

Development Review Applications - Process Monitoring

04/01/2019

Cases Accepted or Approved between: 3/25/2019 and 3/31/2019

CSP-03001-01

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 03/26/2019

BALK HILL VILLAGE; REVISE USES ON PARCELS 1 AND 2. REMOVE RETAIL COMPONENT, REDUCE THE COMMERCIAL SQUARE FOOTAGE TO 65,000 - 100,000 SQUARE LOCATED ON THE NORTHEAST QUADRANT OF THE INTERSECTION OF LANDOVER ROAD AND ST. JOSEPH'S DRIVE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 060 E-3	200 SCALE MAP: 203NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 73	COUNCIL DISTRICT: 05
0 PARCELS	284 UNITS MULTIFAMILY	PG TAZ: 2402	TIER: DEVELOPING
0 OUTPARCELS	284 TOTAL UNITS	COG TAZ: 1111	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 13	

ZONING:

M-X-T	125.40 Acres
Total:	125.40 Acres

AUTHORITY:

PLANNING BOARD
SDRC MEETING

PENDING	05/30/2019
SCHEDULED	04/05/2019

FEE(S):

\$270.00 (Sign Posting Fee)
\$6,600.00 (Application Fee)
\$6,870.00

APPLICANT

BALK HILL VENTURES, LLC.
1919 WEST STREET
DAVIDSONVILLE, MD 21035

AGENT

GIBBS AND HALLER
1300 CARAWAY COURT
UPPER MARLBORO, MD 20774
301-306-0033

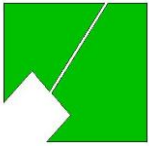
Assigned Reviewer: HURLBUTT, JEREMY

DSP-13048-02

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 03/27/2019

TOP GOLF AT POTOMAC BUSINESS PARK, LOTS 6, 7, 8; AMENDMENT TO REVISE PROPOSED GRADING FOR THE DRIVING RANGE AND THE ADDITION OF A FENCE PER DPIE REVIEW COMMENTS
6400 6405 & 6525 CLIPPER WAY OXON HILL



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0 LOTS	0 UNITS DETACHED	TAX MAP &GRID: 096 A-4	200 SCALE MAP: 209SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 76B	COUNCIL DISTRICT: 08
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2565	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 790	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 12	

ZONING:

I-3 15.35 Acres
 Total: **15.35** Acres

AUTHORITY:

PLANNING DIRECTOR PENDING 03/27/2019

FEE(S):

\$1,000.00 (Application Fee)
 \$1,000.00

APPLICANT

TOP GOLF
 8750 NORTH CENTRAL EXPRESSWAY, SUITE 1200
 DALLAS, TX 75231
 303-910-5470

AGENT

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

OWNER(S)

OXON HILL ASSOCIATES, LC; 12500 FAIR LAKES CIRCLE, SUITE 400; Fairfax, VA 22033

Assigned Reviewer: BYNUM, ANGELE

DSP-18018

ACCEPTED: 03/26/2019

ACCEPTED IN SPECIFIED RANGE
 SKYVIEW CONDOMINIUMS; CONSTRUCTION OF TWO MULTIFAMILY BUILDINGS FOR A TOTAL OF APPROXIMATELY 95,800 SQUARE FEET, INCLUDING 95 UNITS AND STRUCT LOCATED NORTH ON BRINKLEY ROAD, APPROXIMATELY 1,500 FEET EAST OF FISHER ROAD

0 LOTS	0 UNITS DETACHED	TAX MAP &GRID: 097 A-4	200 SCALE MAP: 208SE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 76B	COUNCIL DISTRICT: 08
0 PARCELS	95 UNITS MULTIFAMILY	PG TAZ: 2555	TIER: DEVELOPED
0 OUTPARCELS	95 TOTAL UNITS	COG TAZ: 805	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 12	



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ZONING:

R-18C 4.75 Acres
Total: **4.75** Acres

AUTHORITY:

PLANNING BOARD PENDING 05/30/2019
SDRC MEETING SCHEDULED 04/05/2019

FEE(S):

