



Development Review Applications - Process Monitoring

06/24/2019

Cases Accepted or Approved between: 6/17/2019 and 6/23/2019

CSP-18003 ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 06/19/2019 CALM RETREAT; A MIXED USE DEVELOPMENT OF COMMERCIAL/RETAIL SINGLE FAMILY ATTACHED AND TWO-FAMILY ATTACHED DWELLING UNITS WEST SIDE OF US 301 (CRAIN HWY) APPROXIMATELY 2,060 FEET SOUTH OF ITS INTERSECTION WITH MD 373(ACCOKEEK ROAD)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 154 E-2	200 SCALE MAP: 219SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 85A	COUNCIL DISTRICT: 09
1 PARCELS	0 UNITS MULTIFAMILY	PG TAZ:	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ:	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 11	

ZONING:

M-X-T 72.10 Acres
Total: **72.10 Acres**

AUTHORITY:

PLANNING BOARD
SDRC MEETING

PENDING 09/26/2019
SCHEDULED 07/12/2019

FEE(S):

\$120.00 (Sign Posting Fee)
\$17,400.00 (Application Fee)
\$17,520.00

APPLICANT

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

AGENT

MCNAMEE & HOSEA
6411 IVY LANE, #200
GREENBELT, MD 20770

MTEDESCO@MHLAWYERS.COM

OWNER(S)

CALM RETREAT LLC; 111 MARINE TERRACE; Silver Spring, MD 20905

Assigned Reviewer: BURKE, THOMAS

DPLS-473 ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 06/17/2019 QUINCY MANOR; DPLS FOR 648 PARKING SPACES TO VALIDATE EXISTING CONDITIONS NORTH & SOUTH SIDES OF NEWTON ST, MADISON WAY & 54TH AVE APPROXIMATELY 200' F SOUTH OF QUINCY ST & 55TH AVE INTERSECTION



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0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 090 E-4	200 SCALE MAP: 207SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 78	COUNCIL DISTRICT: 06
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ:	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ:	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 15	

ZONING:

D-D-O 0.00 Acres
R-18 17.03 Acres
Total: **17.03 Acres**

AUTHORITY:

PLANNING BOARD PENDING 07/18/2019

FEE(S):

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

APPLICANT

QM PORTFOLIO OWNER, LLC
4400 OLD COURT ROAD, SUITE B
PIKESVILLE, MD 21208

AGENT

LAW OFFICE OF NORMAN D. RIVERA, ESQUIRE
17251 MELFORD BOULEVARD SUITE 200
BOWIE, MD 20715
301-352-4973
NORMANRIVERA2012@GMAIL.COM

Assigned Reviewer: ZHANG, HENRY

DSP-09028-01

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/17/2019

M SQUARE; REVISE ARCHITECTURE, REDUCE SQUARE FOOTAGE AND BUILDING STORIES, AND SHIFT 4600 RIVER ROAD BUILDING
4400 RIVER ROAD COLLEGE PARK(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 042 E-1	200 SCALE MAP: 208NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 66	COUNCIL DISTRICT: 03
3 PARCELS	0 UNITS MULTIFAMILY	PG TAZ:	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ:	APA: College Park Airport
	404,104 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 21	



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ZONING:

M-U-I 13.42 Acres
Total: **13.42 Acres**

AUTHORITY:

PLANNING DIRECTOR PENDING

FEE(S):

06/17/2019 \$1,000.00 (Application Fee)
\$1,000.00

APPLICANT

M SQUARE ASSOCIATES, LLC
6711 COLUMBIA GATEWAY DRIVE, SUITE 300
COLUMBIA, MD 21046

AGENT

JOYCE ENGINEERING CORPORATION
10766 BALTIMORE AVENUE
BELTSVILLE, MD 20705
301-595-4353
mike@joyceeng.com

OWNER(S)

