

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

***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 and was affirmed by the District Council in its notice of final decision dated August 7, 2009.

**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: West side 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 space.  
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: *Planning Board approved with conditions on May 21, 2009. The District Council opted not to hear the case. The appeal period closed on July 16, 2009 and no objections or appeals were filed.*

**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. No hearing date has been scheduled.*

**Craftstar Townhouses  
DSP 04081/02**

Filed: May 2009  
Location: South Core of Greenbelt Station  
Applicant: Craftstar Home/Dewberry  
Purpose: *Amendment to the architecture in previously approved detailed site plan submitted by Pulte.*  
Status: *Referred as Planning Director review and approval. City of Greenbelt requested a Planning Board hearing which has not yet been scheduled.*

**Steven Behr House  
SE 4611 and DDS 590**

*Filed: Pre-application notice sent July 31, 2009  
Location: 4618 College Avenue  
Applicant: Steven Behr  
Purpose: To vary the bedroom percentages allowed and validate the existing driveway width.  
Status: Application has not been filed.*

**Litton Technology Center  
Preliminary Plan 4-09022**

*Filed: Pre-application notice sent June 29, 2009  
Location: End of 51<sup>st</sup> and 52<sup>nd</sup> Avenues and north side of River Road in the College Park/Riverdale Transit Development Overlay Zone (TDOZ).  
Applicant: University of Maryland  
Purpose: Resubdivision of two existing plats of subdivision for office and research development  
Status: Application has not been filed.*

**Lucero Restaurant and Grocery  
DSP 07063**

*Filed: Pre-application notice sent September 11, 2008.  
Location: South side of Greenbelt Road near intersection with MD 193.  
Applicant: Lucero Restaurant  
Purpose: Expansion of an existing building into a 2,140 sf restaurant.  
Status: Planning Board hearing tentatively scheduled for November 5, 2009.*

**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 requested an extension until the September 3, 2009 meeting. APC granted the extension until the December 3, 2009.*

**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. Oral argument was requested by Councilmember Wojahn. The oral argument hearing was held on Tuesday, August 11, 2009 at 6:30 p.m. and the City Council upheld the APC's recommendation.

**CPD-2009-01**

*Filed:  
Applicant: Hamid Fallahi (Darcars)  
Location: 9330 Baltimore Avenue  
Request: Departure to erect a freestanding sign  
Status: Continued until further notice.*

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