



Development Activity Monitoring System
Monthly Report of Zoning Activity
OCTOBER, 2016

COUNCILMANIC DISTRICTS 03

DPLS-433	TITLE:	GEORGE KALONTURAS PROPERTY, DEPARTURE FROM PARKING & LOADING STANDARDS FROM THE REQUIRED TWO PAI
DATE ACCEPTED: 10/20/2016	ZONING	R-55 0.13
PLANNING AREA: 68	with ACREAGE:	
ELECTION DISTRICT: 19		
TIER: DEVELOPED		
STREET ADDRESS: 5410 SPRING LANE	TOTAL ACREAGE:	0.13
CITY: HYATTSVILLE	LOCATED ON:	NORTH SIDE OF SPRING LANE, APPROX. 120 FEET WEST OF ITS INTERSECTION WITH KENILWORTH AVE. & BLADENSBURG RD.
TAX MAP & GRID: 042 E-4	APPLICANT:	KALONTURAS, GEORGE
200 SHEET: 207NE05	AGENT:	CIVTECH DESIGNS, 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		
GROSS FLOOR AREA: 2,500		
ADJACENT TOWN(S):		BLADENSBURG, EDMONSTON, HYATTSVILLE, RIVERDALE PARK

DDS-634	TITLE:	GEORGE KALONTURAS PROPERTY, DEPARTURE FROM DESIGN STANDARDS FRO 4.2 & 4.7 OF THE PRINCE GEORGE'S COUR
DATE ACCEPTED: 10/20/2016	ZONING	R-55 0.13
PLANNING AREA: 68	with ACREAGE:	
ELECTION DISTRICT: 19		
TIER: DEVELOPED		
STREET ADDRESS: 5410 SPRING LANE	TOTAL ACREAGE:	0.13
CITY: HYATTSVILLE	LOCATED ON:	NORTH SIDE OF SPRING LANE, APPROX. 120 FT. WEST OF ITS INTERSECTION WITH KENILWORTH AVE. & BLADENSBURG RD.
TAX MAP & GRID: 042 E-4	APPLICANT:	KALONTURAS, GEORGE
200 SHEET: 207NE05	AGENT:	CIVTECH DESIGNS, 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		
GROSS FLOOR AREA: 2,500		
ADJACENT TOWN(S):		

COUNCILMANIC DISTRICTS 07



Development Activity Monitoring System
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OCTOBER, 2016

COUNCILMANIC DISTRICTS 03

DSP-13009-08	TITLE:	CAFRTIZ PROPERTY, GATEWAY MODIFICATIONS	
DATE ACCEPTED: 10/4/2016	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, 4,400' NORTH OF ITS INTERSECTION WITH MD 410	
STREET ADDRESS:	APPLICANT:	CALVERT TRACT, LLC.	
CITY: RIVERDALE PARK	AGENT:	O'MALLEY, MILES, NYLEN & GILMORE, P.A.	
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): UNIVERSITY PARK, HYATTSVILLE, COLLEGE PARK, RIVERDALE PARK			

COUNCILMANIC DISTRICTS 04

SDP-1603	TITLE:	WILLOWBROOK, PHASE 1, PHASE 1 DEVELOPMENT: 93 SF ATTACHED, 177 SF DETACHED AND 88 ACTIVE ADULT UNITS	
DATE ACCEPTED: 10/12/2016	ZONING	I-1	15.00
PLANNING AREA: 74A	with ACREAGE:	R-S	425.85
ELECTION DISTRICT: 07	TOTAL ACRES:		440.85
TIER: DEVELOPING	LOCATED ON:	NORTHEAST CORNER OF THE INTERSECTION OF OAK GROVE & LEELAND ROAD	
STREET ADDRESS:	APPLICANT:	WBLH, LLC	
CITY:	AGENT:	DEWBERRY	
TAX MAP & GRID: 077 B-3	OWNER(S):	SAME AS APPLICANT	
200 SHEET: 201SE13			
LOTS: 358	UNITS ATTACHED:	133	
OUTLOTS: 0	UNITS DETACHED:	225	
PARCELS: 18	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	358	
	GROSS FLOOR AREA:	0	
ADJACENT TOWN(S): BOWIE			



