



Development Activity Monitoring System
Monthly Report of Zoning Activity
NOVEMBER, 2015

COUNCILMANIC DISTRICTS 03

CNU-17970-20	TITLE:	KENNEDY HOUSE APARTMENTS, CERTIFICATION OF NON-CONFORMING USE FOR A 16 UNIT MULTIFAMILY BUILDING, PE
DATE ACCEPTED: 11/3/2015	ZONING	R-18 0.64
PLANNING AREA: 69	with ACREAGE:	
ELECTION DISTRICT: 19		
TIER: DEVELOPED		
STREET ADDRESS: 5651 KENNEDY STREET	TOTAL ACREAGE:	0.64
CITY: RIVERDALE	LOCATED ON:	LOCATED SOUTH OF KENNEDY STREET APPROXIMATELY 1470 FEET EAST OF KENILWORTH AVENUE.
TAX MAP & GRID: 042 F-4		
200 SHEET: 206NE05	APPLICANT:	WALKER, JOHN
LOTS: 2	AGENT:	MERRIMART MANAGEMENT, INC.
UNITS ATTACHED: 0	OWNER(S):	WALKER, JOHN REVOCABLE TRUST
OUTLOTS: 0		
UNITS DETACHED: 0		
PARCELS: 0		
UNITS MULTIFAMILY: 16		
OUTPARCELS: 0		
TOTAL UNITS: 16		
GROSS FLOOR AREA: 0		
ADJACENT TOWN(S): EDMONSTON, BLADENSBURG, RIVERDALE PARK		

COUNCILMANIC DISTRICTS 05

CNU-39600-20	TITLE:	ADDISON CHAPEL APARTMENTS, CERTIFICATION OF NON-CONFORMING USE FOR A 320 DWELLING UNIT APARTMENT CC
DATE ACCEPTED: 11/12/2015	ZONING	R-18 8.62
PLANNING AREA: 72	with ACREAGE:	
ELECTION DISTRICT: 18		
TIER: DEVELOPED		
STREET ADDRESS:	TOTAL ACREAGE:	8.62
CITY:	LOCATED ON:	SOUTHERN SIDE OF ADDISON RD. & THE EASTERN SIDE OF ELKWOOD LN. NORTH OF NASH ST. & WEST OF CHAPEL LN
TAX MAP & GRID: 065 E-1	APPLICANT:	SCOTT MANAGEMENT, INC.
200 SHEET: 202NE05	AGENT:	BEN DYER ASSOCIATES, INC.
LOTS: 0	OWNER(S):	ADDISON CHAPEL, LLC.
UNITS ATTACHED: 0		
OUTLOTS: 0		
UNITS DETACHED: 0		
PARCELS: 2		
UNITS MULTIFAMILY: 320		
OUTPARCELS: 0		
TOTAL UNITS: 320		
GROSS FLOOR AREA: 0		
ADJACENT TOWN(S): CHEVERLY, SEAT PLEASANT, FAIRMOUNT HEIGHTS		



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COUNCILMANIC DISTRICTS 05

CNU-1897-201	TITLE:	CANDLE WOOD APARTMENTS, CERTIFICATION OF NON-CONFORMING USE FOR A 12 UNIT MULTIFAMILY BUILDING, PER	
DATE ACCEPTED: 11/3/2015	ZONING	R-18	0.49
PLANNING AREA: 69	with ACREAGE:		
ELECTION DISTRICT: 02			
TIER: DEVELOPED			
STREET ADDRESS: 5009 QUINCY STREET	TOTAL ACREAGE:	0.49	
CITY: BLADENSBUR	LOCATED ON:	LOCATED SOUTH OF QUINCY STREET APPROXIMATELY 1160 FEET EAST OF KENILWORTH AVENUE.	
TAX MAP & GRID: 050 D-4	APPLICANT:	TRACE ASSOCIATES, LTD.	
200 SHEET: 205NE04	AGENT:	MERRIMART MANAGEMENT	
LOTS: 0 UNITS ATTACHED: 0	OWNER(S):	SAME AS APPLICANT	
OUTLOTS: 0 UNITS DETACHED: 0			
PARCELS: 1 UNITS MULTIFAMILY: 12			
OUTPARCELS: 0 TOTAL UNITS: 12			
ADJACENT TOWN(S):	EDMONSTON, HYATTSVILLE, COTTAGE CITY, COLMAR MANOR, NORTH BRENTWOOD, CHEVERLY, BRENTWOOD, BLADENSBURG		

COUNCILMANIC DISTRICTS 07

SE-4758	TITLE:	MARLOW HEIGHTS CITGO, SPECIAL EXCEPTION FOR A GAS STATION AND FOOD AND BEVERAGE STORE.	
DATE ACCEPTED: 11/13/2015	ZONING	C-S-C	0.32
PLANNING AREA: 76A	with ACREAGE:		
ELECTION DISTRICT: 06			
TIER: DEVELOPED			
STREET ADDRESS: 4801 ST. BARNABAS ROAD	TOTAL ACREAGE:	0.32	
CITY: TEMPLE HILLS	LOCATED ON:	LOCATED ON THE NORTHWEST CORNER OF ST. BARNABAS ROAD AND DALLAS DRIVE.	
TAX MAP & GRID: 088 B-4	APPLICANT:	ST. BARNABAS PLAZA, LLC.	
200 SHEET: 206SE03	AGENT:	MARLBORO ENGINEERING CONSULTANTS, INC.	
LOTS: 1 UNITS ATTACHED: 0	OWNER(S):	SAME AS APPLICANT	
OUTLOTS: 0 UNITS DETACHED: 0			
PARCELS: 0 UNITS MULTIFAMILY: 0			
OUTPARCELS: 0 TOTAL UNITS: 0			
ADJACENT TOWN(S):			



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COUNCILMANIC DISTRICTS

07

DSDS-686
 DATE ACCEPTED: 11/13/2015
 PLANNING AREA: 76A
 ELECTION DISTRICT: 06
 TIER: DEVELOPED
 STREET ADDRESS: 4801 ST. BARNABAS ROAD
 CITY: TEMPLE HILLS
 TAX MAP & GRID: 088 B-4
 200 SHEET: 206SE03
 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: MARLOW HEIGHTS CITGO, DEPARTURE OF 4 FT. FROM THE REQUIRED 40 FT. BUILDING SETBACK FOR A FREESTANDING !
 ZONING C-S-C 0.32
 with ACREAGE:
 TOTAL ACREAGE: 0.32
 LOCATED ON: LOCATED AT THE NORTHWEST CORNER OF ST. BARNABAS ROAD AND DALLAS DRIVE.
 APPLICANT: ST. BARNABAS PLAZA, LLC.
 AGENT: MARLBORO ENGINEERING CONSULTANTS, INC.
 OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):

DPLS-413
 DATE ACCEPTED: 11/13/2015
 PLANNING AREA: 76A
 ELECTION DISTRICT: 06
 TIER: DEVELOPED
 STREET ADDRESS: 4801 ST. BARNABAS ROAD
 CITY: TEMPLE HILLS
 TAX MAP & GRID: 088 B-4
 200 SHEET: 206SE03
 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: MARLOW HEIGHTS CITGO, DEPARTURE TO ELIMINATE EXISTING LOADING SPACE WHICH IS NO LONGER REQUIRED PER
 ZONING C-S-C 0.32
 with ACREAGE:
 TOTAL ACREAGE: 0.32
 LOCATED ON: LOCATED AT THE NORTHWEST CORNER OF ST. BARNABAS ROAD AND DALLAS DRIVE.
 APPLICANT: ST. BARNABAS PLAZA, LLC.
 AGENT: MARLBORO ENGINEERING CONSULTANTS, INC.
 OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS

08



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COUNCILMANIC DISTRICTS

08

DATE ACCEPTED:	DDS-624 11/24/2015	TITLE:	NATIONAL HARBOR BELTWAY PARCEL, REQUEST FOR REDUCTION IN STANDARD PARKING SPACE SIZE FROM 9.5' X 19' T
PLANNING AREA:	80	ZONING	M-X-T 49.47
ELECTION DISTRICT:	12	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	6601 OXON HILL RD	TOTAL ACREAGE:	49.47
CITY:		LOCATED ON:	ADJACENT TO AND S OF 1-495/I-95 IN THE SW QUAD OF THE INTERSECTION OF OXON HILL RD AND I495/95
TAX MAP & GRID:	104 E-1		
200 SHEET:	209SE01	APPLICANT:	NATIONAL HARBOR WATERFRONT LC
LOTS:	5	AGENT:	SOLTESZ, INC,
OUTLOTS:	0	OWNER(S):	
PARCELS:	0		
OUTPARCELS:	0		
	UNITS ATTACHED:		
	0		
	UNITS DETACHED:		
	0		
	UNITS MULTIFAMILY:		
	0		
	TOTAL UNITS:		
	0		
	GROSS FLOOR AREA:		
	0		

