

**Development Review Applications - Process Monitoring**

07/06/2020

**Cases Accepted or Approved between: 6/29/2020 and 7/5/2020**

**CP-20002** ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 07/02/2020 10400 LIVINGSTON ROAD, GARCIA PROPERTY; ADDITION TO AN EXISTING SINGLE FAMILY DWELLING, DRIVEWAY RELOCATION AND VALIDATION OF WOODLAND CLEARING IN CBCA.  
10400 LIVINGSTON ROAD FORT WASHINGTON

0 LOTS	1 UNITS DETACHED	TAX MAP & GRID:	122 F-2	200 SHEET:	213SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	08
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	6	TIER:	RURAL
0 OUTPARCELS	1 TOTAL UNITS	ELECTION DISTRICT:	05	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREA
	0 GROSS FLOOR AREA (SQ FT)			APA:	N/A

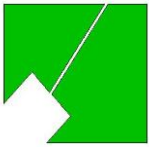
<b><u>ZONING:</u></b>		<b><u>AUTHORITY:</u></b>		<b><u>FEE(S):</u></b>
R-C-O	0.00 Acres	PLANNING BOARD	PENDING	10/01/2020
R-E	2.01 Acres	SDRC MEETING	SCHEDULED	07/27/2020
Total:	<b>2.01 Acres</b>			\$30.00 (Sign Posting Fee)
				\$500.00 (Application Fee)
				\$530.00

**APPLICANT**  
ROMENY GARCIA  
620 BROADCREEK DRIVE  
FORT WASHINGTON, MD 20744  
(571) 337-9461

**AGENT**  
JM FORESTRY SERVICES, LLC  
11552 TIMBERBROOK DR  
WALDORF, MD 20601  
301-645-4977

Assigned Reviewer: SIEVERS, THOMAS

**DSP-19062** ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 06/30/2020 WESTPHALIA TOWN CENTER NORTH; DEVELOP 569 TOWNHOUSE DWELLING UNITS AND 60 SINGLE-FAMILY DWELLING



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UNITS WITHIN PHASE 4  
4500 MOORES WAY UPPER MARLBORO

629 LOTS	60 UNITS DETACHED	TAX MAP & GRID: 090 E-4	200 SHEET: 206SE09
0 OUTLOTS	569 UNITS ATTACHED	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 06
59 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 8	TIER: DEVELOPING
0 OUTPARCELS	629 TOTAL UNITS	ELECTION DISTRICT: 15	GROWTH POLICY AREA: ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		COMMUNITIES

APA: N/A

**ZONING:**

M-X-T 88.06 Acres  
Total: **88.06** Acres

**AUTHORITY:**

PLANNING BOARD  
SDRC MEETING

PENDING 10/01/2020  
SCHEDULED 07/13/2020

**FEE(S):**

\$150.00 (Sign Posting Fee)  
\$4,652.00 (Application Fee)  
\$4,802.00

**APPLICANT**

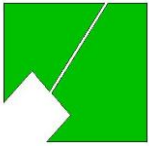
D.R. HORTON  
181 HARRY TRUMAN PARKWAY, SUITE 250  
ANNAPOLIS, MD 21401

**AGENT**

RODGERS CONSULTING, INC.  
1101 MERCANTILE LANE, SUITE 280  
UPPER MARLBORO, MD 20774  
301-984-4700

Assigned Reviewer: HURLBUTT, JEREMY

**5-20004** ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 06/30/2020 MARYLAND SCIENCE AND TECHNOLOGY CENTER, PARCELS 6, 8, 9 & 12; PLAT 4 PARCELS AND STREET DEDICATION  
17500 LAKE MELFORD AVENUE BOWIE(MUNICIPAL)



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**Cases Accepted or Approved between: 6/29/2020 and 7/5/2020**

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	048 A-3	200 SHEET:	207NE15
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	04
4 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	RURAL
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