STATE OF MARYLAND; 2101 MAIN ADMINISTRATION BUILDING; College Park, MD 20742

Assigned Reviewer: BUSH, JONATHAN

4-18024

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 06/21/2019

WOODMORE COMMONS; NINE PARCELS FOR THE DEVELOPMENT OF 76,000 SQUARE FEET OF COMMERCIAL GFA AND 284 MULTIFAMILY DWELLING UNITS. NORTHEAST QUADRANT OF THE INTERSECTION OF MD 202 (LANDOVER ROAD) AND ST JOSEPH'S DRIVE

0 LOTS
0 OUTLOTS
9 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 E-3
PLANNING AREA: 73
PG TAZ:
COG TAZ:
ELECTION DISTRICT: 13

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

ZONING:

M-X-T 17.92 Acres
Total: **17.92 Acres**

AUTHORITY:

PLANNING BOARD PENDING
SDRC MEETING SCHEDULED

FEE(S):

10/03/2019 \$210.00 (Sign Posting Fee)
07/12/2019 \$4,740.00 (Application Fee)
\$4,950.00



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Cases Accepted or Approved between: 6/17/2019 and 6/23/2019

APPLICANT

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

AGENT

GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
UPPER MARLBORO, MD 20774
301-306-0033

OWNER(S)

REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY; ; Upper Marlboro, MD 20774

Assigned Reviewer: TURNQUEST, AMBER

4-18029

ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 06/21/2019
PARK PLACE; TWO LOTS FOR 128,810 SQUARE FEET OF OFFICE AND WAREHOUSE DEVELOPMENT
6401 MUIRKIRK ROAD LAUREL

2 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 013 C-1	200 SCALE MAP: 216NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 60	COUNCIL DISTRICT: 01
1 PARCELS	0 UNITS MULTIFAMILY	PG TAZ:	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ:	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 01	

ZONING:

I-3 17.21 Acres
Total: 17.21 Acres

AUTHORITY:

PLANNING BOARD
SDRC MEETING

PENDING 10/03/2019
SCHEDULED 07/12/2019

FEE(S):

\$90.00 (Sign Posting Fee)
\$3,775.00 (Filing Fee)
\$3,865.00

APPLICANT

KONTERRA ASSOCIATES, LLC
14401 SWEITZER LANE, SUITE 200
LAUREL, MD 20707
240-294-5733

AGENT

JOYCE ENGINEERING CORPORATION
10766 BALTIMORE AVENUE
BELTSVILLE, MD 20705
301-595-4353
mike@joyceeng.com



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OWNER(S)

KONTERRA ASSOCIATES, LLC.; 14401 SWEETZER LANE, SUITE 200; Laurel, MD 20707

Assigned Reviewer: TURNQUEST, AMBER

DSP-14026-02

APPROVED IN SPECIFIED RANGE

ACCEPTED: 05/03/2019

AMORE APOLLO; AMENDMENT TO ARCHITECTURE AND FOOTPRINT OF THE PHASE II MIXED USE BUILDING WITH 379 DWELLING UNITS & 4,489 SQUARE FEET OF NORTHWEST QUADRANT OF THE INTERSECTION OF HARRY S TRUMAN DRIVE AND LOTTSFORD ROAD

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 067 E-3	200 SCALE MAP: 201NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 73	COUNCIL DISTRICT: 06
2 PARCELS	379 UNITS MULTIFAMILY	PG TAZ: 2423	TIER: DEVELOPED
1 OUTPARCELS	379 TOTAL UNITS	COG TAZ: 1093	APA: N/A
	4,489 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 13	

ZONING:

D-D-O	0.00 Acres
M-X-T	19.75 Acres
Total:	19.75 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	06/20/2019
SDRC MEETING	SCHEDULED	05/17/2019

FEE(S):

\$120.00	(Sign Posting Fee)
\$2,060.00	(Application Fee)
\$2,180.00	

APPLICANT

ASCEND APOLLO, LLC
1350 CONNECTICUT AVENUE, SUITE 1200 N.W.
WASHINGTON, DC 20036
202-861-0796

AGENT

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

OWNER(S)

