



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

**DSDS-708**  
ACCEPTED: 07/30/2020

ACCEPTED IN SPECIFIED RANGE  
HERC RENTALS; SIGN RELOCATION

LOCATED ON THE WEST SIDE OF WESTPHALIA ROAD, APPROXIMATELY 200 FEET NORTH OF MD 4  
(PENNSYLVANIA AVENUE)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 090 B-1	200 SHEET: 205SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 06
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 8	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT: 06	GROWTH POLICY AREA: ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		COMMUNITIES

APA: N/A

**ZONING:**

I-1 15.91 Acres  
Total: 15.91 Acres

**AUTHORITY:**

PLANNING DIRECTOR PENDING

**FEE(S):**

07/23/2020 \$1,000.00 (Application Fee)  
\$1,000.00

**APPLICANT**  
EMPIRE GRAPHICS  
2232 CRAIN HWY  
WALDORF, MD 20601

**AGENT**  
CHRISTINA DAY  
2232 CRAIN HWY  
WALDORF, MD 20601

**OWNER(S)**

8400 WESTPHALIA ROAD, LLC; 7400 MONTEVIDEO ROAD; Jessup, MD 20794

Assigned Reviewer: BYNUM, ANGELE

**DSP-02026-05**  
ACCEPTED: 07/30/2020

ACCEPTED IN SPECIFIED RANGE  
HERC RENTALS; SIGN RELOCATION



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

LOCATED ON THE WEST SIDE OF WESTPHALIA ROAD, APPROXIMATELY 200 FEET NORTH OF MD 4 (PENNSYLVANIA AVENUE)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 090 B-1	200 SHEET: 205SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 06
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 8	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT: 06	GROWTH POLICY AREA: ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		COMMUNITIES

APA: N/A

**ZONING:**

I-1	15.91 Acres
Total:	<b>15.91 Acres</b>

**AUTHORITY:**

PLANNING DIRECTOR PENDING

**FEE(S):**

07/30/2020	\$1,000.00 (Application Fee)
	\$1,000.00

**APPLICANT**

EMPIRE GRAPHICS  
2232 CRAIN HWY  
WALDORF, MD 20601

**AGENT**

CHRISTINA DAY  
2232 CRAIN HWY  
WALDORF, MD 20601

**OWNER(S)**

8400 WESTPHALIA ROAD, LLC; 7400 MONTEVIDEO ROAD; Jessup, MD 20794

Assigned Reviewer: BYNUM, ANGELE

**DSP-12017-02**

ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 07/30/2020 WESTPHALIA TOWN CENTER; ROAD RIGHT-OF-WAY

NORTH SIDE OF MD 4 (PENNSYLVANIA AVENUE), APPROXIMATELY 9000 FEET SOUTHEAST OF ITS INTERSECTION WITH SUITLAND PARKWAY



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	090 E-1	200 SHEET:	205SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
6 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

M-X-T            12.11 Acres  
 Total:            **12.11 Acres**

**AUTHORITY:**

PLANNING DIRECTOR    PENDING

**FEE(S):**

07/30/2020        \$2,000.00 (Application Fee)  
 \$2,000.00

**APPLICANT**

WALTON DEVELOPMENT AND MANAGEMENT, INC.  
 8000 WESTPARK DRIVE, SUITE 430  
 MC LEAN, VA                    22102  
 703-639-6918  
 @MIKE MILLER

**AGENT**

DEWBERRY  
 4601 FORBES BOULEVARD, SUITE 300  
 LANHAM, MD                    20706  
 301-731-5551

Assigned Reviewer: HURLBUTT, JEREMY

**DSP-16052-04**

ACCEPTED IN SPECIFIED RANGE  
 ACCEPTED: 07/30/2020        HAMPTON PARK; MINOR SITE PLAN CHANGES

9005 CENTRAL AVE CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	067 D-4	200 SHEET:	201SE08
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**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
10 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	8	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

M-X-T            24.55 Acres  
 Total:            **24.55** Acres

**AUTHORITY:**

PLANNING DIRECTOR    PENDING

**FEE(S):**

07/30/2020        \$2,000.00 (Application Fee)  
 \$2,000.00

**APPLICANT**

VELOCITY CAPITAL, LLC.  
 8909 CENTRAL AVENUE  
 CAPITOL HEIGHTS, MD    20743  
 410-630-6935

**AGENT**

SOLTESZ  
 4300 FORBES BOULEVARD, SUITE #230  
 LANHAM, MD                    20706  
 301-794-7555

Assigned Reviewer: BYNUM, ANGELE

**4-19049**

ACCEPTED: 07/30/2020

ACCEPTED IN SPECIFIED RANGE  
 PARLIMENT PLACE; THREE PARCELS FOR 366,312 SQUARE FEET OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT.  
 4200 PARLIMENT PLACE GLENARDEN(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	052 F-1	200 SHEET:	206NE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	05
3 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED



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08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

134,000 GROSS FLOOR AREA (SQ FT)

COMMUNITIES

APA: N/A

**ZONING:**

I-1 11.72 Acres  
Total: 11.72 Acres

**AUTHORITY:**

PLANNING BOARD  
SDRC MEETING

PENDING  
SCHEDULED

10/01/2020  
08/21/2020

**FEE(S):**

\$120.00 (Sign Posting Fee)  
\$3,406.35 (Application Fee)  
\$3,526.35

**APPLICANT**

4200 PARLIAMENT LLC  
4200 PARLIAMENT PLACE  
LANHAM, MD 20706

**AGENT**

SOLTESZ  
4300 FORBES BOULEVARD, SUITE #230  
LANHAM, MD 20706  
301-794-7555

**OWNER(S)**

4200 PARLIAMENT LLC; 4200 PARLIAMENT PLACE; Lanham, MD 20706

Assigned Reviewer: HEATH, ANTOINE

**4-20009** ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 07/31/2020 FRANKLIN SQUARE; THREE LOTS FOR SINGLE-FAMILY DETACHED DEVELOPMENT.

205 WARBURTON OAKS DRIVE FORT WASHINGTON

3 LOTS	2 UNITS DETACHED	TAX MAP & GRID: 122 F-4	200 SHEET: 214SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 80	COUNCILMANIC DISTRICT: 08
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 7	TIER: DEVELOPING
0 OUTPARCELS	2 TOTAL UNITS	ELECTION DISTRICT: 05	GROWTH POLICY AREA: ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		COMMUNITIES



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

APA: N/A

**ZONING:**

R-80 5.00 Acres  
Total: **5.00** Acres

**AUTHORITY:**

PLANNING DIRECTOR PENDING  
SDRC MEETING SCHEDULED

**FEE(S):**

09/09/2020 \$1,012.00 (Application Fee)  
08/21/2020 \$1,012.00

**APPLICANT**

FRED HURLY, JR  
205 WARBURTON OAKS DRIVE  
FORT WASHINGTON, MD 20744  
301-292-1523

**AGENT**

W.L. MEEKINS, INC.  
3101 RITCHIE ROAD  
DISTRICT HEIGHTS, MD 20747  
301-736-7115

Assigned Reviewer: BRADEN IV, SAM

**SDP-1302-07**

ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 07/27/2020 PARKSIDE; ADDITION OF RESIDENTIAL ARCHITECTURE FOR HAVERFORD HOMES

4412 MELWOOD ROAD UPPER MARLBORO

599 LOTS 19 UNITS DETACHED  
0 OUTLOTS 580 UNITS ATTACHED  
98 PARCELS 86 UNITS MULTIFAMILY  
0 OUTPARCELS 685 TOTAL UNITS  
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 090 E-3  
PLANNING AREA: 78  
POLICE DISTRICT: 8  
ELECTION DISTRICT: 15

200 SHEET: 206SE08  
COUNCILMANIC DISTRICT: 06  
TIER: DEVELOPING  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

APA: N/A



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

**ZONING:**

R-M 150.49 Acres  
Total: **150.49** Acres

**AUTHORITY:**

PLANNING BOARD PENDING

**FEE(S):**

11/05/2020 \$180.00 (Sign Posting Fee)  
\$2,012.00 (Application Fee)  
\$2,192.00

**APPLICANT**

HWR, LLC  
6110 EXECUTIVE BLVD, SUITE 310  
ROCKVILLE, MD 20852  
310-769-6615  
gsbalian@haverfordhomes.com