\$60.00 (Sign Posting Fee)
\$2,000.00 (Application Fee)
\$2,060.00

APPLICANT

SHIRAZI, MOHAMMED A.
1909 BARBEE STREET
MC LEAN, VA 22102

AGENT

RAZTEC ASSOCIATES, INC.
341 WEST PATRICK STREET
FREDERICK, MD 21701

Assigned Reviewer: BUSH, JONATHAN

CSP-18009

ACCEPTED: 01/28/2019

APPROVED IN SPECIFIED RANGE

LANDOVER CROSSING SHOPPING CENTER; VALIDATION OF EXISTING TENANT SIGNAGE AND PARKING IN A SHOPPING CENTER LOCATED IN THE M-X-T ZONE
SOUTHEAST QUADRANT OF THE INTERSECTION OF MD 202 (LANDOVER ROAD) AND BRIGHTSEAT ROAD

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: 060 C-3
PLANNING AREA: 72
PG TAZ: 829
COG TAZ: 1115
ELECTION DISTRICT: 13

200 SCALE MAP: 203NE08
COUNCIL DISTRICT: 05
TIER: DEVELOPED
APA: N/A

ZONING:

M-X-T 19.61 Acres
Total: **19.61** Acres

AUTHORITY:

STAFF PENDING 04/04/2019
PLANNING BOARD APPROVED 03/28/2019

FEE(S):

\$3,000.00 (Application Fee)
\$3,000.00



Development Review Applications - Process Monitoring

04/01/2019

Cases Accepted or Approved between: 3/25/2019 and 3/31/2019

APPLICANT

LANDOVER CROSSING LLC
8816 SIX FORKS ROAD, SUITE 201
RALEIGH, NC 27615

AGENT

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

Assigned Reviewer: BISHOP, ANDREW

DSP-13009-16

APPROVED IN SPECIFIED RANGE

ACCEPTED: 02/05/2019

CAFRTZ PROPERTY, SIGNS; ADDITION OF BANNER SIGNS ON THE LIGHTING POSTS APPROVED WITH DSP-13009-16 EAST SIDE OF US ROUTE 1 (BALTIMORE AVENUE), APPROXIMATELY 1,400 FEET FROM ITS INTERSECTION WITH EAST-WEST HIGHWAY.

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 042 D-2	200 SCALE MAP: 208NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 68	COUNCIL DISTRICT: 03
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 705	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 985	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 19	

ZONING:

MU-TC 37.34 Acres
Total: **37.34** Acres

AUTHORITY:

PLANNING DIRECTOR APPROVED 03/27/2019
STAFF PLAN CERTIFIED 03/27/2019

FEE(S):

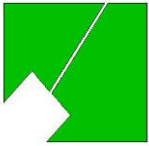
\$2,000.00 (Application Fee)
\$2,000.00

APPLICANT

CALVERT TRACT, LLC
1828 L STREET, NW, SUITE 703
WASHINGTON, DC 20036

AGENT

LAWRENCE TAUB
11785 BELTSVILLE DRIVE 10TH FLOOR
BELTSVILLE, MD 20705
301-572-7900



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04/01/2019

Cases Accepted or Approved between: 3/25/2019 and 3/31/2019

OWNER(S)

CALVERT TRACT, LLC; 1828 L STREET NW, SUITE 703; Washington, DC 20036

Assigned Reviewer: ZHANG, HENRY

DSP-18032

APPROVED IN SPECIFIED RANGE

ACCEPTED: 01/28/2019

LANDOVER CROSSING SHOPPING CENTER; VALIDATION OF EXISTING TENANT SIGNAGE AND PARKING IN A SHOPPING CENTER LOCATED IN THE M-X-T ZONE
SOUTHEAST QUADRANT OF THE INTERSECTION OF MD 202 (LANDOVER ROAD) AND BRIGHTSEAT ROAD

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 060 C-3	200 SCALE MAP: 203NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 72	COUNCIL DISTRICT: 05
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 829	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 1115	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 13	

ZONING:

M-X-T	19.61 Acres
Total:	19.61 Acres

AUTHORITY:

STAFF	PENDING	04/04/2019
PLANNING BOARD	APPROVED	03/28/2019

FEE(S):

