

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

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: Planning Board hearing is currently scheduled for October 20, 2011 but there is a possibility it may be continued.

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 has not made a final decision on which rezoning strategy to pursue.

**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 and a Planning Board hearing date in mid to late October is likely.*

**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

CPD-2011-01

*Applicant: Delta, Delta, Delta, NHC
Location: 4604 College Avenue
Request: Departure from Parking and Loading. A departure of 8 spaces from the required 9 spaces.
Status: On July 5, 2011, the applicant requested that the hearing be continued until the September 1, 2011 APC meeting. At their July 7, 2011 meeting, the Advisory Planning Commission voted 5-0-0 to continue the hearing until the September meeting and at the September 1, 2011 meeting APC voted 6-0-0 to continue the hearing until the October 6, 2011 meeting.*

CPV-2011-01

*Applicant: Ilan Lagziel
Location: 9511 49th Avenue
Request: Variance from front and side yard setbacks to construct a porch and attached garage.
Status: Approval recommended by the Advisory Planning Commission at their July 7, 2011 meeting. On July 18, 2011, oral argument was submitted by Councilmembers Patrick Wojahn and Christine Nagle indicating that an abutting property owner did not receive the public hearing notice. On August 3, 2011, the Mayor and Council voted to remand the case back to the APC to take additional testimony. A new public hearing was held on August 11, 2011 to hear testimony from persons who did not receive the required statutory notice and to make amendments to the recommendations if appropriate. The APC voted on August 11, 2011 that the supplemental testimony was not sufficient to cause a change in the APC's recommendation. On September 6, 2011 oral argument was submitted by Christine Nagle and Patrick Wojahn indicating that the action of the Advisory*

Planning Commission was not unanimous. An oral public hearing is scheduled for September 27, 2011.

CPV-2011-02

Applicant: Faramarz Sabouri on behalf of James Allen

Location: 9505 49th Place

Request: Variance to construct a new dwelling

Status: Denial recommended by the Advisory Planning Commission at their September 1, 2011 meeting.

CPV-2011-03

Applicant: S. Suzanne Mattingly

Location: 9740 51st Place

Request: Variance to construct a 4 x 6 front porch

Status: Approval recommended by the Advisory Planning Commission at their September 1, 2011 meeting.