

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

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 not been filed.

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. The applicant appeared before the Zoning Hearing Examiner on March 10, 2010 to amend two conditions associated with DSP-04049, which were recommended for approval.

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, continued to February 11, 2010 and continued again to March 4, 2010. The hearing has now been continued indefinitely.

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: On December 17, 2009, the Planning Board recommended approval with conditions. The Zoning Hearing Examiner heard the case on February 3, 2010 and continued the hearing to March 31, 2010. A decision is pending.

Litton Technology Center/Riverside
Preliminary Plan 4-09022

Filed: Pre-application notice sent June 29, 2009
Location: End of 51st and 52nd 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 been accepted but no hearing date has been scheduled.

**M-Square, University of Maryland Research Park
DSP-09028**

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 been accepted and a Planning Board hearing is scheduled for June 17, 2010.

**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 been accepted and Planning Board hearing is scheduled for June 3, 2010.

**Baywood Hotels
DSP 10005**

Filed: Pre-application notice sent January 28, 2010
Location: 9137 Baltimore Avenue
Applicant: Baywood Hotels
Purpose: Replacement of the existing Howard Johnsons and Days Inn hotels with two new hotels. Applicant is also proposing to construct approximately 8,835 square feet of commercial office and retail space on the property
Status: Application has not been filed.

**Domain at College Park
Conceptual Site Plan CSP-09002
Preliminary Plan 4-09039**

Filed: Pre-application notice filed March 22, 2010
Location: 7720 Mowatt Lane (Southwest intersection of Campus Drive & Mowatt Lane)
Applicant: The Hanover Company
Purpose: Mixed-use development, Multifamily & Retail
Status: Application has been accepted and a Planning Board hearing is scheduled for June 3, 2010.

**University Gardens
Certification of Non-Conforming Use
NCU-2036-2010-U**

*Filed: Pre-application notice dated May 6, 2010
Location: 4620 Knox Road
Purpose: To certify existing residential apartment buildings constructed in 1947
Status: Application has not been accepted.*

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 a hearing was held on February 8, 2010. A decision is pending.*

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 Stullich
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-2010-01

Filed: March 19, 2010
Applicant: William Cann
Location: 8611 Rhode Island Avenue
Request: Variance to construct a 6' fence along the side lot line that is a continuation of the front lot line of the adjacent property
Status: Approved by the Mayor and Council at their May 11, 2010 meeting.

CPV-2010-01

Filed: April 17, 2010
Applicant: Nuyeed Rahmotin Kimbria
Location: 9020 Autoville Drive
Request: Variance to expand an existing driveway and validate the existing home
Status: The Advisory Planning Commission recommended at their May 6, 2010 meeting to approve the variance for the front yard setback requirement and deny the variance for the parking requirement.

CPV-2010-02

Filed: April 23, 2010
Applicant: James Bucheister
Location: 9118 48th Place
Request: Variance to construct an 8-foot by 8-foot entry and front porch addition
Status: Approval recommended by the Advisory Planning Commission at their May 6, 2010 meeting.

CPV-2010-04

Filed: April 25, 2010
Applicant: Michael Smith and Anne Roberts-Smith
Location: 4605 Drexel Road
Request: Variance to construct an enclosed porch
Status: Approval recommended by the Advisory Planning Commission at their May 6, 2010 meeting.

CEO-2010-02

Filed: April 27, 2010

Applicant: Adam and Yoko Kushner

Location: 5013 Hollywood Road

Request: Variance to construct a 4-foot high wood picket fence in the front and side yard

Status: Approval recommended by the Advisory Planning Commission at their May 6, 2010 meeting.