

**Planning, Community & Economic Development – Terry Schum**  
**(301) 277-3445**

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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. The District Council will hear the case on June 21, 2010.

***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 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 been withdrawn but is likely to be refiled at a later date.*

**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 but the applicant has waived the 70-day appeal period. The Planning Board hearing has not been scheduled.*

**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 24, 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: A Planning Board hearing was held on June 3, 2010 for the Conceptual Site Plan. The Preliminary Plan hearing is scheduled for June 17, 2010.*

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

*Filed: Pre-application notice dated May 6, 2010  
Location: 4620 Knox Road  
Applicant: Tom Farasy  
Purpose: To certify existing residential apartment buildings constructed in 19471  
Status: Application has not been accepted.*

**The Mosaic at Turtle Creek  
DPLS-354**

*Filed: Pre-application notice filed June 3, 2010  
Location: 300 feet West of Mowatt Lane  
Purpose: Requesting a revised parking ratio pursuant to Section 27-568(1) of the Prince George's County Code  
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.*

**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: *Approved by the Mayor & Council at their June 8, 2010 meeting.*

**CPV-2010-02**

Filed: *April 23, 2010*  
Applicant: *James Bucheister*  
Location: *9118 48<sup>th</sup> Place*  
Request: *Variance to construct an 8-foot by 8-foot entry and front porch addition*  
Status: *Approved by the Mayor and Council at their June 8, 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: Approved by the Mayor and Council at their June 8, 2010 meeting*

**CPV-2010-05**

*Filed: April 26, 2010*  
*Applicant: Amber Reamy & Richard Leizear*  
*Location: 9903 47<sup>th</sup> Place*  
*Request: Variance to replace an existing shed*  
*Status: Denial recommended by the Advisory Planning Commission at their June 3, 2010 meeting.*

**CPV-2010-06**

*Filed: May 13, 2010*  
*Applicant: Daniel Ryan*  
*Location: 4613 Drexel Road*  
*Request: Variance to enlarge an existing garage*  
*Status: Approval recommended by the Advisory Planning Commission at their June 3, 2010 meeting.*

**CPV-2010-07**

*Filed: May 17, 2010*  
*Applicant: Embry A.M.E. Church*  
*Location: 5101 Lakeland Road*  
*Request: Variance to build an addition*  
*Status: Approval recommended by the Advisory Planning Commission at their June 3, 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: Approved by the Mayor and Council at their June 8, 2010 meeting*

**CEO-2010-03**

*Filed: May 21, 2010*  
*Applicant: Gemma Evans*  
*Location: 9419 Rhode Island Avenue*  
*Request: Variance to construct a 4-foot high wood picket fence*  
*Status: Approval recommended by the Advisory Planning Commission at their June 3, 2010 meeting.*