M-X-T	4.01 Acres
Total:	<b>4.01 Acres</b>

**AUTHORITY:**

PLANNING BOARD	SCHEDULED	07/09/2020
SDRC MEETING	SCHEDULED	05/29/2020

**FEE(S):**

\$750.00 (Application Fee)
\$750.00

**APPLICANT**

ST JOHN PROPERTIES, INC  
 2560 LORD BALTIMORE DRIVE  
 WINDSOR MILL, MD 21244

**AGENT**

BOHLER ENGINEERING  
 16701 MELFORD BLVD #310  
 BOWIE, MD 20715  
 301-809-4500

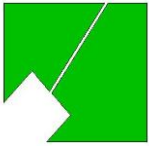
**OWNER(S)**

MARYLAND SCIENCE AND TECH CENTER; 2560 LORD BALTIMORE; Windsor Mill, MD 21244

Assigned Reviewer: CONNER, SHERRI

**5-20011**  
ACCEPTED: 07/01/2020

ACCEPTED IN SPECIFIED RANGE  
 NORTHGATE, PARCEL 1; PLAT ONE PARCEL  
  
 8430 BALTIMORE AVENUE COLLEGE PARK(MUNICIPAL)



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07/06/2020

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0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	033 D-1	200 SHEET:	210NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	03
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	21	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: College Park Airport

**ZONING:**

D-D-O	0.00 Acres
M-U-I	2.05 Acres
Total:	<b>2.05 Acres</b>

**AUTHORITY:**

PLANNING BOARD

SCHEDULED

07/09/2020

**FEE(S):**

\$750.00 (Application Fee)
\$750.00

**APPLICANT**

8430 BALTIMORE AVENUE, LLC  
 3150 BRUNSWICK PIKE  
 TRENTON, NJ 08648

**AGENT**

BOHLER ENGINEERING  
 16701 MELFORD BLVD #310  
 BOWIE, MD 20715  
 301-809-4500

**OWNER(S)**

8430 BALTIMORE AVENUE LLC; 3150 BRUNSWICK PIKE; Trenton, NJ 08648

Assigned Reviewer: CONNER, SHERRI

**5-20040**

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/29/2020

RIVERFRONT AT WEST HYATTSVILLE METRO; COMMERCIAL USE (MEDICAL OFFICE BUILDING & PARKING GARAGE)

AT INTERSECTION OF AGER ROAD AND LITTLE BRANCH RUN

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	041 E-4	200 SHEET:	207NE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	02



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0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 1	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT: 17	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)			COMMUNITIES

APA: N/A

**ZONING:**

M-X-T	2.02 Acres
T-D-O	0.00 Acres
Total:	<b>2.02</b> Acres

**AUTHORITY:**

SDRC MEETING

SCHEDULED

07/13/2020

**FEE(S):**

\$750.00 (Application Fee)
\$750.00

**APPLICANT**

ROBERT GILBANE  
 1100 NORTH GLEBE ROAD, SUITE #1000  
 ARLINGTON, VA 22201

**AGENT**

RODGERS CONSULTING, INC.  
 1101 MERCANTILE LANE, SUITE 280  
 UPPER MARLBORO, MD 20774  
 301-984-4700

Assigned Reviewer: CONNER, SHERRI

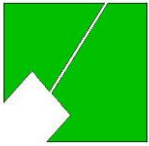
**4-19024**

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 07/02/2020

CALM RETREAT; 422 LOTS AND 49 PARCELS FOR SINGLE-FAMILY ATTACHED, TWO-FAMILY ATTACHED AND 20,000  
 SQUARE FEET OF COMMERCIAL DEVELOPMENT  
 15111 SW CRAIN HWY BRANDYWINE

422 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 154 F-2	200 SHEET: 219SE07
0 OUTLOTS	572 UNITS ATTACHED	PLANNING AREA: 85A	COUNCILMANIC DISTRICT: 09
49 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 7	TIER: DEVELOPING
0 OUTPARCELS	572 TOTAL UNITS	ELECTION DISTRICT: 11	GROWTH POLICY AREA: ESTABLISHED



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20,000 GROSS FLOOR AREA (SQ FT)