ASCEND APOLLO II, LLC; 1350 CONNECTICUT AVE. NW, SUITE 1200; Washington, DC 20036

Assigned Reviewer: HURLBUTT, JEREMY



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Cases Accepted or Approved between: 6/17/2019 and 6/23/2019

CNU-10350-2019

APPROVED IN SPECIFIED RANGE

ACCEPTED: 05/07/2019

RITCHIE ROAD; CERTIFICATION OF OUTDOOR ADVERTISING SIGN AS A NON-CONFORMING USE
APPROXIMATELY 1850 FEET SOUTHEAST OF THE INTERSECTION OF RITCHIE ROAD AND CENTRAL AVENUE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 074 B-1	200 SCALE MAP: 201SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 75A	COUNCIL DISTRICT: 06
1 PARCELS	0 UNITS MULTIFAMILY	PG TAZ:	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ:	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 13	

ZONING:

I-1	0.10 Acres
M-I-O	0.00 Acres
Total:	0.10 Acres

AUTHORITY:

DISTRICT COUNCIL	NO REQUEST TO HEAR	06/21/2019
PLANNING DIRECTOR	APPROVED	06/21/2019

FEE(S):

\$60.00	(Sign Posting Fee)
\$60.00	

APPLICANT

CLEAR CHANNEL OUTDOOR
9590 LYNN BUFF COURT, SUITE 5
LAUREL, MD 20723
240-755-9203

AGENT

APRIL MACKOFF (CLEAR CHANNEL OUTDOOR)
9590 LYNN BUFF COURT, SUITE 5
LAUREL, MD 20723

OWNER(S)

DEBRA ECKMAN GST EXEMPT TRUST; 6000 EXECUTIVE BLVD SUITE 520; Laurel, MD 20723

Assigned Reviewer: SHAFFER, KELSEY

CNU-58226-2018

APPROVED IN SPECIFIED RANGE

ACCEPTED: 04/18/2019

5019 MARLBORO PIKE; APPLYING FOR CERTIFICATION OF A NON CONFORMING USE FOR A SELF AUTO FILLING
STATION WITH KIOSK
5019 MARLBORO PIKE CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 072 E-4	200 SCALE MAP: 202SE05
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0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 75A	COUNCIL DISTRICT: 07
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 878	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 842	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 06	

ZONING:

D-D-O 0.00 Acres
M-U-I 0.57 Acres
Total: **0.57 Acres**

AUTHORITY:

DISTRICT COUNCIL NO REQUEST TO HEAR 06/21/2019
PLANNING DIRECTOR APPROVED 06/21/2019

FEE(S):

\$60.00 (Sign Posting Fee)
\$60.00

APPLICANT

ALLIANCE ENERGY, LLC
PO BOX 9161
WALTHAM, MA 02454

AGENT

BHOOPENDRA PRAKASH
9506 B LEE HIGHWAY
FAIRFAX, VA 22031

OWNER(S)

ALLIANE ENERGY, LLC; PO BOX 9161; Waltham, MA 02454

Assigned Reviewer: SHAFFER, KELSEY

DSP-18018 APPROVED IN SPECIFIED RANGE
ACCEPTED: 03/26/2019 SKYVIEW CONDOMINIUMS; CONSTRUCTION OF TWO MULTIFAMILY CONDOMINIUM BUILDINGS FOR A TOTAL OF APPROXIMATELY 149,004 SQUARE FEET, INCLUDING 95 DWE LOCATED ON THE NORTH SIDE OF BRINKLEY ROAD, APPROXIMATELY 1,500 FEET EAST OF ITS INTERSECTION WITH 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
	149,004 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 12	



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06/24/2019

Cases Accepted or Approved between: 6/17/2019 and 6/23/2019

ZONING:

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

AUTHORITY:

PLANNING BOARD APPROVED 06/20/2019
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