

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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

***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; and to obtain relief from all Landscape Manual requirements.*  
*Status: Application has been accepted but no public hearing has been 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 is recommending 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 but the City Council is still recommending disapproval.*

***Embry A.M.E. Church***  
***Special Exception SE-4702***

*Filed: Pre-application notice sent May 9, 2011*  
*Location: 5101 Lakeland Road*  
*Applicant: Embry A.M.E. Church*  
*Purpose: Proposal to construct a one-story addition to provide expanded office, kitchen and bathroom facilities.*  
*Status: No application has been filed.*

**The Cafritz Property at Riverdale Park  
Mixed-Use Town Center, MUTC; A-10018**

*Filed: Informational notice mailed June 6, 2011 and August 17, 2011*  
*Location: East side of US Route 1 approximately 1400' north of intersection with MD 410.*  
*Applicant: Jane & Calvin Cafritz*  
*Purpose: Development of a mixed-use community in phases. The first phase proposes a Whole Foods grocery, over 100,000 sf. of retail and restaurants and 22,000 sf. of general office space. The second phase proposes 995 residential units and a 120-room hotel.*  
*Status: The application was scheduled for a Planning Board hearing on December 15, 2011 and continued to January 12, 2012. The City Council is recommending denial of the zoning request.*

**M-Square, University of Maryland Research Park  
DSP-09028**

*Filed: September 11, 2009*  
*Location: 4400, 4500 and 4600 River Road, College Park, MD*  
*Applicant: COPT/University of Maryland*  
*Purpose: Development of three 5-story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.*  
*Status: The University of Maryland has reactivated this application and a Planning Board hearing will be held on March 8, 2012.*

**Baywood Hotels  
DSP 10005**

*Filed: Pre-application notice sent January 28, 2010*  
*Location: 9137 Baltimore Avenue*  
*Applicant: Baywood Hotels*  
*Purpose: Replacement of the existing Howard Johnsons and Days Inn hotels with two new hotels. Applicant is also proposing to construct approximately 8,835 square feet of commercial office and retail space on the property*  
*Status: Application has not been filed.*

**University Gardens  
Certification of Non-Conforming Use  
NCU-2036-2010-U**

*Filed: Pre-application notice dated May 6, 2010*  
*Location: 4620 Knox Road*  
*Applicant: Larry Taub, Attorney*  
*Purpose: To certify existing residential apartment buildings constructed in 1947*  
*Status: Application has not been accepted.*

**College Park Homes I  
CNU-12116-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 6923 Carleton Terrace  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not been accepted.

**College Park Homes II  
CNU-12112-15-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 7007, 7009, 7015 & 7017 Fordham Court  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not \*been accepted.

**College Park Homes III  
CNU-12117-19-09**

Filed: Pre-application notice filed July 2, 2010  
Location: 7011, 7011A & 7013 Fordham Court  
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947  
Status: Application has not been accepted.

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

***CPV-2011-05***

*Applicant: Myrna Simpson  
Location: 5005 Indian Lane  
Request: Variance to construct a 16-foot by 12-foot screened-in porch  
Status: The applicant withdrew her application on December 1, 2011.*

***CPV-2011-06***

*Applicant: Thalia Doukas  
Location: 5809 Bryn Mawr Road  
Request: Variance to construct a 6'10" high fence and validate an existing carport  
Status: Approved by the Mayor and Council at their January 10, 2012 meeting.*

**APC-CEO-0001-2011**

*Appellant: Andrew Moore*

*Location: 7201 Princeton Avenue*

*Request Appeal of violation notice for second means of escape from sleeping rooms*

*Status: The Advisory Planning Commission at their December 1, 2011 meeting voted 5-0-0 to deny the requested appeal. The appellant must obtain a signed contract within 60 days to show work to be completed to come into compliance with the violation notice. The work must be completed within 120 days.*