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COUNCILMANIC DISTRICTS 04

DSP-13045-01	TITLE:	GREENBELT STATION, PHASE 3, RESIDENTIAL REQUEST OF PROPOSAL: MATERIAL SUBSTITUTION FOR SOUND FENCE AN		
DATE ACCEPTED: 10/20/2016	ZONING	D-D-O	0.00	
PLANNING AREA: 67	with ACREAGE:	M-X-T	13.16	
ELECTION DISTRICT: 21	TOTAL ACRES:		13.16	
TIER: DEVELOPED	LOCATED ON:	INTERSECTION OF GREENBELT STATION PARKWAY AND MD 193.		
STREET ADDRESS:	APPLICANT:	NVR MS CAVALIER GREENBELT, LLC		
CITY: GREENBELT	AGENT:	DEWBERRY		
TAX MAP & GRID: 026 A-3	OWNER(S):			
200 SHEET: 210NE05				
LOTS: 0	UNITS ATTACHED:	163		
OUTLOTS: 0	UNITS DETACHED:	0		
PARCELS: 0	UNITS MULTIFAMILY:	0		
OUTPARCELS: 0	TOTAL UNITS:	163		
	GROSS FLOOR AREA:	0		
ADJACENT TOWN(S): GREENBELT				

COUNCILMANIC DISTRICTS 05

SDP-9107-04	TITLE:	MARYLAND 50 INDUSTRIAL PARK, LOT 20, 5,100 SQUARE FOOT OUTDOOR STORAGE STRUCTURE.		
DATE ACCEPTED: 10/6/2016	ZONING	E-I-A	5.68	
PLANNING AREA: 72	with ACREAGE:			
ELECTION DISTRICT: 13	TOTAL ACRES:		5.68	
TIER: DEVELOPED	LOCATED ON:	SOUTH OF THE COLUMBIA PARK ROAD AND SOUTH CLUB DRIVE INTERSECTION.		
STREET ADDRESS: 1950 SOUTH CLUB DRIVE	APPLICANT:	SHAPIRO & DUNCAN		
CITY: LANDOVER	AGENT:	GUTSCHICK, LITTLE, & WEBER		
TAX MAP & GRID: 059 C-3	OWNER(S):			
200 SHEET: 203NE06				
LOTS: 0	UNITS ATTACHED:	0		
OUTLOTS: 0	UNITS DETACHED:	0		
PARCELS: 0	UNITS MULTIFAMILY:	0		
OUTPARCELS: 0	TOTAL UNITS:	0		
	GROSS FLOOR AREA:	5,100		
ADJACENT TOWN(S):				



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COUNCILMANIC DISTRICTS

06

SDP-1003-11		TITLE:	PARKSIDE (FORMERLY SMITH HOME FARM), REVISION OF PREVIOUSLY APPROVED ARCADIA MODEL TO ADD ADDITION.	
DATE ACCEPTED:	10/27/2016	ZONING	R-M	250.85
PLANNING AREA:	78	with ACREAGE:		
ELECTION DISTRICT:	15	TOTAL ACRES:		250.85
TIER:	DEVELOPING	LOCATED ON:	EASTERN SIDE OF PENN. AVE., APPROX. 1,800' EAST OF ITS INTERSEC W/SUITLAND PWY	
STREET ADDRESS:		APPLICANT:	CALATLANTIC HOMES	
CITY:		AGENT:	DEWBERRY	
TAX MAP & GRID:	090 E-2	OWNER(S):		
200 SHEET:	205SE08			
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	1	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):				

SDP-1003-10		TITLE:	PARKSIDE (FORMERLY SMITH HOME FARM), ARCHITECTURAL REVISION TO ADD 1 DAN RYAN TOWNHOUSE ELEVATION	
DATE ACCEPTED:	10/5/2016	ZONING	R-M	250.85
PLANNING AREA:	78	with ACREAGE:		
ELECTION DISTRICT:	15	TOTAL ACRES:		250.85
TIER:	DEVELOPING	LOCATED ON:	EASTERN SIDE OF PENNSYLVANIA AVENUE, 1,800 FEET EAST OF ITS INTERSECTION WITH SUITLAND PARKWAY	
STREET ADDRESS:		APPLICANT:	DAN RYAN BUILDERS	
CITY:		AGENT:	DEWBERRY	
TAX MAP & GRID:	090 E-2	OWNER(S):		
200 SHEET:	205SE08			
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	1	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):				