\$90.00 (Sign Posting Fee)
\$2,000.00 (Application Fee)
\$2,090.00

APPLICANT

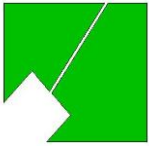
LANDOVER CROSSING LLC
8816 SIX FORKS ROAD, SUITE 201
RALEIGH, NC 27615

AGENT

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

OWNER(S)

LANDOVER CROSSING, LLC; 8816 SIX FORKS ROAD, SUITE 201; Raleigh, NC 27615



Development Review Applications - Process Monitoring

04/01/2019

Cases Accepted or Approved between: 3/25/2019 and 3/31/2019

Assigned Reviewer: BISHOP, ANDREW

DSP-89078-02

APPROVED IN SPECIFIED RANGE

ACCEPTED: 12/11/2018

HOLLY SPRINGS; MODIFY SINGLE FAMILY ATTACHED DWELLINGS TO INCLUDE FRONT LOADED GARAGES AND INCLUDE FAÇADE IMPROVEMENTS. SOUTHEAST QUADRANT OF THE INTERSECTION OF ROLLINS AVENUE AND BROOKE ROAD

0 LOTS
0 OUTLOTS
1 PARCELS
0 OUTPARCELS

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

TAX MAP & GRID: 073 B-4
PLANNING AREA: 75A
PG TAZ: 874
COG TAZ: 1070
ELECTION DISTRICT: 18

200 SCALE MAP: 203SE05
COUNCIL DISTRICT: 07
TIER: DEVELOPED
APA: N/A

ZONING:

R-T 12.20 Acres
Total: **12.20** Acres

AUTHORITY:

STAFF
PLANNING DIRECTOR
SDRC MEETING

PLAN CERTIFIED 03/27/2019
APPROVED 03/27/2019
PENDING 01/11/2019

FEE(S):

\$60.00 (Sign Posting Fee)
\$2,000.00 (Application Fee)
\$2,060.00

APPLICANT

STANTON VIEW DEVELOPMENT LLC
1054 31ST STREET, NW #290
WASHINGTON, DC 20007

AGENT

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

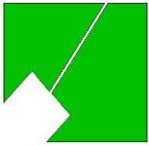
Assigned Reviewer: BUSH, JONATHAN

DSP-94026-01

APPROVED IN SPECIFIED RANGE

ACCEPTED: 12/28/2018

MCDONALD'S, CRAIN HIGHWAY; NEW BUILDING FACADE AND SIGNAGE
4306 CRAIN HIGHWAY BOWIE(MUNICIPAL)



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1 LOTS	0 UNITS DETACHED	TAX MAP &GRID: 055 D-1	200 SCALE MAP: 206NE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 71B	COUNCIL DISTRICT: 04
1 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2418	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 1218	APA: N/A
	3,150 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 07	

ZONING:

C-M 1.24 Acres
 Total: 1.24 Acres

AUTHORITY:

STAFF
 PLANNING DIRECTOR
 STAFF

VERIFIED 03/28/2019
 APPROVED 03/27/2019
 PLAN CERTIFIED 03/27/2019

FEE(S):

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

APPLICANT

MCDONALD'S USA, LLC.
 110 NORTH CARPENTER STREET
 CHICAGO, IL 60607

AGENT

EDWARD C. GIBBS
 1300 CARAWAY COURT
 UPPER MARLBORO, MD 20774
 (301) 306-0033

Assigned Reviewer: THOMPSON, IVY

SDP-0308-H2

APPROVED IN SPECIFIED RANGE

ACCEPTED: 03/08/2019

OAK CREEK CLUB, LOT 55 BLOCK A; CONSTRUCTION OF A SCREENED IN PORCH WITH ROOF
 14807 DEMOTTE PLACE UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP &GRID: 076 F-2	200 SCALE MAP: 201SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 74A	COUNCIL DISTRICT: 06
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2466	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 1229	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 07	



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04/01/2019

Cases Accepted or Approved between: 3/25/2019 and 3/31/2019

<u>ZONING:</u>		<u>AUTHORITY:</u>		<u>FEE(S):</u>	
R-L	0.21 Acres	PLANNING DIRECTOR	APPROVED	03/27/2019	\$50.00 (Application Fee)
Total:	0.21 Acres	STAFF	PLAN CERTIFIED	03/27/2019	\$50.00

APPLICANT
 WILLS, LONDON
 14807 DEMOTTE PLACE
 UPPER MARLBORO, MD 20774
 757-576-7733

AGENT
 FABION CONSTRUCTION
 1400 MERCANTILE LANE
 UPPER MARLBORO, MD 20774

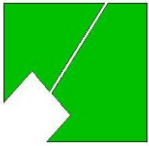
 RABDUL7@GMAIL.COM

Assigned Reviewer: BYNUM, ANGELE

SDP-0320-07 APPROVED IN SPECIFIED RANGE
 ACCEPTED: 10/26/2018 PRESERVES AT PISCATAWAY, DANVILLE ESTATES; RELOCATE THE SWM POND, RECONFIGURE LOTS, REDUCE GRADING AND PAVEMENT WIDTH OF HERBIN HOUSE ROAD TO 26 FEET IN WIDTH LOCATED ON THE WEST SIDE OF DANVILLE ROAD, 4,000' SOUTHEAST OF ITS INTERSECTION WITH FLORAL PARK ROAD

22 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 142 F-2	200 SCALE MAP: 217SE03
0 OUTLOTS	22 UNITS ATTACHED	PLANNING AREA: 84	COUNCIL DISTRICT: 09
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2633	TIER: DEVELOPING
0 OUTPARCELS	22 TOTAL UNITS	COG TAZ: 1376	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 05	

<u>ZONING:</u>		<u>AUTHORITY:</u>		<u>FEE(S):</u>	
R-L	145.95 Acres	STAFF	PLAN CERTIFIED	03/27/2019	\$2,000.00 (Application Fee)
Total:	145.95 Acres	PLANNING DIRECTOR	APPROVED	03/27/2019	\$2,000.00
		SDRC MEETING	SCHEDULED	11/16/2018	



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APPLICANT

NVR MS CAVALIER PRESERVE
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VA 20190
703-649-5100

AGENT

GUTSCHICK, LITTLE & WEBER, P.A
3909 NATIONAL DRIVE, #250
BURTONSVILLE, MD 20866
301-421-4024
@glwpa.com

OWNER(S)

NVR MS CAVALIAR PRESERVES LLC; 11700 PLAZA AMERICA DRIVE, SUITE 310; Reston, VA 20190

Assigned Reviewer: BUSH, JONATHAN

SDP-9808-05

ACCEPTED: 12/03/2018

APPROVED IN SPECIFIED RANGE

11700 TROLLEY LANE, LOT 4; AMENDMENT FOR PHASED CONSTRUCTION, AND PARKING/LOADING
ADJUSTMENTS
11700 TROLLEY LANE BELTSVILLE

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: 013 B-3
PLANNING AREA: 61
PG TAZ: 2261
COG TAZ: 886
ELECTION DISTRICT: 01

200 SCALE MAP: 215NE05
COUNCIL DISTRICT: 01
TIER: DEVELOPING
APA: N/A

ZONING:

E-I-A 12.83 Acres
Total: **12.83** Acres

AUTHORITY:

PLANNING DIRECTOR APPROVED 03/27/2019
STAFF PLAN CERTIFIED 03/27/2019

FEE(S):

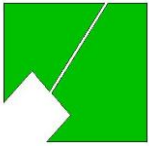
\$2,000.00 (Application Fee)
\$2,000.00

APPLICANT

ATAPCO BELTSVILLE, LLC
ONE SOUTH STREET, SUITE 2800
BALTIMORE, MD 21202
410-347-7178
@ARMIN GROESHEL

AGENT

GUTSCHICK, LITTLE, & WEBER
3909 NATIONAL DRIVE, SUITE #250
BURTONSVILLE, MD 20866
301-421-4024



Development Review Applications - Process Monitoring

04/01/2019

Cases Accepted or Approved between: 3/25/2019 and 3/31/2019

Assigned Reviewer: BUSH, JONATHAN