

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

**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.

***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. The Planning Board hearing date is scheduled for September 10, 2009 and M-NCPPC staff is recommending approval with conditions.*

**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 is scheduled for November 5, 2009.*

**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 accepted.*

**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 accepted.*

**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 Stulich*  
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 meeting.*

### **CPD-2009-01**

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

**CPV-2009-07**

*Filed: August 27, 2009*  
*Applicant: Maria & Florencio Contreras*  
*Location: 9701 47<sup>th</sup> Place*  
*Request: Variance to construct a 6 1/2' x 25' covered front porch*  
*Status: Approval recommended by the Advisory Planning Commission at their September 3, 2009 meeting.*

**CPV-2009-08**

*Filed: August 26, 2009*  
*Applicant: Prema Aiyer*  
*Location: 9603 48<sup>th</sup> Place*  
*Request: Variance to construct a 7.5' x 33.3' covered front porch*  
*Status: Approval recommended by the Advisory Planning Commission at their September 3, 2009 meeting.*

: