the site and tear down the existing structure and put in a storage facility. Plans have not been received yet.

Randolph Macon Road – The road has officially been renamed to Howard Lane. The new construction will consist of seven custom built single-family homes in the historical Old Town neighborhood between Rhode Island and Dartmouth Road and Norwich Road and College Avenue.

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

Fox 5 News – All summer long Fox 5 will be visiting cities/towns in the DMV to sponsor their “Zip Trip” series. On Friday, August, 26th, they will be in College Park from 6:00 am to 11:00 am to meet and interview residents and business owners.

VIII. Adjourn: There being no further business, the meeting was adjourned at 8:30 p.m.