



Development Activity Monitoring System
Monthly Report of Zoning Activity
JULY, 2014

COUNCILMANIC DISTRICTS

02

SP-130004
 DATE ACCEPTED: 7/7/2014
 PLANNING AREA: 68
 ELECTION DISTRICT: 16
 TIER: DEVELOPED
 STREET ADDRESS: 3576 LONGFELLOW STREET
 CITY: HYATTSVILLE
 TAX MAP & GRID: 042 A-4
 200 SHEET: 207NE03
 LOTS: 0 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 0
 PARCELS: 0 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 0
 GROSS FLOOR AREA: 0

TITLE: LONGFELLOW STREET PROPERTY, PROPOSED CHANGE TO THE LIST OF USES IN THE DDOZ TO PERMIT 3-FAMILY DWELLI
 ZONING R-35 0.13
 with ACREAGE:
 TOTAL ACREAGE: 0.13
 LOCATED ON: 450 FEET EAST FROM QUEENS CHAPEL ROAD AND NORTH ON LONGFELLOW STREET
 APPLICANT: KOO, LILIAN
 AGENT: KOO, LILIAN
 OWNER(S):

ADJACENT TOWN(S):

CNU-30449-13
 DATE ACCEPTED: 7/2/2014
 PLANNING AREA: 65
 ELECTION DISTRICT: 17
 TIER: DEVELOPED
 STREET ADDRESS: 6807 RED TOP ROAD
 CITY: TAKOMA PARK
 TAX MAP & GRID: 041 B-1
 200 SHEET: 208NE01
 LOTS: 0 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 0
 PARCELS: 0 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 0
 GROSS FLOOR AREA: 0

TITLE: REDTOP PROPERTIES, LLC., CERTIFICATION OF NON-CONFORMING USE FOR A SIX UNIT APARTMENT BUILDING.
 ZONING R-18 0.26
 with ACREAGE:
 TOTAL ACREAGE: 0.26
 LOCATED ON: LOCATED 192 FEET EAST OF RED TOP ROAD AND 689 FEET SOUTH OF EAST-WEST HIGHWAY.
 APPLICANT: REDTOP PROPERTIES, LLC. C/O MICHAEL TRAGESER
 AGENT: MEYERS, ROBBELL & ROSENBAUM PA
 OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):



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COUNCILMANIC DISTRICTS 02

CNU-30022-13
DATE ACCEPTED: 7/14/2014
PLANNING AREA: 65
ELECTION DISTRICT: 17
TIER: DEVELOPED
STREET ADDRESS: 6809 RED TOP ROAD
CITY: TAKOMA PARK
TAX MAP & GRID: 041 B-1
200 SHEET: 208NE01
LOTS: 1 UNITS ATTACHED: 0
OUTLOTS: 0 UNITS DETACHED: 0
PARCELS: 0 UNITS MULTIFAMILY: 0
OUTPARCELS: 0 TOTAL UNITS: 0
GROSS FLOOR AREA: 0

TITLE: 6809 RED TOP ROAD, CERTIFICATION OF NON-CONFORMING USE FOR A SIX UNIT APARTMENT BUILDING.
ZONING R-18 0.25
with ACREAGE:
TOTAL ACREAGE: 0.25
LOCATED ON: LOCATED APPROXIMATELY 300 FEET FROM THE INTERSECTION OF RED TOP ROAD AND FAIRVIEW AVENUE.
APPLICANT: 6809 RED TOP ROAD APARTMENTS, LLC.
AGENT: LERCH, EARLY, BREWER, CHTD.
OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):

CNU-1299-14
DATE ACCEPTED: 7/22/2014
PLANNING AREA: 68
ELECTION DISTRICT: 16
TIER: DEVELOPED
STREET ADDRESS: 6112 41ST AVENUE
CITY: HYATTSVILLE
TAX MAP & GRID: 042 B-3
200 SHEET: 207NE03
LOTS: 1 UNITS ATTACHED: 0
OUTLOTS: 0 UNITS DETACHED: 0
PARCELS: 0 UNITS MULTIFAMILY: 3
OUTPARCELS: 0 TOTAL UNITS: 3
GROSS FLOOR AREA: 0