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COUNCILMANIC DISTRICTS

06

SDP-0306-08		TITLE:	OAK CREEK CLUB, PHASE 1, GOLF COURSE, MODIFY LIMITS OF THE SDP AND TOTAL ACREAGE	
DATE ACCEPTED:	10/25/2016	ZONING	R-L	265.69
PLANNING AREA:	74A	with ACREAGE:		
ELECTION DISTRICT:	07			
TIER:	DEVELOPING	TOTAL ACRES:	265.69	
STREET ADDRESS:		LOCATED ON:	EAST & WEST SIDE OF CHURCH ROAD, 1000' NORTH OF OAK ROAD	
CITY:		APPLICANT:	NVR MS CAVALIAR OAK CREEK LLC	
TAX MAP & GRID:	076 E-2	AGENT:	CHARLES P JOHNSON & ASSOCIATES	
200 SHEET:	201SE12	OWNER(S):	TOLL OAKS GOLF CLUB LLC C/O MAURIC	
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):	BOWIE			

DSP-16017		TITLE:	MOUNT OAK ESTATES, LOT 19, 7,280 SQUARE FOOT SINGLE-FAMILY DETACHED DWELLING	
DATE ACCEPTED:	10/20/2016	ZONING	R-A	2.63
PLANNING AREA:	74A	with ACREAGE:		
ELECTION DISTRICT:	07			
TIER:	DEVELOPING	TOTAL ACRES:	2.63	
STREET ADDRESS:	2902 WESTBROOK LANE	LOCATED ON:	2,600 FEET NORTH OF WESTBROOK LANE.	
CITY:		APPLICANT:	SERRANT, SHANE	
TAX MAP & GRID:	062 D-1	AGENT:	CHARLES P. JOHNSON & ASSOCIATES, INC.	
200 SHEET:	204NE12	OWNER(S):		
LOTS:	1	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	1	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	1	
		GROSS FLOOR AREA:	7,280	
ADJACENT TOWN(S):	BOWIE			



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COUNCILMANIC DISTRICTS 06

DSP-16010
 DATE ACCEPTED: 10/14/2016
 PLANNING AREA: 78
 ELECTION DISTRICT: 15
 TIER: DEVELOPING
 STREET ADDRESS: 8904 ARMSTRONG LANE
 CITY: UPPER MARLBORO
 TAX MAP & GRID: 092 C-3
 200 SHEET: 206SE08
 LOTS: 0 UNITS ATTACHED: 204
 OUTLOTS: 0 UNITS DETACHED: 0
 PARCELS: 34 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 204
 GROSS FLOOR AREA: 0

TITLE: CABIN BRANCH VILLAGE, 204 TOWNHOUSES
 ZONING with ACREAGE: M-X-T 23.59
 R-R 1.00
 TOTAL ACRES: 24.59
 LOCATED ON: NORTHWEST CORNER OF ARMSTRONG LANE AND RYON ROAD
 APPLICANT: VP, LLC (MARK VOGEL)
 AGENT: DEWBERRY
 OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):

DSP-05011-02
 DATE ACCEPTED: 10/14/2016
 PLANNING AREA: 79
 ELECTION DISTRICT: 15
 TIER: DEVELOPING
 STREET ADDRESS:
 CITY:
 TAX MAP & GRID: 092 A-4
 200 SHEET: 206SE11
 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: MARLBORO POINTE, REVISION FOR NEW ARCHITECTURE, ENTRY FEATURE, FENCING, LIGHTS & UPDATES TO TCP II
 ZONING with ACREAGE: R-R 74.97
 TOTAL ACRES: 74.97
 LOCATED ON: EAST SIDE RITCHIE MARLBORO ROAD, 700' FROM INTERSECTION WITH FOYETTE LANE
 APPLICANT: SM WATERFORD ESTATES, LLC
 AGENT: DEWBERRY
 OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS 07



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COUNCILMANIC DISTRICTS 07

DSP-15045	TITLE:	210 MARYLAND PARK, REZONE FROM R-55 TO MUI, 165 MULTI-FAMILY, 13 TOWNHOUSES UNITS & 1,948 SQUARE FEET OF		
DATE ACCEPTED: 10/31/2016	ZONING	R-55	3.89	
PLANNING AREA: 72	with ACREAGE:	T-D-O	0.00	
ELECTION DISTRICT: 18	TIER:	DEVELOPED		
STREET ADDRESS: 210 MARYLAND PARK DRIVE	TOTAL ACRES:	3.89		
CITY: CAPITOL HEIGHTS	LOCATED ON:	INTERSECTION OF SOUTHERN AVENUE & MARYLAND PARK DRIVE		
TAX MAP & GRID: 066 A-4	APPLICANT:	COMMUNITY FIRST DEVELOPMENT		
200 SHEET: 201NE05	AGENT:	SOLTESZ		
LOTS: 13	UNITS ATTACHED:	13		
OUTLOTS: 0	UNITS DETACHED:	0		
PARCELS: 1	UNITS MULTIFAMILY:	165		
OUTPARCELS: 0	TOTAL UNITS:	178		
	GROSS FLOOR AREA:	1,948		
ADJACENT TOWN(S): FAIRMOUNT HEIGHTS, SEAT PLEASANT, CAPITOL HEIGHTS	OWNER(S):	REDEVELOPMENT AUTHORITY OF PRICE		