COMMUNITIES

APA: N/A

**ZONING:**

M-X-T 71.94 Acres  
Total: **71.94** Acres

**AUTHORITY:**

PLANNING BOARD  
SDRC MEETING

PENDING  
SCHEDULED

10/01/2020  
07/27/2020

**FEE(S):**

\$60.00 (Sign Posting Fee)  
\$11,504.00 (Application Fee)  
\$11,564.00

**APPLICANT**

CALM RETREAT, LLC  
111 MARINE TERRACE  
SILVER SPRING, MD 20905

**AGENT**

RODGERS CONSULTING, INC.  
1101 MERCANTILE LAND, SUITE 280  
UPPER MARLBORO, MD 20774

Assigned Reviewer: SIEVERS, THOMAS

**SE-4799**

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 07/02/2020

ST. MICHAEL ERITREAN ORTHODOX CHURCH; SPECIAL EXCEPTION FOR A FENCE AND 30 SQUARE FOOT ADDITION TO A CERTIFIED NON-CONFORMING USE.  
4006 53RD STREET BLADENSBURG(MUNICIPAL)

0 LOTS  
0 OUTLOTS  
0 PARCELS  
0 OUTPARCELS

0 UNITS DETACHED  
0 UNITS ATTACHED  
0 UNITS MULTIFAMILY  
0 TOTAL UNITS

10,631 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 050 D-3  
PLANNING AREA: 69  
POLICE DISTRICT: 1  
ELECTION DISTRICT: 02

200 SHEET: 205NE04  
COUNCILMANIC DISTRICT: 05  
TIER: DEVELOPED  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES



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APA: N/A

**ZONING:**

R-55                    0.33 Acres  
Total:                    **0.33** Acres

**AUTHORITY:**

PLANNING BOARD  
SDRC MEETING

PENDING  
SCHEDULED

09/24/2020  
07/27/2020

**FEE(S):**

\$2,060.00 (Application Fee)  
\$2,060.00

**APPLICANT**

ST. MICHAEL ERITREAN ORTHODOX CHURCH  
4006 53RD STREET  
BLADENSBURG, MD            20710

**AGENT**

TRACI SCUDDER  
137 NATIONAL PLAZA SUITE 300  
OXON HILL, MD            20745

**OWNER(S)**

ST. MICHAEL ERITREAN ORTHODOX CHURCH; 4006 53RD STREET; Bladensburg, MD 20710

Assigned Reviewer: HEATH, ANTIONE

**SDP-0511-05**

APPROVED IN SPECIFIED RANGE

ACCEPTED: 05/05/2020

COLLINGTON CENTER; WAREHOUSE AND ANCILLARY OFFICE, TOTALLY 86,840 SQUARE FEET OF GROSS FLOOR AREA

16107 16109 QUEENS COURT UPPER MARLBORO

0 LOTS  
0 OUTLOTS  
7 PARCELS  
0 OUTPARCELS

0 UNITS DETACHED  
0 UNITS ATTACHED  
0 UNITS MULTIFAMILY  
0 TOTAL UNITS

86,840 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:        077 D-4  
PLANNING AREA:        74A  
POLICE DISTRICT:        2  
ELECTION DISTRICT:    07

200 SHEET:                202SE14  
COUNCILMANIC DISTRICT: 04  
TIER:                        DEVELOPING  
GROWTH POLICY AREA:    ESTABLISHED  
                                      COMMUNITIES

APA: N/A



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**ZONING:**

E-I-A 51.45 Acres  
Total: **51.45** Acres

**AUTHORITY:**

PLANNING DIRECTOR APPROVED 06/30/2020  
STAFF PLAN CERTIFIED 06/30/2020

**FEE(S):**

\$2,000.00 (Application Fee)  
\$2,000.00

**APPLICANT**

MRPI QUEENS COURT, LLC  
509 SOUTH EXETER STREET, SUITE 216  
BALTIMORE, MD 21202  
410-685-0000

**AGENT**

SHIPLEY & HORNE, P.A.  
1101 MERCANTILE LANE, #240  
UPPER MARLBORO, MD 20774  
301-925-1800

Assigned Reviewer: HURLBUTT, JEREMY