**AGENT**

DEWBERRY  
4601 FORBES BLVD., SUITE 300  
LANHAM, MD 20706

Assigned Reviewer: NA

**SDP-8949-H3**

ACCEPTED: 07/30/2020

ACCEPTED IN SPECIFIED RANGE

KING'S GRANT, LOT 39 BLOCK D; REQUEST FOR APPROVAL OF A 14 X 20 SCREENED PORCH

EAST SIDE OF ROCKDALE LANE, APPROXIMATELY 155 FEET NORTH OF ITS INTERSECTION WITH ALAMANCE WAY

1 LOTS  
0 OUTLOTS  
0 PARCELS  
0 OUTPARCELS

0 UNITS DETACHED  
0 UNITS ATTACHED  
0 UNITS MULTIFAMILY  
0 TOTAL UNITS  
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 091 F-4  
PLANNING AREA: 79  
POLICE DISTRICT: 2  
ELECTION DISTRICT: 15

200 SHEET: 206SE11  
COUNCILMANIC DISTRICT: 06  
TIER: DEVELOPING  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

APA: N/A



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

<b><u>ZONING:</u></b>		<b><u>AUTHORITY:</u></b>			<b><u>FEE(S):</u></b>
R-S	0.25 Acres	PLANNING DIRECTOR	PENDING	07/30/2020	\$50.00 (Application Fee)
Total:	<b>0.25 Acres</b>				\$50.00

**APPLICANT**  
 MICHELLE CLANCY  
 P.O. BOX 310  
 PERRY HALL, MD 21128  
 443-610-7514  
 MICHELLE@APPLIED AND APPROVED.COM

**AGENT**  
 APPLIED AND APPROVED  
 P.O. BOX 310  
 PERRY HALL, MD 21128

**OWNER(S)**  
 DAWN AND ANDRE STEPP; 4406 ROCKDALE LANE; Upper Marlboro, MD 20772

Assigned Reviewer: BYNUM, ANGELE

**DSP-19031** APPROVED IN SPECIFIED RANGE  
 ACCEPTED: 05/21/2020 7-ELEVEN BRANCH AVENUE; CONSTRUCTION OF A 3,484 SQUARE FOOT FOOD & BEVERAGE STORE, A GAS STATION, AND A CAR WASH  
 LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MD 5 (BRANCH AVENUE) AND MD 381 (ACCOKEEK ROAD)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	144 F-3	200 SHEET:	218SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
2 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	11	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
4,466 GROSS FLOOR AREA (SQ FT)					

APA: N/A

<b><u>ZONING:</u></b>		<b><u>AUTHORITY:</u></b>			<b><u>FEE(S):</u></b>
C-M	1.54 Acres	PLANNING BOARD	APPROVED	07/30/2020	\$120.00 (Sign Posting Fee)
C-S-C	0.46 Acres	SDRC MEETING	SCHEDULED	06/12/2020	\$2,072.00 (Application Fee)





**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

Total: 2.00 Acres \$2,192.00

**APPLICANT**  
7-ELEVEN, INC  
3200 HACKBERRY COURT  
IRVING, TX 75063

**AGENT**  
MCNAMEE & HOSEA  
5411 IVY LANE, #200  
GREENBELT, MD 20770  
  
@MHLAWYERS.COM

**OWNER(S)**  
THREE ROADS CORNER, LLC; 5620 LINDA LANE; Temple Hills, MD 20748

Assigned Reviewer: BURKE, THOMAS

**ROSP-4812-01** APPROVED IN SPECIFIED RANGE  
ACCEPTED: 04/30/2020 DASH IN #68; REVISION TO PARKING LOT, DRIVE AISLES AND DUMPSTER AREA AT SITE OF PRIOR APPROVED SPECIAL EXCEPTION FOR GAS STATION WITH FOOD AND BEVERAGE TORE AND CAR WASH  
8228 WOODYARD ROAD CLINTON

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 117 A-1	200 SHEET: 211SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 81A	COUNCILMANIC DISTRICT: 09
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 5	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT: 09	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		

APA: N/A

**ZONING:**  
C-S-C 2.39 Acres  
Total: 2.39 Acres

<b>AUTHORITY:</b>			
PLANNING DIRECTOR	APPROVED	07/27/2020	
STAFF	PLAN CERTIFIED	07/27/2020	

<b>FEE(S):</b>	
\$2,762.00 (Application Fee)	
\$2,762.00	



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

**APPLICANT**

DASH IN FOOD STORES, INC.  
P.O. BOX 2810  
LA PLATA, MD 20646  
301-932-3600

**AGENT**

MCNAMEE & HOSEA  
6411 IVY LANE, SUITE 200  
GREENBELT, MD 20770  
301-441-2420  
MTEDESCO@MHLAWYERS.COM

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE

**SDP-1802**

APPROVED IN SPECIFIED RANGE

ACCEPTED: 01/30/2020

BRANDYWINE VILLAGE COMMERCIAL; PHASE TWO TO INCLUDE ACCESS DRIVE, 2,200 SQUARE- FOOT RESTAURANT WITH DRIVE THROUGH; 16,000 SQUARE- FOOT RETAIL BUILDING WITH DRIVE THROUGH, AND INFRASTRUCTURE LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF US 301 (SW CRAIN HWY) AND CHADDS FORD DRIVE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	154 F-3	200 SHEET:	220SE07
2 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
5 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	7	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	11	GROWTH POLICY AREA:	ESTABLISHED
	18,200 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

