

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

***Maryland Book Exchange***  
***Detailed Site Plan DSP-10028***

*Filed: Acceptance letter mailed July 11, 2011*  
*Location: 7501 Baltimore Avenue*  
*Applicant: R & J Company, LLC*  
*Purpose: Reconstruction of the Maryland Book Exchange site to include 341 units of student and academic related housing and 14,300 square feet of retail including the relocation of the Maryland Book Exchange.*  
*Status: City Council is recommending disapproval. Planning Board hearing is November 3, 2011 at 10:00 am.*

***Embry A.M.E. Church***  
***Special Exception SE-4702***

*Filed: Pre-application notice sent May 9, 2011*  
*Location: 5101 Lakeland Road*  
*Applicant: Embry A.M.E. Church*  
*Purpose: Proposal to construct a one-story addition to provide expanded office, kitchen and bathroom facilities.*  
*Status: No application has been filed.*

***The Cafritz Property at Riverdale Park***  
***Conceptual Site Plan – 11005 & Rezoning to MXT/TDOZ***  
***Mixed-Use Town Center, MUTC; A-10018***

*Filed: Informational notice mailed June 6, 2011 and August 17, 2011*  
*Location: East side of US Route 1 approximately 1400' north of intersection with MD 410.*  
*Applicant: Jane & Calvin Cafritz*  
*Purpose: Development of a mixed-use community in phases. The first phase proposes a Whole Foods grocery, over 100,000 sf. of retail and restaurants and 22,000 sf. of general office space. The second phase proposes 995 residential units and a 120-room hotel.*  
*Status: The applicant is continuing to hold briefings with community groups and is scheduled on the November 1, 2011 City Council Worksession.*

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

Filed: September 11, 2009  
Location: 4400, 4500 and 4600 River Road, College Park, MD  
Applicant: COPT/University of Maryland  
Purpose: Development of three 5-story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.  
Status: *The University of Maryland has reactivated this application but a Planning Board hearing date has not been finalized.*

**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.

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

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

**College Park Homes I  
CNU-12116-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 6923 Carleton Terrace  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not been accepted.

**College Park Homes II  
CNU-12112-15-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 7007, 7009, 7015 & 7017 Fordham Court  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not been accepted.

**College Park Homes III  
CNU-12117-19-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 7011, 7011A & 7013 Fordham Court  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not been accepted.

**Stephens Apartments  
CNU-20554-2010**

Filed: Pre-application notice filed September 29, 2010  
Location: 7404 Columbia Avenue  
Purpose: Certification of a six (6) unit apartment building built in 1957  
Status: *City Council recommended approval on July 12, 2011 and the Planning Board approved on July 14, 2011.*

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

**CPV-2011-01**

*Applicant: Ilan Lagziel  
Location: 9511 49<sup>th</sup> Avenue  
Request: Variance from front and side yard setbacks to construct a porch and attached garage.  
Status: An Oral argument was heard on September 27, 2011. Mayor and Council upheld APC's decision to approve the porch variance and denied the applicant's request for a variance to construct an attached garage.*

**CPV-2011-02**

*Applicant: Faramarz Sabouri on behalf of James Allen  
Location: 9505 49<sup>th</sup> Place  
Request: Variance to construct a new dwelling  
Status: Denied by the Mayor and Council at their October 11, 2011 meeting.*

**CPV-2011-03**

*Applicant: S. Suzanne Mattingly  
Location: 9740 51<sup>st</sup> Place  
Request: Variance to construct a 4 x 6 front porch  
Status: Approved by the Mayor and Council at their September 13, 2011 meeting.*

**CPV-2011-04**

*Applicant: Neil Ordiers  
Location: 9603 53<sup>rd</sup> Avenue  
Request: Variance to validate existing conditions and to construct a 1-foot by 8-foot addition  
Status: Approval recommended by the Advisory Planning Commission at their October 6, 2011 meeting.*

**11-0002760**

*Appellant: Roy Cogliandolo, Friendly Computer Store  
Location: 9205 Baltimore Avenue  
Request: Appeal of violation notice prohibiting A-framed signs at street  
Status: The Advisory Planning Commission at their October 6, 2011 meeting voted 5-0-0 to affirm the corrective order to deny the appeal request and the appellant must remove the A-street signs until such time that proper permits are obtained.*

**11-00002846**

*Appellant: Gregory Teal  
Location: 9104 Rhode Island Avenue  
Request: Appeal of violation notice for basement stair tread width  
Status: The Advisory Planning Commission at their October 6, 2011 meeting voted 5-0-0 to approve the requested waiver with the condition that the appellant install a second hand rail coming down the basement stairs.*