

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

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Status: *This application has been withdrawn.*

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: Construction of 259 units of student housing and 22,000 square feet retail
Status: *Planning Board approved Preliminary Plan on December 18, 2008, Detailed Site Plan on January 22, 2009 and the District Council approved the rezoning request on March 23, 2009. The State Board of Public Works recently approved the land exchange involving the University of Maryland and M-NCPPC.*

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. Revised application submitted but no hearing date set.

**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 recommended approval on December 18, 2008 and Zoning Hearing Examiner heard the case on January 21, 2009 and filed a decision with the District Council on April 3, 2009. The decision recommends approval with conditions.

**Chick-Fil-A
DSP-08069**

Filed: Pre-application notice sent on October 31, 2008.
Location: Cherry Hill Road/Autoville
Applicant: Ben Dyer Associates, Inc.
Purpose: Chick-fil-A fast food restaurant with drive through
Status: Application has been filed but no referral received.

**MAZZA GrandMarc Apartments/Commercial
DSP-04049-01**

Filed: Pre-application notice filed November 25, 2008
Location: Westside of US Route 1, south of Hollywood Road
Applicant: PPC / CHP Maryland Limited Partnership
Purpose: Construction of approximately 10,000 square feet of retail commercial
Status: Application has been accepted. No hearing date scheduled.

**University View Village
DSP-08080**

Filed: Pre-application notice sent December 10, 2008
Location: 8400 Baltimore Avenue
Applicant: Clark Enterprises
Purpose: Two mixed-use student housing buildings with lower level retail and parking garage
Status: *Application has been accepted. Planning Board hearing scheduled for May 21, 2009.*

**Cherry Hill Park
SE-4619**

*Filed: November 1, 2007
Location: Cherry Hill Road, North of I-95
Applicant: Chirp Resorts, LLC
Purpose: Add 16 acres, 30 cabins, a lodge, indoor pool, pavilion, miniature golf, offices and meeting room
Status: Application is outside of the city limits. Possible Planning Board review date on June 25, 2009 before being scheduled at the Zoning Hearing Examiner.*

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 were heard in the Circuit Court on December 19, 2008 and the judge ruled in favor of the City. The applicant has appealed this decision.*

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.*

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 applicants presented a status report at the February 5, 2009 APC meeting. The applicants will return in July to present an updated report.*

CPV-2009-02

Filed: February 23, 2009
Applicant: Madeline Zilfi
Location: 7005 Wake Forest Drive
Request: Variance to construct a 7.2' x 25.1' addition
Status: Approved by the Mayor and Council at their April 15, 2009 meeting.

CPV-2009-03

Filed: April 20, 2009
Applicant: Harman's Fabric and Furniture Shoppe, c/o Duane R. Gooch, etal
Location: 4900 Greenbelt Road
Request: Variances to validate existing buildings
Status: Approval recommended by the Advisory Planning Commission at their May 7, 2009 meeting.

CPV-2009-04

Filed: April 21, 2009
Applicant: Jose Ortega-Mendez
Location: 5020 Nantucket Road
Request: Variances to widen an existing driveway and validate an existing carport
Status: The Advisory Planning Commission recommended at their May 7, 2009 meeting to approve validation of the existing carport and deny widening of the existing driveway

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