TITLE: 6112 41ST AVENUE, CERTIFICATION OF NON-CONFORMING USE FOR A 3 UNIT APARTMENT BUILDING, PER ERR-234.
ZONING R-35 1.28
with ACREAGE:
TOTAL ACREAGE: 1.28
LOCATED ON: LOCATED WEST OF 41ST ST. APPROX. 400+/- FT. SOUTH OF QUEENSBURY RD. & 330 +/- FT. NORTH OF OLIVER ST
APPLICANT: TEKESTE, TEMNIT
AGENT: TEKESTE, TEMNIT
OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S): UNIVERSITY PARK, MOUNT RAINIER, COLLEGE PARK, EDMONSTON, HYATTSVILLE, BRENTWOOD, RIVERDALE PARK

COUNCILMANIC DISTRICTS 05



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS 01

SDP-0510-01	TITLE:	MONTPELIER HILLS, CONVERTING 211 CONDO TOWNHOUSE UNITS TO 211 TOWNHOUSE ON FEE SIMPLE LOTS	
DATE ACCEPTED: 7/7/2014	ZONING	R-U	32.34
PLANNING AREA: 62	with ACREAGE:		
ELECTION DISTRICT: 10	TOTAL ACRES:		32.34
TIER: DEVELOPING	LOCATED ON:	WEST OF THE BW PARKWAY, BOTH NORTH AND SOUTH OF THE INTERSECTION OF MUIRKIRK RD AND HERMOSA DRIVE	
STREET ADDRESS:	APPLICANT:	BERMAN ENTERPRISES, LP	
CITY:	AGENT:	MACRIS, HENDRICKS & GLASCOCK	
TAX MAP & GRID: 014 E-3	OWNER(S):		
200 SHEET: 215NE08			
LOTS: 0	UNITS ATTACHED:	0	
OUTLOTS: 0	UNITS DETACHED:	0	
PARCELS: 0	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	0	
	GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):			

DSP-14016	TITLE:	LAUREL URGENT CARE, 5500 SQUARE FOOT URGENT CARE FACILITY	
DATE ACCEPTED: 7/14/2014	ZONING	C-S-C	0.06
PLANNING AREA: 62	with ACREAGE:		
ELECTION DISTRICT: 10	TOTAL ACRES:		0.06
TIER: DEVELOPING	LOCATED ON:	NORTHEAST QUADRANT OF THE INTESECTION OF BALTIMORE AVENUE AND MAGNOLIA STREET	
STREET ADDRESS: 14411 BALTIMORE AVENUE	APPLICANT:	ADVENTIST HEALTHCARE URGENT CARE, INC	
CITY: LAUREL	AGENT:	CV, INC.	
TAX MAP & GRID: 006 B-4	OWNER(S):	JOSPH NAZARIO	
200 SHEET: 219NE08			
LOTS: 0	UNITS ATTACHED:	0	
OUTLOTS: 0	UNITS DETACHED:	0	
PARCELS: 0	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	0	
	GROSS FLOOR AREA:	5,500	
ADJACENT TOWN(S): LAUREL			

COUNCILMANIC DISTRICTS 02



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COUNCILMANIC DISTRICTS

02

DSP-91043-08		TITLE:	G E PETERS ADVENTIST SCHOOL, CHANGE IN DAYCARE ENROLLMENT	
DATE ACCEPTED:	7/23/2014	ZONING	R-55	7.19
PLANNING AREA:	65	with ACREAGE:		
ELECTION DISTRICT:	17			
TIER:	DEVELOPED	TOTAL ACRES:	7.19	
STREET ADDRESS:	6303 RIGGS ROAD	LOCATED ON:	EAST SIDE OF RIGGS ROAD, 2,000' SOUTHEAST OF INTERSECTION WITH SARGENT ROAD	
CITY:	HYATTSVILLE	APPLICANT:	GEORGE E PETERS ADVENTIST SCHOOL	
TAX MAP & GRID:	041 B-2	AGENT:	SAME AS ABOVE	
200 SHEET:	207NE02	OWNER(S):	ALLEGHANY ASN. 7TH DAY ADVENTI	
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):	HYATTSVILLE			

DSP-13027		TITLE:	LONGFELLOW STREET PROPERTY, TO ADD TREE-FAMILY DWELLING TO THE LIST OF PERMITTED USES FOR TRN SUBARE	
DATE ACCEPTED:	7/7/2014	ZONING	R-35	0.13
PLANNING AREA:	68	with ACREAGE:		
ELECTION DISTRICT:	16			
TIER:	DEVELOPED	TOTAL ACRES:	0.13	
STREET ADDRESS:	3576 LONGFELLOW STREET	LOCATED ON:	NORTH ON LONGFELLOW STREET AND APPROXIMATELY 450 FEET NORTHEAST OF QUEENS CHAPEL ROAD	
CITY:	HYATTSVILLE	APPLICANT:	KOO, LILIAN	
TAX MAP & GRID:	042 A-4	AGENT:	KOO, LILIAN	
200 SHEET:	207NE03	OWNER(S):		
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):	MOUNT RAINIER, HYATTSVILLE, BRENTWOOD, RIVERDALE PARK, NORTH BRENTWOOD, UNIVERSITY PARK			