L-A-C 12.78 Acres  
Total: 12.78 Acres

**AUTHORITY:**

PLANNING BOARD	APPROVED	07/30/2020
PLANNING BOARD	CONTINUED	07/23/2020
PLANNING BOARD	CONTINUED	06/18/2020
PLANNING BOARD	CONTINUED	05/21/2020
PLANNING BOARD	CONTINUED	04/23/2020
SDRC MEETING	SCHEDULED	02/21/2020

**FEE(S):**

\$120.00 (Sign Posting Fee)  
\$2,395.40 (Application Fee)  
\$2,515.40



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

**APPLICANT**

BRANDYWINE PARTNERS, LLC  
4920 ELM STREET SUITE 325  
BETHESDA, MD 20814

**AGENT**

DEWBERRY  
4601 FORBES BOULEVARD, SUITE 300  
LANHAM, MD 20706  
301-731-5551

**OWNER(S)**

BRANDYWINE PARTNERS, LLC; 4920 ELM STREET, SUITE 325; Bethesda, MD 20814

Assigned Reviewer: BOSSI, ADAM

**SDP-1803**

APPROVED IN SPECIFIED RANGE

ACCEPTED: 05/12/2020

7-ELEVEN AT BRANDYWINE VILLAGE; DEVELOPMENT OF A FOOD AND BEVERAGE STORE IN COMBINATION WITH A GAS STATION  
LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF CHADDS FORD DRIVE AND US 301 (CRAIN HIGHWAY)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	154 F-3	200 SHEET:	220SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	7	TIER:	DEVELOPING
2 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	11	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	3,062 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

L-A-C 9.20 Acres  
Total: 9.20 Acres

**AUTHORITY:**

PLANNING BOARD  
PLANNING BOARD  
SDRC MEETING

APPROVED  
CONTINUED  
SCHEDULED

07/30/2020  
07/16/2020  
05/29/2020

**FEE(S):**

\$120.00 (Sign Posting Fee)  
\$2,270.00 (Application Fee)  
\$2,390.00

**APPLICANT**

**AGENT**



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

7-ELEVEN  
3200 HACKBERRY ROAD  
IRVING, TX 75063

MCNAMEE & HOSEA  
5411 IVY LANE, #200  
GREENBELT, MD 20770

@MHLAWYERS.COM

Assigned Reviewer: BOSSI, ADAM

**SE-4832** APPROVED IN SPECIFIED RANGE  
ACCEPTED: 03/19/2020 7-ELEVEN, DISTRICT HEIGHTS; SPECIAL EXCEPTION FOR THE REDEVELOPMENT OF A FOOD OR BEVERAGE STORE AND NEW GAS STATION  
2928 BOONES LANE DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	081 E-3	200 SHEET:	204SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
2 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	8	TIER:	DEVELOPED
1 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	06	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>		<b>AUTHORITY:</b>		<b>FEE(S):</b>	
C-S-C	2.55 Acres	PLANNING BOARD	APPROVED	07/31/2020	\$12.00 (Information Mailing Fee)
M-I-O	0.00 Acres	SDRC MEETING	SCHEDULED	04/03/2020	\$60.00 (Sign Posting Fee)
Total:	<b>2.55 Acres</b>	STAFF	PENDING	03/19/2020	\$2,000.00 (Application Fee)
					\$2,072.00

**APPLICANT**  
7-ELEVEN INC.

**AGENT**  
MCNAMEE HOSEA



**Development Review Applications - Process Monitoring**

08/03/2020

**Cases Accepted or Approved between: 7/27/2020 and 8/2/2020**

3200 HACKBERRY COURT  
IRVING, TX 75063

6411 IVY LANE SUITE #200  
GREENBELT, MD 20770  
301-441-2420  
@MHLAWYERS.COM

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE