

**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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

***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 accepted September 2008. 70-day review period has been waived. Revised application submitted however, the University of Maryland recently issued a press release indicating that they would no longer be working exclusively with Foulger-Pratt.

**Chick-Fil-A**  
**DSP-08069**

Filed: Pre-application notice sent on October 31, 2008.  
Location: Cherry Hill Road/Autoville  
Applicant: Ben Dyer Associates, Inc.  
Purpose: Chick-fil-A fast food restaurant with drive through  
Status: Application has been filed but no referral received.

**MAZZA GrandMarc Apartments/Commercial**  
**DSP-04049-01**

Filed: Pre-application notice filed November 25, 2008  
Location: West side of US Route 1, south of Hollywood Road  
Applicant: PPC / CHP Maryland Limited Partnership  
Purpose: Construction of approximately 10,000 square feet of retail commercial space.  
Status: Application has been accepted. No hearing date scheduled.

***Craftstar Townhouses***  
***DSP 04081/02***

*Filed: May 2009*  
*Location: South Core of Greenbelt Station*  
*Applicant: Craftstar Home/Dewberry*

*Purpose:* Amendment to the townhouse architecture in previously approved detailed site plan submitted by Pulte.  
*Status:* Referred as Planning Director review and approval. City of Greenbelt requested a Planning Board hearing. The hearing slated for November 5, 2009 was rescheduled to January 14, 2010 and continued again to February 11, 2010.

**K. Hovnanian Homes  
DSP 04081/04**

*Filed:* Pre-application notice filed November 5, 2009  
*Location:* South Core of Greenbelt Station  
*Applicant:* K. Hovnanian Homes  
*Purpose:* Amendment to the townhouse architecture in previously approved detailed site plan submitted by Pulte.  
*Status:* No application has been filed.

**N.V. Homes  
DSP 04081/05**

*Filed:* Pre-application notice filed November 5, 2009  
*Location:* South Core of Greenbelt Station  
*Applicant:* N.V. Homes  
*Purpose:* Amendment to architecture for two over two units approved for Pulte.  
*Status:* No application has been filed.

**Steven Behr House  
SE 4611 and DDS 590**

*Filed:* Pre-application notice sent July 31, 2009  
*Location:* 4618 College Avenue  
*Applicant:* Steven Behr  
*Purpose:* To vary the bedroom percentages allowed and validate the existing driveway width.  
*Status:* A Planning Board hearing is scheduled for December 17, 2009 prior to being scheduled before the Zoning Hearing Examiner.

**Litton Technology Center/Riverside  
Preliminary Plan 4-09022**

*Filed:* Pre-application notice sent June 29, 2009  
*Location:* End of 51<sup>st</sup> and 52<sup>nd</sup> Avenues and north side of River Road in the College Park/Riverdale Transit Development Overlay Zone (TDOZ).  
*Applicant:* University of Maryland  
*Purpose:* Resubdivision of two existing plats of subdivision for office and research development  
*Status:* Application has not been referred.

## **M-Square, University of Maryland Research Park Detailed Site Plan**

*Filed: September 11, 2009*  
*Location: 4400, 4500 and 4600 River Road, College Park, MD*  
*Applicant: Mannekin/COPT*  
*Purpose: Development of 3 – 5-story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.*  
*Status: Application has not been referred.*

## **Starview Plaza DSP 08010/02**

*Filed: Pre-application notice filed August 31, 2009*  
*Location: 8700 Baltimore Avenue*  
*Applicant: Starview Plaza*  
*Purpose: Revision of the previously approved DSP (08010/01) to include construction in two phases*  
*Status: Application accepted for expedited review. On November 5, 2009 the Planning Board approved the application and final resolution. A ground breaking is scheduled for December 14, 2009 at 11:30 a.m. on site.*

## **Chinese Bible Church of College Park DSP 09010**

*Filed: Pre-application notice sent November 5, 2009*  
*Location: 9618 Autoville Drive*  
*Applicant: Chinese Bible Church of College Park, Inc.*  
*Purpose: Addition to existing church and expansion of parking lot*  
*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.*

*Oral arguments were heard in the Circuit Court on December 19, 2008 and the judge ruled in favor of the City. The applicant has appealed this decision to the Court of Special Appeals and is scheduled to be heard in March 2010.*

**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.*

**APC-CEO-0013-2004**

Applicant: *Robert Schnabel & Stephanie Stulich*

Location: *7400 Dartmouth Avenue*

Request *Insufficient time allotted to complete tasks required for compliance.*

Status: *At the APC's December 3, 2009 meeting the applicant submitted an updated timeline and photographs of the progress made on the property violations. They will submit a written interim progress report in June 2010 and will meet before the APC again in December 2010.*

**CPD-2009-01**

Filed:

Applicant: *Hamid Fallahi (Darcars)*

Location: *9330 Baltimore Avenue*

Request: *Departure to erect a freestanding sign*

Status: *Continued until further notice.*

**CEO-2009-02**

Filed: *September 9, 2009*

Applicant: *Lesley Franc*

Location: *5115 Kennebunk Terrace*

Request: *Variance to construct a 4' fence in the front yard*

Status: *Denied by the Mayor and Council at their November 24, 2009 meeting.*

**CPV-2009-10**

Filed: *September 3, 2009*

Applicant: *Fidel & Regina Martin*

Location: *4808 Erskine Road*

Request: *Variance to construct a 6' x 20' covered front porch*

Status: *Approved by the Mayor and Council at their November 24, 2009 meeting.*

**CPV-2009-09**

*Filed: September 2, 2009*

*Applicant: Anthony & Theresa Sefcik*

*Location: 9603 50<sup>th</sup> Place*

*Request: Variance to validate a carport and two sheds*

*Status: Approved by the Mayor and Council at their December 8, 2009 meeting.*

**CPV-2009-11**

*Filed: August 31, 2009*

*Applicant: Christopher Martin*

*Location: 5027 Muskogee Street*

*Request: Variance to permit construction of a 10.5' x 20.0' driveway partially in front of the house and to validate the existing front yard and side yard setbacks*

*Status: On December 1, 2009, the applicant requested oral argument before the Mayor and Council. The hearing is scheduled for January 26, 2009.*

**CPV-2009-06**

*Filed: July 1, 2009*

*Applicant: James Song*

*Location: 9030 Rhode Island Avenue*

*Request: Variance to construct a 34' x 30.6' addition*

*Status: Approved by the Mayor and Council at their December 8, 2009 meeting.*

**CPV-2009-13**

*Filed: October 26, 2009*

*Applicant: Thomas Abell*

*Location: 4811 Muskogee Street*

*Request: Variance to validate an existing 10-foot fence at the property line*

*Status: Denied by the Mayor and Council at their December 8, 2009 meeting.*

**CEO-2009-03**

*Filed: November 9, 2009*

*Applicant: Theresa Hudak*

*Location: 5016 Berwyn Road*

*Request: Variance to install a 6-foot high board-on-board fence and gate in the front yard to enclose a driveway*

*Status: Approval recommended by the Advisory Planning Commission at their December 3, 2009 meeting.*

**CPV-2009-14**

*Filed: November 17, 2009*

*Applicant: Fidel and Vilma Interano*

*Location: 8101 51<sup>st</sup> Avenue*

*Request: Variance to modify a Board of Appeals for Prince George's County condition of approval to allow the enclosure of an existing carport*

*Status: Approval recommended by the Advisory Planning Commission at their December 3, 2009 meeting.*