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COUNCILMANIC DISTRICTS 02

DSP-05084-03	TITLE:	UNIVERSITY TOWN CENTER, PARCEL S, CONSTRUCT A MIXED-USE DEVELOPMENT FOR A SAFEWAY W/OTHER RETAIL &/		
DATE ACCEPTED: 7/10/2014	ZONING	M-X-T	3.49	
PLANNING AREA: 68	with ACREAGE:	T-D-O	0.00	
ELECTION DISTRICT: 17	TOTAL ACRES:		3.49	
TIER: DEVELOPED	LOCATED ON:	NORTH SIDE OF EAST-WEST HIGHWAY (MD 410), NORTHEAST QUADRANT OF INTERSECTION W/ AMERICA BOULEVARD		
STREET ADDRESS: 6401 AMERICA BOULEVARD	APPLICANT:	ECHO-UTC, LCC		
CITY: HYATTSVILLE	AGENT:	MCNAMEE HOSEA		
TAX MAP & GRID: 042 A-2	OWNER(S):			
200 SHEET: 208NE03				
LOTS: 0	UNITS ATTACHED:	0		
OUTLOTS: 0	UNITS DETACHED:	0		
PARCELS: 0	UNITS MULTIFAMILY:	0		
OUTPARCELS: 0	TOTAL UNITS:	0		
	GROSS FLOOR AREA:	85,524		
ADJACENT TOWN(S):	HYATTSVILLE, UNIVERSITY PARK, RIVERDALE PARK			

COUNCILMANIC DISTRICTS 03

DSP-13009-02	TITLE:	CAFRTIZ, ADD A BIO-RETENTION; ENLARGE A BIO-RETENTION AND A MINOR ADJUSTMENT TO THE PROPERTY LINE AT V		
DATE ACCEPTED: 7/17/2014	ZONING	MU-TC	37.34	
PLANNING AREA: 68	with ACREAGE:			
ELECTION DISTRICT: 19	TOTAL ACRES:		37.34	
TIER: DEVELOPED	LOCATED ON:	EAST SIDE OF US 1, 1,400' FROM IT'S INTERSECTION WITH EAST-WEST HIGHWAY		
STREET ADDRESS:	APPLICANT:	CALVERTON HOTELLERS LLC		
CITY:	AGENT:	O'MALLEY,MILES,NYLEN & GILMORE		
TAX MAP & GRID: 042 D-2	OWNER(S):	SAME AS APPLICANT		
200 SHEET: 208NE04				
LOTS: 0	UNITS ATTACHED:	0		
OUTLOTS: 0	UNITS DETACHED:	0		
PARCELS: 0	UNITS MULTIFAMILY:	0		
OUTPARCELS: 0	TOTAL UNITS:	0		
	GROSS FLOOR AREA:	0		
ADJACENT TOWN(S):	RIVERDALE PARK			



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COUNCILMANIC DISTRICTS 03

DSP-12048	TITLE:	CHRIST APOSTOLIC CHURCH, CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE INTO A CHURCH WITH 24-SEAT
DATE ACCEPTED: 7/18/2014	ZONING	R-80 1.00
PLANNING AREA: 69	with ACREAGE:	
ELECTION DISTRICT: 02	TOTAL ACRES:	1.00
TIER: DEVELOPED	LOCATED ON:	ON THE SOUTH SIDE OF RIVERDALE ROAD AT ITS INTERSECTION WITH CHESTNUT AVE.
STREET ADDRESS: 6907 RIVERDALE ROAD	APPLICANT:	UWAJE, CHARLES
CITY: LANHAM	AGENT:	AAH CONSULTANTS LLC
TAX MAP & GRID: 043 C-3	OWNER(S):	
200 SHEET: 207NE06		
LOTS: 0 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
	GROSS FLOOR AREA:	0
ADJACENT TOWN(S): RIVERDALE PARK, NEW CAROLLTON, GREENBELT		

COUNCILMANIC DISTRICTS 04

DSP-84095-03	TITLE:	CAPITOL OFFICE PARK, ADDITION OF A GENERATOR WITH SCREENING AND LANDSCAPE
DATE ACCEPTED: 7/22/2014	ZONING	C-M 19.46
PLANNING AREA: 67	with ACREAGE:	
ELECTION DISTRICT: 21	TOTAL ACRES:	19.46
TIER: DEVELOPED	LOCATED ON:	CORNER OF IVY LANE AND CHERRY LANE
STREET ADDRESS: 6406 IVY LANE	APPLICANT:	BOZZUTO GROUP
CITY: GREENBELT	AGENT:	VIKA, INC.
TAX MAP & GRID: 026 D-2	OWNER(S):	SAME AS APPLICANT
200 SHEET: 212NE06		
LOTS: 0 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
	GROSS FLOOR AREA:	0
ADJACENT TOWN(S): GREENBELT		



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COUNCILMANIC DISTRICTS 06

SDP-0317-H3
DATE ACCEPTED: 7/18/2014
PLANNING AREA: 74A
ELECTION DISTRICT: 07
TIER: DEVELOPING
STREET ADDRESS: 214 GARDEN GATE LANE
CITY: UPPER MARLBORO
TAX MAP & GRID: 069 E-3
200 SHEET: 201NE12
LOTS: 0 UNITS ATTACHED: 0
OUTLOTS: 0 UNITS DETACHED: 0
PARCELS: 0 UNITS MULTIFAMILY: 0
OUTPARCELS: 0 TOTAL UNITS: 0
GROSS FLOOR AREA: 0

TITLE: PALISADES AT OAK CREEK, THE, REVISION TO ADD ROOF SCREEN IN EXISTING DECK
ZONING with ACREAGE: R-L 0.35
TOTAL ACRES: 0.35
LOCATED ON: APPROXIMATELY 200 YARDS FROM CENTRAL AVENUE AND CHURCH ROAD.
APPLICANT: BEVERLY, AARON
AGENT: BEVERLY, AARON
OWNER(S):

ADJACENT TOWN(S):

DSP-13047
DATE ACCEPTED: 7/17/2014
PLANNING AREA: 75A
ELECTION DISTRICT: 18
TIER: DEVELOPED
STREET ADDRESS: 7428 WALKER MILL DRIVE
CITY: CAPITOL HEIGHTS
TAX MAP & GRID: 066 F-4
200 SHEET: 201SE07
LOTS: 0 UNITS ATTACHED: 0
OUTLOTS: 0 UNITS DETACHED: 0
PARCELS: 0 UNITS MULTIFAMILY: 0
OUTPARCELS: 0 TOTAL UNITS: 0
GROSS FLOOR AREA: 28,168

TITLE: SHADY GLEN FIRE STATION, SHADY GLEN FIRE STATION AND TRAINING FACILITY
ZONING with ACREAGE: C-S-C 2.46
D-D-O 0.00
TOTAL ACRES: 2.46
LOCATED ON: SOUTHEAST QUADRANT AT THE INTERSECTION OF CENTRAL AVENUE AND SHADY GLEN DRIVE
APPLICANT: PRINCE GEORGES COUNTY
AGENT: AREL
OWNER(S): SAME

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS 07



Development Activity Monitoring System
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JULY, 2014

COUNCILMANIC DISTRICTS

09

DSP-99031-01		TITLE:	BELLEFONTE, BIRKETTS ADDITION, VERIZON WIRELESS, 86' HIGH MONOPOLE WITH ASSOCIATED MISC. EQUIPMENT	
DATE ACCEPTED:	7/18/2014	ZONING	I-1	2.28
PLANNING AREA:	81A	with ACREAGE:		
ELECTION DISTRICT:	09	TOTAL ACRES:	2.28	
TIER:	DEVELOPED	LOCATED ON:	NORTHWEST INTERSECTION OF BELLEFONTEPLACE AND OLD ALEXANDRIA FERRY ROAD	
STREET ADDRESS:	7908 BELLEFONTE ROAD	APPLICANT:	VERIZON WIRELESS	
CITY:	CLINTON	AGENT:	MRA, BRIAN SILVERLING	
TAX MAP & GRID:	108 A-4	OWNER(S):	SAME AS APPLICANT	
200 SHEET:	211SE07			
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	0	

ADJACENT TOWN(S):

DSP-03094-09		TITLE:	BELMONT CREST, REVISION OF LOD OF PARCELS E & D TO ACCOMMODATE REQUIRED SWM OUTFALL	
DATE ACCEPTED:	7/25/2014	ZONING	R-R	62.00
PLANNING AREA:	77	with ACREAGE:		
ELECTION DISTRICT:	15	TOTAL ACRES:	62.00	
TIER:	DEVELOPING	LOCATED ON:	SOUTH SIDE OF MARLBORO PIKE, 400' WEST OF IT'S INTERSECTION WITHWOODYARD ROAD	
STREET ADDRESS:	KAVEH COURT	APPLICANT:	BELMONT CREST, LLC.	
CITY:	UPPER MARLBORO	AGENT:	CDDI	
TAX MAP & GRID:	100 A-3	OWNER(S):		
200 SHEET:	208SE09			
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	109	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	109	
		GROSS FLOOR AREA:	0	

ADJACENT TOWN(S):



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COUNCILMANIC DISTRICTS

09

AC-99026-01
 DATE ACCEPTED: 7/17/2014
 PLANNING AREA: 81A
 ELECTION DISTRICT: 09
 TIER: DEVELOPING
 STREET ADDRESS: 8901 WOODYARD RD
 CITY: CLINTON
 TAX MAP & GRID: 116 E-2
 200 SHEET: 211SE06
 LOTS: 0 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 0
 PARCELS: 0 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 0
 GROSS FLOOR AREA: 0

TITLE: WAL-MART, CLINTON (#2799), 47
 ZONING with ACREAGE: C-S-C 64.00
 TOTAL ACRES: 64.00
 LOCATED ON: WEST OF BRANCH AVE EXIT RAMP NORTH OF WOODYARD RD
 APPLICANT: WAL-MART REAL ESTATE BUSINESS TRUST
 AGENT: BOHLER ENGINEERING
 OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):

AC-14014
 DATE ACCEPTED: 7/24/2014
 PLANNING AREA: 85A
 ELECTION DISTRICT: 11
 TIER: DEVELOPING
 STREET ADDRESS: 15810 CRAIN HIGHWAY
 CITY: BRANDYWINE
 TAX MAP & GRID: 155 A-3
 200 SHEET: 220SE07
 LOTS: 0 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 0
 PARCELS: 0 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 0
 GROSS FLOOR AREA: 0

TITLE: BRANDYWINE CROSSING PHASE II, MEDICAL OFFICE BUILDING, 4.3
 ZONING with ACREAGE: C-S-C 34.10
 TOTAL ACRES: 34.10
 LOCATED ON: NE QUADRANT OF INTERSECTION OF TIMOTHY BRANCH DR AND CRAIN HWY
 APPLICANT: FPR MEDICAL PROPERTIES BRANDYWINE, LLC.
 AGENT: BOHLER ENGINEERING
 OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):



Development Activity Monitoring System
Monthly Report of Subdivision Activity
JULY, 2014

COUNCILMANIC DISTRICTS

04

PRELIM NO:	4-13019	TITLE:	BELL STATION CENTER, 8 LOTS FOR RETAIL AND COMMERCIAL	
DATE ACCEPTED:	7/14/2014			
PLANNING AREA:	70	ZONING	C-M	10.81
ELECTION DISTRICT:	14	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	23000 ANNAPOLIS ROAD			
CITY:		TOTAL ACREAGE:	10.81	
TAX MAP & GRID:	045 F-2	LOCATED ON:	SOUTHWEST QUADRANT OF THE INTERSECTION OF ANNAPOLIS ROAD AND BELL STATION ROAD	
200 SHEET:	207NE11			
LOTS:	8	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	0	

ADJACENT TOWN(S):



Development Activity Monitoring System
Monthly Report of CBCA Activity
JULY, 2014

COUNCILMANIC DISTRICTS

DATE ACCEPTED:

PLANNING AREA:

ELECTION DISTRICT:

TIER:

STREET ADDRESS:

CITY:

TAX MAP & GRID:

200 SHEET:

LOTS:

OUTLOTS:

PARCELS:

OUTPARCELS:

UNITS ATTACHED:

UNITS DETACHED:

UNITS MULTIFAMILY:

TOTAL UNITS:

GROSS FLOOR AREA:

TITLE:

ZONING
with ACREAGE:

TOTAL ACREAGE:

LOCATED ON:

APPLICANT:

AGENT:

OWNER(S):

ADJACENT TOWN(S):

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