



**MEETING OF  
UNIVERSITY PARK MAYOR AND COMMON COUNCIL  
UNIVERSITY PARK ELEMENTARY SCHOOL  
4315 UNDERWOOD STREET**

**7:30 PM  
October 6, 2014  
MINUTES**

**1. CALL TO ORDER: *Mayor Carey* at 7:30 p.m.**

**Present:** Mr. Gekas, Mr. Hess (arrived at 7:33), Ms. Verrill, Ms. Sorensen, Mr. Cron,  
Mr. Alvarez  
**Absent:** None  
**Excused:** Mr. Thompson

**2. PLEDGE OF ALLEGIANCE - was led by Mr. Cron.**

**3. APPROVAL OF THE AGENDA**

**Moved by:** Mr. Cron  
**Yea:** 5  
**Seconded by:** Mr. Alvarez  
**Nay:** 0  
**Abstain:** 0

**4. PUBLIC COMMENT**

**Arlene Christiansen**

- Suggested that a no parking sign be placed on the south side of Van Buren Street indicating not to park close to the corner since it is very dangerous entering or exiting University Park.

**5. PERMITS**

**A. PERMIT REQUEST TO ADD A REAR ADDITION AND DECK  
(Michael Valverde, 4111 Tennyson Road) Ward 2**

**Motion:** To approve the request for a Building Permit to add a 604 sq. ft. rear addition in place of most of an existing deck, and add 4'x15.5' of deck, located at Lot 6, Block 18, Section 5B at 4111 Tennyson Road.

**Moved by:** Mr. Gekas  
**Yea:** 6  
**Seconded by:** Mr. Alvarez  
**Nay:** 0  
**Abstain:** 0

**B. PERMIT REQUEST TO CONSTRUCT A SHED  
(Kris and Robert Moss, 4204 Tuckerman Street) Ward 2**

**Motion:** To approve the request for a Building Permit to construct an 8' x 12' x 9' storage shed (the northeast corner of the shed will be between 25 to 45 feet from the northeast corner of the property and the east side of the shed will be at least 2 feet

from the east border of the property) located on Lot 3, Block 9 at 4204 Tuckerman Street.

**Moved by:** Mr. Gekas  
**Yea:** 6

**Seconded by:** Mr. Hess  
**Nay:** 0                      **Abstain:** 0

**C. PERMIT REQUEST TO CONSTRUCT A RETAINING WALL AND A PERMIT REQUEST WITH SPECIAL EXCEPTION TO INSTALL NON-CONFORMING 6’ FENCE (Lyla Moldover and Martin Kanner, 4209 Tuckerman Street) Ward 2**

**Motion:** To approve the request for a Building Permit for a 2’ x 18’ retaining wall, located on Lot: 26, Block: 8, Section: 02 at 4209 Tuckerman Street with a condition that the Town Engineer, Mr. Sidhu inspect the site, review the plans and provide an imprimatur.

**Moved by:** Mr. Gekas  
**Yea:** 6

**Seconded by:** Mr. Hess  
**Nay:** 0                      **Abstain:** 0

**Motion:** To approve the request for a Building Permit with Special Exception for the installation of a non-conforming 6’ fence, located on Lot: 26, Block: 8, Section: 02 at 4209 Tuckerman Street. Council makes the requisite findings to approve this Special Exception per Section 4-115 Sub-sections A-E of the Town Code.

**Section 4-115. Special Exceptions.**  
The Common Council may consider an application for a special exception based upon a particular case or situation, and may approve the application provided that there is a showing of hardship, unique topography, unusual circumstances or safety considerations that warrant an exception. Special exceptions shall be granted by the Council only if it finds that such exception:

- (a) will not adversely affect the public health, safety, welfare or interest, nor the reasonable use of adjoining properties;
- (b) will not violate any covenants applicable to the property;
- (c) can be granted without substantial impairment of the purpose and intent of the Town building regulations;
- (d) will not interfere with or obstruct the visibility of motorists or cyclists; and
- (e) will not unduly impede the enforcement of any other applicable law. (Revised, effective December 12, 1989, February 28, 1998)

**Moved by:** Mr. Gekas

**Seconded by:** Mr. Hess

**Roll Call Vote:** Gekas    Yea  
                         Hess      Yea  
                         Verrill    Nay  
                         Sorensen   Nay  
                         Cron        Abstain  
                         Alvarez    Yea

**Yea:** 3

**Nay:** 2

**Abstain:** 1

**6. CONTINUING BUSINESS**

**A. CHICK-FIL-A DSP-99044/07 AT PRINCE GEORGE’S PLAZA**

**Motion:** To authorize the Mayor and Town Attorney to draft a letter on the matter of the DSP-99004/07 Prince George’s Plaza, Chick-Fil-A for the District Council hearing on October 20, 2014, and authorize the Mayor to testify at the hearing on behalf of the Town. This is specifically to oppose the variance for the drive thru and to coordinate with Hyattsville to the best of our ability.

**Moved by:** Mr. Cron  
**Yea:** 6

**Seconded by:** Mr. Gekas  
**Nay:** 0                      **Abstain:** 0

**7. NEW BUSINESS**

**A. URGING A COORDINATED APPROACH TO PLANNING AND DEVELOPMENT OF PRINCE GEORGE’S PLAZA AREA.**

**Motion:** To authorize the Mayor and Town Attorney to submit a letter to the Prince George’s County Government urging adoption of a coordinated approach to the planning and development of the Prince George’s Plaza and University Town Center area, including the Hyattsville Branch Library, a new Prince George’s County Community Center, and the Prince George’s Plaza Transit District Development Plan. Special attention should be given to stormwater management and its effects on Wells Run, the need for a demographic and market study of the area, and the development of a comprehensive transportation plan for the Hyattsville, College Park, Riverdale Park, University Park, and University of Maryland area. All appropriate local and county officials should be copied.

**Moved by:** Mr. Alvarez  
**Yea:** 6

**Seconded by:** Mr. Hess  
**Nay:** 0                      **Abstain:** 0

**8. APPROVAL OF MINUTES: *September 22, 2014***

**Moved by:** Mr. Alvarez  
**Yea:** 5

**Seconded by:** Mr. Cron  
**Nay:** 0                      **Abstain:** 1 (Hess)

**9. DEPARTMENT AND COUNCIL REPORTS**

**A. MAYOR’S REPORT ~ *Mayor Len Carey***

- Explained in detail the issue with Cafritz and the proposed stormwater work in University Park.
- Representatives of Cafritz will give an update of the project at the October 20 Council meeting. Mayor Carey asked that questions for the Cafritz representatives be emailed to him by next week.
- Reminder of the follow up meeting for the Transit Development Overlay Zone at Prince Georges Plaza scheduled for October 14, 6:30-8:30 at the Prince Georges Plaza Community Center.

**B. COUNCIL REPORTS**

**Policy, Rules and Municipal Structure Committee ~ *Ms. Sorensen***

Ms. Sorensen distributed the final report on the Town Newsletter. The report has been posted on the Town website. The Council will discuss the report on October 20 in the Work Session and in Executive Session on October 20. The Executive Session will take place in Town Hall after the work session.

**Development Overview Committee -- *Mr. Alvarez***

Mr. Alvarez reported that Cafritz is asking for a change in the secondary amendment, asking that free-standing signs be permitted to provide identification of the development.

Committee members attended the library presentation and the Prince Georges TDDP Design Workshop.

**10. ADJOURNMENT** by consent at 9:35 p.m.