ADJACENT TOWN(S):



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COUNCILMANIC DISTRICTS 01

DSP-01049-12	TITLE:	PINES OF LAUREL (VICTORIA FALLS), CHANGE ONE GARAGE TO A LEASING OFFICE	
DATE ACCEPTED: 11/10/2015	ZONING	I-3	0.14
PLANNING AREA: 60	with ACREAGE:		
ELECTION DISTRICT: 10	TOTAL ACRES:		0.14
TIER: DEVELOPING	LOCATED ON:	44' WEST OF INTERSECTION WITH BELLE BOULEVARD	
STREET ADDRESS: 14001 BELLE CHASE BOULEVARD	APPLICANT:	JPB VICTORIA FALLS, LLC.	
CITY: LAUREL	AGENT:	PENNONI ASSOCIATES	
TAX MAP & GRID: 009 E-2	OWNER(S):		
200 SHEET: 217NE06			
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):

COUNCILMANIC DISTRICTS 03

DSP-15020	TITLE:	POLLO CAMPERO, CAPITOL PLAZA, EATING AND DRINKING ESTABLISHMENT WITH A DRIVE-THRU SERVICE ON PAD SITE	
DATE ACCEPTED: 11/30/2015	ZONING	C-S-C	43.81
PLANNING AREA: 69	with ACREAGE:	D-D-O	0.00
ELECTION DISTRICT: 02	TOTAL ACRES:		43.81
TIER: DEVELOPED	LOCATED ON:	NORTH SIDE OF ANNAPOLIS ROAD, 200' WEST OF INTERSECTION WITH 65TH AVENUE	
STREET ADDRESS:	APPLICANT:	CAMPERO USA CORP.	
CITY:	AGENT:	O'MALLEY, MILES, NYLEN & GILMORE	
TAX MAP & GRID: 051 A-3	OWNER(S):	CAPITAL PLAZA ASSOC., LTD., PT	
200 SHEET: 205NE05			
LOTS: 0	UNITS ATTACHED:	0	
OUTLOTS: 0	UNITS DETACHED:	0	
PARCELS: 0	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	0	
	GROSS FLOOR AREA:	2,757	

ADJACENT TOWN(S): CHEVERLY, LANDOVER HILLS, BLADENSBURG



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COUNCILMANIC DISTRICTS 03

DSP-02039-04	TITLE:	EASTGATE SHOPPING CENTER, STAYBRIDGE, HOTEL, REVISION TO CHANGE POOL TO OUTDOOR AMENITY AREA INCLU	
DATE ACCEPTED: 11/9/2015	ZONING	C-S-C	2.65
PLANNING AREA: 70	with ACREAGE:		
ELECTION DISTRICT: 14	TOTAL ACRES:		2.65
TIER: DEVELOPING	LOCATED ON:	LOCATED AT EASTGATE SHOPPING CTR, IN THE SOUTHWEST QUADRANT OF THE INTERSECTION WITH MD 193 & MD 564	
STREET ADDRESS: 10500 EASTGATE DRIVE	APPLICANT:	GREENBELT HOSPITALITY, LLC.	
CITY: LANHAM	AGENT:	BOWMAN CONSULTING GROUP, LLC.	
TAX MAP & GRID: 036 B-2	OWNER(S):		
200 SHEET: 209NE09			
LOTS: 0	UNITS ATTACHED:	0	
OUTLOTS: 0	UNITS DETACHED:	0	
PARCELS: 0	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	0	
	GROSS FLOOR AREA:	83,378	

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS 04

SDP-0801-02	TITLE:	HALL STATION, MY PLACE SEAFOOD AND WINGS, SIGNAGE FOR "MY PLACE SEAFOOD & WINGS," PARCEL C, HALL STATI	
DATE ACCEPTED: 11/25/2015	ZONING	L-A-C	1.87
PLANNING AREA: 74B	with ACREAGE:		
ELECTION DISTRICT: 07	TOTAL ACRES:		1.87
TIER: DEVELOPING	LOCATED ON:	LOCATED IN THE SOUTHEASTERN QUADRANT OF THE INTERSECTION OF HALL ROAD & MD 214 (CENTRAL AVENUE)	
STREET ADDRESS: 15231 HALL ROAD	APPLICANT:	LUNSFORD, RHONDA	
CITY: BOWIE	AGENT:	LUNSFORD	
TAX MAP & GRID: 070 A-2	OWNER(S):	CEN HALL, LLC.	
200 SHEET: 202NE13			
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):



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COUNCILMANIC DISTRICTS 04

DSP-00019-02	TITLE:	CHICK-FIL-A, BALLPARK ROAD, REDEVELOPING AN EXISTING SITE FOR A NEW EATING & DRINKING ESTABLISHMENT WITH
DATE ACCEPTED: 11/9/2015	ZONING	C-M 1.39
PLANNING AREA: 74B	with ACREAGE:	
ELECTION DISTRICT: 07	TOTAL ACRES:	1.39
TIER: DEVELOPING	LOCATED ON:	SOUTHEAST QUADRANT OF INTERSECTION WITH US 301 ... EAST SIDE OF US301 AT ITS INTERSECTION W/BALLPARK
STREET ADDRESS: 16503 BALLPARK ROAD	APPLICANT:	CHICK-FIL-A, INC.
CITY: BOWIE	AGENT:	MCNAMEE HOSEA
TAX MAP & GRID: 055 E-3	OWNER(S):	
200 SHEET: 205NE14		
LOTS: 0 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
	GROSS FLOOR AREA:	5,235
ADJACENT TOWN(S): BOWIE		

COUNCILMANIC DISTRICTS 05

DSP-15021	TITLE:	ARENA DRIVE NORTH, SANDPIPER PROPERTY, TWO 4-STORY HOTEL BUILDING WITH A TOTAL OF 248 ROOMS
DATE ACCEPTED: 11/30/2015	ZONING	I-3 5.30
PLANNING AREA: 72	with ACREAGE:	
ELECTION DISTRICT: 13	TOTAL ACRES:	5.30
TIER: DEVELOPED	LOCATED ON:	NORTHEAST CORNER OF THE INTERSECTION OF ARENA DRIVE AND BRIGHTSEAT ROAD.
STREET ADDRESS:	APPLICANT:	SANDPIPER HOSPITALITY V, LLC.
CITY:	AGENT:	DEWBERRY & DAVIS, LLC
TAX MAP & GRID: 067 D-1	OWNER(S):	
200 SHEET: 202NE08		
LOTS: 0 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0		
OUTPARCELS: 0 TOTAL UNITS: 0		
	GROSS FLOOR AREA:	95,248
ADJACENT TOWN(S):		



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COUNCILMANIC DISTRICTS

06

SDP-1003-08		TITLE:	SMITH HOME FARMS, REVISION TO PREVIOUSLY APPROVED ENTRANCE FEATURES IN SECTION 1A & 1B	
DATE ACCEPTED:	11/13/2015	ZONING	R-M	250.88
PLANNING AREA:	78	with ACREAGE:		
ELECTION DISTRICT:	15	TOTAL ACRES:		250.88
TIER:	DEVELOPING	LOCATED ON:	EASTERN SIDE OF MD 4 1,800' EAST OF ITS INTERSECTION WITH SUITLAND PARKWAY	
STREET ADDRESS:		APPLICANT:	SHF PROJECT OWNER, LLC.	
CITY:		AGENT:	DEWBERRY & DAVIS, LLC	
TAX MAP & GRID:	090 E-2	OWNER(S):	SAME AS APPLICANT	
200 SHEET:	205SE08			
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):

SDP-0304-23		TITLE:	OAK CREEK CLUB, ARCHITECTURAL REVISION: APPROVAL OF THE ADDITION OF 3 BEW MODELS W/13 ELEVATIONS (BRI	
DATE ACCEPTED:	11/23/2015	ZONING	L-A-C	0.00
PLANNING AREA:	74A	with ACREAGE:	R-L	923.00
ELECTION DISTRICT:	07	TOTAL ACRES:		923.00
TIER:	DEVELOPING	LOCATED ON:	EAST AND WEST OF CHURCH ROAD SOUTH, 1,000 FEET NORTH OF OAK GROVE ROAD.	
STREET ADDRESS:		APPLICANT:	TOLL BROTHERS, INC.	
CITY:		AGENT:	ESE CONSULTANTS, INC.	
TAX MAP & GRID:	076 E-1	OWNER(S):		
200 SHEET:	201SE12			
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):



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COUNCILMANIC DISTRICTS 06

DSP-89010-03		TITLE:	DOUBLETREE BY HILTON (LARGO), REQUEST FOR FREESTANDING SIGN - AMENDMENT TO A DDOZ-DOS - 75 FEET IN HEIC	
DATE ACCEPTED:	11/10/2015	ZONING	C-O	8.12
PLANNING AREA:	73	with ACREAGE:	D-D-O	0.00
ELECTION DISTRICT:	13	TOTAL ACRES:	8.12	
TIER:	DEVELOPING	LOCATED ON:	920 SOUTHWEST OF INTERSECTION OF LANDOVER ROAD AND MCCORMICK DRIVE	
STREET ADDRESS:	9100 BASIL COURT	APPLICANT:	LARGO HOTEL, LLC.	
CITY:	LARGO	AGENT:	MCNAMEE & HOSEA	
TAX MAP & GRID:	060 D-3	OWNER(S):		
200 SHEET:	203NE08			
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	113,505	
ADJACENT TOWN(S):				

COUNCILMANIC DISTRICTS 08

DSP-07073-02		TITLE:	NATIONAL HARBOR, BELTWAY PARCEL, LOTS 1,2,3,5,6, 500 ROOM HOTEL, 891 UNIT RESIDENTIAL, COMMERCIAL, ENTERT	
DATE ACCEPTED:	11/24/2015	ZONING	M-X-T	49.47
PLANNING AREA:	80	with ACREAGE:		
ELECTION DISTRICT:	12	TOTAL ACRES:	49.47	
TIER:	DEVELOPING	LOCATED ON:	ADJACENT TO & SOUTH OF US 495/95. SOUTHWEST QUADRANT OF THE INTERSECTION OF OXON HILL RD & US 495	
STREET ADDRESS:	6601 OXON HILL ROAD	APPLICANT:	NATIONAL HARBOR BELTWAY PARCEL, LLC	
CITY:	OXON HILL	AGENT:	SOLTESZ, INC,	
TAX MAP & GRID:	104 E-1	OWNER(S):	SAME AS APPLICANT	
200 SHEET:	209SE01			
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	891	
OUTPARCELS:	0	TOTAL UNITS:	891	
		GROSS FLOOR AREA:	1,278,100	
ADJACENT TOWN(S): FOREST HEIGHTS				



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COUNCILMANIC DISTRICTS

09

SDP-0320-03		TITLE:	THE PRESERVES AT PISCATAWAY, TO ELIMINATE ALL DEVELOPMENT ON THE WEST SIDE OF THE PEPCO RIGHT-OF-WAY	
DATE ACCEPTED:	11/9/2015	ZONING	L-A-C	0.00
PLANNING AREA:	84	with ACREAGE:	R-L	878.90
ELECTION DISTRICT:	05	TOTAL ACRES:	878.90	
TIER:	DEVELOPING	LOCATED ON:	SOUTHSIDE OF INTERSECTION OF DANVILLE ROAD & FLORAL PARK ROAD	
STREET ADDRESS:		APPLICANT:	NVR MS CAVALIER PRESERVE, LLC	
CITY:		AGENT:	GUTSCHICK, LITTLE & WEBER, P.A	
TAX MAP & GRID:	142 F-2	OWNER(S):	NVR MS CAVALIAR PRESERVES LLC	
200 SHEET:	217SE03			
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):				

CDP-9306-03		TITLE:	VILLAGES OF PISCATAWAY (PRESERVE AT PISCATAWAY), AVOID THE CROSSING OF PEPCO R/W	
DATE ACCEPTED:	11/10/2015	ZONING	L-A-C	0.00
PLANNING AREA:	84	with ACREAGE:	R-L	878.90
ELECTION DISTRICT:	05	TOTAL ACRES:	878.90	
TIER:	DEVELOPING	LOCATED ON:	FLORAL PARK ROAND AND DANVILLE ROAD	
STREET ADDRESS:		APPLICANT:	NVR MS CAVALIER GREENBELT, LLC	
CITY:		AGENT:	GUTSCHICK, LITTLE & WEBER, P.A	
TAX MAP & GRID:	142 C-4	OWNER(S):		
200 SHEET:	219SE04			
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):				