

Planning, Community & Economic Development – Terry Schum
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

Townplace Suites by Marriott
Preliminary Plan of Subdivision 4-04108
Detailed Site Plan - 06018

Filed: Accepted by M-NCPPC on July 6, 2004 and later withdrawn. New pre-application notice sent on February 11, 2005. Notice of Detailed Site Plan filing sent on June 16, 2006 and September 22, 2006.

Location: West side of Baltimore Avenue, across from Hollywood Road

Applicant: Baywood Hotels

Purpose: Raze existing boarding house and construct 75-room hotel.

Status: Planning Board approved Preliminary Plan with conditions on September 8, 2005. *The Detailed Site Plan hearing is scheduled for September 4, 2008.*

RCP Greenbelt
DSP-07018

Filed: Pre-application notice filed April 17, 2007, June 27, 2007, *August 29, 2007 and November 5, 2007*

Location: South core of Greenbelt Station

Applicant: RCP Development

Purpose: Construction of 378 multifamily residential units (condos) and 80,000 SF of retail.

Status: Application has been filed and accepted. No confirmed hearing date.

Chinese Bible Church
Preliminary Plan of Subdivision - 4-07078

Filed: *Pre-application notice filed on August 27, 2007*

Location: *West side of Autoville Drive, approximately 1000' south of its intersection with Cherry Hill Road*

Applicant: *Chinese Bible Church*

Purpose: *Adjoining lot acquired. Two lots will be subdivided as one to accommodate addition to existing church*

Status: *Planning Board hearing was held on July 3, 2008. The application was approved with conditions.*

**Leonardi Rooming House
SE-4558**

Filed: Pre-application notice filed on September 19, 2007
Location: 6701 Baltimore Avenue
Applicant: Michele P. Leonardi
Purpose: Widen a shared driveway and create a parking pad to provide parking for the residents
Status: Application has not been filed.

**College Park Student Housing
Preliminary Plan 4-07095 & DSP 07062**

Filed: Pre-application notice filed on October 26, 2007 and April 23, 2008
Location: West side of Baltimore Avenue (US Route 1) at Melbourne Place
Applicant: Mark Vogel
Purpose: For the construction of a proposed student housing building
Status: Application has not been filed

**Robert Schware's Addition to College Park Woods
Preliminary Plan – 4-07101**

Filed: Pre-application notice mailed on December 27, 2007 & March 18, 2008
Location: Davidson Street
Applicant: Robert Schware
Purpose: Residential subdivision of three lots
Status: Application has been filed with a Planning Board hearing schedule for fall, 2008.

**College Park Auto Service
ROSP – 142/01**

Filed: Pre-application notice mailed on November 3, 2007
Location: 9891 Rhode Island Avenue
Applicant: Channara Keam
Purpose: Revision of site plan to increase parking, expand office, and add one repair bay
Status: Application has not been filed.

**Mosaic at Turtle Creek
DSP-08001
DPLS-336
DDS-587**

Filed: Pre-application notice mailed on February 27, 2008 and May 29, 2008
Location: 300 feet west of Mowatt Lane
Applicant: William Shipp, Attorney

Purpose: Construction of 300 multifamily units
Status: Additional departure applications needed to be filed prior to acceptance.

Rivertech
Preliminary Plan 4-08014

Filed: Pre-application notice mailed on January 25, 2008
Location: End of Rivertech Court (Raytheon)
Applicant: Unknown
Purpose: Construct an elevated parking deck
Status: Application accepted but no hearing date scheduled.

Lucero Restaurant & Grocery
DSP-07063

Filed: Pre-application notice filed on May 22, 2008
Location: 5001 & 5003 Greenbelt Road
Applicant: Lucero Restaurant/Digiterra Design
Purpose: The existing use of the property is a grocery and the additional proposed use is for a restaurant.
Status: No Application has been filed.

University View
Preliminary Plan 4-08033

Filed: Pre-application notice filed on May 16, 2008
Location: West side of US 1, between Berwyn House Road and Navahoe Street
Applicant: Otis Warren
Purpose: Subdivide one lot into two lots
Status: Application has not been filed.

University of Maryland, East Campus
Detailed Site Plan- 08030

Filed: Pre-application notice filed on June 2, 2008
Location: Southeast quadrant of Paint Branch Pkwy. and U.S. Route One.
Applicant: Foulger-Pratt Companies/Argo Investment Co.
Purpose: Commercial, retail, office, hotel, entertainment and residential development.
Status: Application has not been filed.

Special Exception and Variance 4611

Filed: Pre-application notice filed on June 25, 2008
Location: 4618 College Avenue
Applicant: Steven Behr
Purpose: to allow use as 3-unit multi-family dwelling

Status: Application has not been filed

**Domain at College Park
Zoning Map Amendment A-10011**

Filed: Pre-application notice filed on May 6, 2008
Location: South of Campus Drive and West of Mowatt Lane
Applicant: Richard Reed
Purpose: 5-story luxury multi-family building with ground floor retail
Status: Application has not been filed.

**CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING
COMMISSION**

BPV-2007-01

Filed: October 5, 2007
Applicant: Sandro Baiza
Location: 3705 Marlborough Way
Request: Revocation of Building Permit 1640 for a fence
Status: Oral argument held before the Mayor and Council on February 26, 2008 and was continued until April 1, 2008 for more deliberation. On April 8, 2008 the Mayor and Council denied the request for validation of the building permit and required the removal of the retaining wall in the front yard. The applicant is required to submit a proposal for removing all of the retaining wall at the June 3, 2008 work session. On May 7, 2008, the applicant filed in the Circuit Court for Prince George's County for judicial review of the decision.

CPV-2007-12

Filed: June 8, 2007
Applicant: Miriam Diaz
Location: 4712 Fox Street
Request: Variance to expand the existing driveway and validate in existing shed and porch
Status: Continued until further notice.

CPV-2008-02

Filed: May 29, 2008
Applicant: E. Wayne & Wendy Phillips
Location: 5021 Iroquois Street
Request: Variance to expand an existing parking pad
Status: Approved by the Advisory Planning Commission at their July 10, 2008 meeting.

CPV-2008-03

Filed: June 25, 2008
Applicant: Harrinarain Ramnarain
Location: 9713 Narragansett Parkway
Request: Variance to construct a covered front porch

Status: Approved by the Advisory Planning Commission at their July 10, 2008 meeting.

CEO-2008-01

*Filed: June 9, 2008
Applicant: Robert & Theresa Hornung
Location: 4909 Hollywood Road
Request: Variance to replace an existing 5' fence with a 5' fence
Status: Approved by the Advisory Planning Commission at their July 10, 2008 meeting.*

CEO-2008-02

*Filed: July 2, 2008
Applicant: Richard Schefer
Location: 504 Kenesaw Street
Request: Variance to extend an existing 6' stockade fence along the street line for a distance of 32'
Status: Approved by the Advisory Planning Commission at their July 10, 2008 meeting.*

APC-CEO-0013-2004

*Applicant: Robert Schnabel & Stephanie Stullich
Location: 7400 Dartmouth Avenue
Request: Insufficient time allotted to complete tasks required for compliance.
Status: The Advisory Planning Commission heard testimony from the applicants in reference to the progress of work being done to restore their house. The applicants will return in June with an update and work plan for the existing violations. June meeting was cancelled. Applicants will give update at the July 3, 2008 meeting. The July 3 meeting was rescheduled to July 10, but there was not a quorum present to hear housing code cases.*