

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

**Townplace Suites by Marriott**  
**Preliminary Plan of Subdivision 4-04108**  
**Detailed Site Plan - 06018**

Filed: Accepted by M-NCPPC on July 6, 2004 and later withdrawn. New pre-application notice sent on February 11, 2005. Notice of Detailed Site Plan filing sent on June 16, 2006 and September 22, 2006.

Location: West side of Baltimore Avenue, across from Hollywood Road

Applicant: Baywood Hotels

Purpose: Raze existing boarding house and construct 75-room hotel.

Status: Planning Board approved Preliminary Plan with conditions on September 8, 2005. Planning Board approved the Detailed Site Plan with conditions on September 18, 2008.

**RCP Greenbelt**  
**DSP-07018**

Filed: Pre-application notice filed April 17, 2007, June 27, 2007, *August 29, 2007 and November 5, 2007*

Location: South core of Greenbelt Station

Applicant: RCP Development

Purpose: Construction of 378 multifamily residential units (condos) and 80,000 SF of retail.

Status: Application has been filed and accepted. No confirmed hearing date.

**College Park Student Housing (Varsity)**  
**Preliminary Plan 4-07095 & DSP 07062**

Filed: *Pre-application notice filed on October 26, 2007 and April 23, 2008*

Location: *West side of Baltimore Avenue (US Route 1) at Melbourne Place*

Applicant: *Mark Vogel*

Purpose: *For the construction of student housing and retail*

Status: *Preliminary Plan application has been filed with a Planning Board hearing scheduled for November 13, 2008.*

**Robert Schware's Addition to College Park Woods  
Preliminary Plan – 4-07101**

*Filed: Pre-application notice mailed on December 27, 2007 & March 18, 2008*  
*Location: Davidson Street*  
*Applicant: Robert Schware*  
*Purpose: Residential subdivision of three lots*  
*Status: Planning Board approved with conditions on September 18, 2008.*

**Mosaic at Turtle Creek  
DSP-08001  
DPLS-336  
DDS-587**

*Filed: Pre-application notice mailed on February 27, 2008 and May 29, 2008*  
*Location: 300 feet west of Mowatt Lane*  
*Applicant: William Shipp, Attorney*  
*Purpose: Construction of 300 multifamily units*  
*Status: Planning Board hearing scheduled for October 30, 2008.*

**Lucero Restaurant & Grocery  
DSP-07063**

*Filed: Pre-application notice filed on May 22, 2008*  
*Location: 5001 & 5003 Greenbelt Road*  
*Applicant: Lucero Restaurant/Digiterra Design*  
*Purpose: The existing use of the property is a grocery and the additional proposed use is for a restaurant.*  
*Status: No Application has been filed.*

**University View (Overlook)  
Preliminary Plan 4-08033**

*Filed: Pre-application notice filed on May 16, 2008*  
*Location: West side of US 1, between Berwyn House Road and Navahoe Street*  
*Applicant: Otis Warren*  
*Purpose: Subdivide one lot into two lots*  
*Status: Planning Board hearing scheduled for November 6, 2008.*

**University of Maryland, East Campus  
Detailed Site Plan- 08030**

*Filed: Pre-application notice filed on June 2, 2008*  
*Location: Southeast quadrant of Paint Branch Pkwy. and U.S. Route One.*  
*Applicant: Foulger-Pratt Companies/Argo Investment Co.*

*Purpose: Commercial, retail, office, hotel, entertainment and residential development.*  
*Status: Application accepted September 2008. 70-day review period has been waived.*

### **Special Exception and Variance 4611**

*Filed: Pre-application notice filed on June 25, 2008*  
*Location: 4618 College Avenue*  
*Applicant: Steven Behr*  
*Purpose: to allow use as 3-unit multi-family dwelling*  
*Status: Application has been filed*

### **Domain at College Park Zoning Map Amendment A-10011**

*Filed: Pre-application notice filed on May 6, 2008*  
*Location: South of Campus Drive and West of Mowatt Lane*  
*Applicant: Domain College Park, LLC*  
*Purpose: Rezone property from R-55 to M-X-T to construct a 5-story luxury multi-family building with ground floor retail*  
*Status: Application was accepted on July 28, 2008. Planning Board review expected in December 2008 prior to going to the Zoning Hearing Examiner.*

### **Vacation of Plat Petition**

*Filed: Letter received July 29, 2008*  
*Location: Washington Metropolitan Area Transit Authority*  
*Applicant: Kropp's Addition Subdivision`*  
*Purpose: Vacate unimproved right-of-way.*  
*Status: No hearing date.*

## **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 are scheduled at the Circuit Court for December 19, 2008.*

**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.*

**CPV-2008-02**

Filed: May 29, 2008  
Applicant: E. Wayne & Wendy Phillips  
Location: 5021 Iroquois Street  
Request: Variance to expand an existing parking pad  
Status: *Oral argument was held before the Mayor and Council on September 23, 2008. Mayor and Council upheld APC's decision to approve the variance.*

**APC-CEO-0013-2004**

Applicant: Robert Schnabel & Stephanie Stullich  
Location: 7400 Dartmouth Avenue  
Request: *Insufficient time allotted to complete tasks required for compliance.*  
Status: *The Advisory Planning Commission heard testimony from the applicants in reference to the progress of work being done to restore their house. The applicants will return in January 2009 with an update and submit a timeframe for completing the remaining violations.*

**CEO-2008-03**

Filed: September 24, 2008  
Applicant: Anabel Ramos  
Location: 9325 Rhode Island Avenue  
Request: Variance to construct a six foot (6') fence  
Status: *Approval recommended by the Advisory Planning Commission at their October 2, 2008 meeting.*