

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

***Koons Property***

***Detailed Site Plan DSP-12034***

*Filed: Informational notice mailed September 28, 2012*  
*Location: US Route 1 and Berwyn House Road*  
*Applicant: Koons Ford*  
*Purpose: A mixed-use development that will include a hotel and approximately 25,000 square feet of retail as well as a request to rezone the rear of the property from the R-55 Zone to the M-U-I Zone.*  
*Status: Application has not been accepted.*

***Litton Technology Center***

***Preliminary Plan 4-12014***

*Filed: Informational notice mailed July 18, 2012*  
*Location: 4400, 4500 and 4600 River Road*  
*Applicant: Joyce Engineering Corporation for University of Maryland*  
*Purpose: Re-subdivide the subject property to permit the development of a Commercial Office and Research Park on the entire 48.57 acre property.*  
*Status: Application has not been accepted.*

***Pregnancy Aid Center***

***Detailed Site Plan DSP-12030***

*Filed: Informational notice mailed July 26, 2012*  
*Location: Intersection of Erie Street and Baltimore Avenue*  
*Applicant: Dewberry & Davis. LLC*  
*Purpose: Approximately 30x50 building addition and paving the existing gravel parking area.*  
*Status: Application has not been accepted.*

***Shaban Property***

***Zoning Map Amendment A-10027***

*Filed: Informational notice mailed June 5, 2012*  
*Location: 9900 Rhode Island Avenue*  
*Applicant: Randy & Shahida Shaban*  
*Purpose: Rezone O-S property back to C-S-C*  
*Status: Application has not been accepted.*

***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: Jane & Calvin Cafritz  
Purpose: To subdivide the property for mixed-use development  
Status: Application has been accepted and a public hearing is tentatively scheduled for January 10, 2013.*

***Cafritz Property at Riverdale Park  
Detailed Site Plan DSP-12004***

*Filed: Informational notice mailed on July 25, 2012  
Location: East side of US Rt. 1 approximately 1400' north of MD 410  
Applicant: Jane & Calvin Cafritz  
Purpose: Site infrastructure and 182,000 sf of commercial, 35,000 sf Whole Foods Market and a multifamily building.  
Status: Application has not been accepted.*

***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; to obtain relief from all Landscape Manual requirements, and to rezone property from R-18 to M-U-1 to address the residential density.  
Status: Application has been accepted but no hearing date scheduled.*

***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 was held on July 9, 2012 and the case was taken under advisement. On July 24, 2012, the District Council issued an order*

*of remand to the Planning Board and a new public hearing was held on September 13, 2012. The Planning Board approved the revised plans with conditions. The District Council has scheduled a public hearing for October 30, 2012.*

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

### **CPD-2012-01**

*Applicant: Alpha Tau Omega House  
Location: 4611 College Avenue  
Request: Departure from Number of Parking and Loading Spaces  
Status: Approved by the Mayor and Council at their October 9, 2012 meeting.*

### **CNU-2012-01**

*Applicant: New Spellman House Associates, LLC  
Location: 4711 Berwyn House Road  
Request: Certification of Nonconforming Use  
Status: The recommendation of the Advisory Planning Commission is final as of October 9, 2012 and the nonconforming use is certified. There were no reviews requested from the Mayor and Council.*

### **CNU-2012-02**

*Applicant: Blair Smith  
Location: 7018 Wake Forest Drive  
Request: Certification of Nonconforming Use of a multi-family dwelling for 3 dwelling units in the R-18 zone.  
Status: Scheduled for the Advisory Planning Commission Public Hearing on November 1, 2012.*

### **CNU-2012-03**

*Applicant: Elaine Brincefield  
Location: 7405 Columbia Avenue  
Request: Certification of Nonconforming Use of a multi-family dwelling for 7 dwelling units in the R-18 zone.  
Status: Scheduled for the Advisory Planning Commission Public Hearing on November 1, 2012.*

### **CNU-2012-04**

*Applicant: University Gardens  
Location: 4620 Knox Road  
Request: Certification of Nonconforming Use  
Status: Application has not been accepted.*