

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

***Greenbelt Station (4-01026)***

***Motion for Suspension of the Rules***

***Request for Reconsideration (Condition Nos. 1, 2 and Finding No. 7)***

*Filed: Letter to Chair Elizabeth Hewlett dated April 5, 2012*  
*Location: Greenbelt Station*  
*Applicant: Norman Rivera, Attorney for owner, Sun Trust Bank*  
*Purpose: To address the methodology used for the determination of adequate public facilities for transportation as modified by the action of the County Council in 2002 in enacting the General Plan.*  
*Status: Planning Board will discuss the request on May 10, 2012.*

***Cafritz Property at Riverdale Park***

***Preliminary Plan of Subdivision, 4-12004***

*Filed: Informational notice mailed on January 20, 2012*  
*Location: East side of US Rt. 1 approximately 1400' north of MD 410*  
*Applicant: James & Calvin Cafritz*  
*Purpose: To subdivide the property for mixed-use development*  
*Status: Application has not been filed.*

***Yale House***

***Detailed Site Plan DSP-11005***

*Filed: Informational notice mailed October 26, 2011*  
*Location: 7302 Yale Avenue*  
*Applicant: Agent is Courtney Galiber, RLA, ASLA*  
*Purpose: To obtain approval of site improvements already constructed; to increase the number of student housing apartment units from 6 to 10; and to obtain relief from all Landscape Manual requirements.*  
*Status: The application is in the process of being modified to include a request for rezoning from R-18 to M-U-I in order to address the residential density.*

**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 recommended disapproval. Planning Board hearing was held on December 8, 2011 and the application was continued to January 19, 2012 to enable the applicant to revise plans. A revised design for the Yale Avenue façade was submitted and approved with conditions by the Planning Board. The City Council filed an appeal of this decision to the District Council. Oral argument is expected to be scheduled in July.*

**Embry A.M.E. Church  
Special Exception SE-4702/VSE-4702/DPLS-371**

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: *The application has been accepted by M-NCPPC and is likely to be scheduled for a public hearing in May. This application will be on the May 15 City Council Worksession.*

**The Cafritz Property at Riverdale Park  
Mixed-Use Town Center, MUTC; A-10018**

Filed: Informational notice mailed June 6, 2011 and August 17, 2011.  
Application accepted on October 14, 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 application was scheduled for a Planning Board hearing on December 15, 2011 and continued to January 12, 2012 at which time the Planning Board approved with conditions. The City Council recommended denial of the zoning request. The District Council will make the final decision on the project and is holding an evidentiary hearing on the case. The hearing began on April 11, 2012 and convened again on April 30, May 4, May 7 and is likely to be concluded on May 11.*

**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.

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

*CPV-2012-01*

*Applicant: Robert Defibaugh on behalf of Joel Moien  
Location: 4917 Fox Street  
Request: Variance to install a dog run  
Status: The Advisory Planning Commission at their May 3, 2012 meeting voted 5-0-0 to recommend approval for the requested variance.*

*CEO-2012-01*

*Appellant: Philip Tou & Xin Zeng*

*Location: 9501 50<sup>th</sup> Place*

*Request Variance to construct a four-foot chain link fence*

*Status: The Advisory Planning Commission at their May 3, 2012 meeting voted 5-0-0 to recommend approval of the requested waiver with the condition that the proposed fence be of a rust resilient material and the existing fence located on the east side of the property be removed and replaced.*