COUNCILMANIC DISTRICTS 08

DSP-16020	TITLE:	ALLENTOWN ANDREWS GATEWAY, DSP FOR 55,600 SQUARE FEET OF RETAIL AND 59 TOWNHOUSES		
DATE ACCEPTED: 10/27/2016	ZONING	M-X-T	13.03	
PLANNING AREA: 76B	with ACREAGE:			
ELECTION DISTRICT: 06	TIER:	DEVELOPED		
STREET ADDRESS: 6009 ALLENTOWN ROAD	TOTAL ACRES:	13.03		
CITY: SUITLAND	LOCATED ON:	NORTHEAST CORNER OF THE INTERSECTION OF ALLENTOWN ROAD AND BRANCH AVENUE.		
TAX MAP & GRID: 098 B-3	APPLICANT:	CAMP SPRINGS ALLENTOWN, LLC.		
200 SHEET: 208SE05	AGENT:	SOLTESZ		
LOTS: 0	UNITS ATTACHED:	59		
OUTLOTS: 0	UNITS DETACHED:	0		
PARCELS: 0	UNITS MULTIFAMILY:	0		
OUTPARCELS: 0	TOTAL UNITS:	59		
	GROSS FLOOR AREA:	55,600		
ADJACENT TOWN(S): MORNINGSIDE	OWNER(S):			



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COUNCILMANIC DISTRICTS 08

DSP-15025	TITLE:	6320 ALLENTOWN ROAD DAY CARE CENTER, 5,634 SQUARE FOOT DAYCARE CENTER FOR 78 CHILDREN.	
DATE ACCEPTED: 10/6/2016	ZONING	C-S-C	0.46
PLANNING AREA: 76B	with ACREAGE:		
ELECTION DISTRICT: 09	TOTAL ACRES:	0.46	
TIER: DEVELOPED	LOCATED ON:	SOUTHEAST SIDE OF THE INTERSECTION OF ALLENTOWN ROAD AND ALLENTOWN WAY.	
STREET ADDRESS: 6320 ALLENTOWN ROAD	APPLICANT:	ABDOW FAMILY, LLC.	
CITY: TEMPLE HILLS	AGENT:	CAPITOL DEVELOPMENT DESIGN, INC.	
TAX MAP & GRID: 098 B-4	OWNER(S):		
200 SHEET: 209SE05			
LOTS: 1	UNITS ATTACHED:	0	
OUTLOTS: 0	UNITS DETACHED:	0	
PARCELS: 0	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	0	
	GROSS FLOOR AREA:	5,634	
ADJACENT TOWN(S): MORNINGSIDE			

COUNCILMANIC DISTRICTS 09

SDP-0619-H1	TITLE:	BEALLE HILL FOREST (COATES GAZEBO), ADD A BACKYARD GAZEBO	
DATE ACCEPTED: 10/26/2016	ZONING	R-L	0.50
PLANNING AREA: 84	with ACREAGE:		
ELECTION DISTRICT: 05	TOTAL ACRES:	0.50	
TIER: DEVELOPING	LOCATED ON:	INTERSECTIONS OF BEALLE HILL FOREST LANE AND BELLEUE RIDGE.	
STREET ADDRESS: 16800 BEALLE HILL FOREST LANE	APPLICANT:	COATES, JOHN AND ANGERNETTE COY-COATES	
CITY: ACCOKEEK	AGENT:	COATES, JOHN & ANGERNETTE	
TAX MAP & GRID: 161 F-2	OWNER(S):		
200 SHEET: 221SE01			
LOTS: 1	UNITS ATTACHED:	0	
OUTLOTS: 0	UNITS DETACHED:	1	
PARCELS: 0	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	1	
	GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):			



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COUNCILMANIC DISTRICTS

09

DSP-08035-01
 DATE ACCEPTED: 10/20/2016
 PLANNING AREA: 77
 ELECTION DISTRICT: 15
 TIER: DEVELOPING
 STREET ADDRESS:
 CITY:
 TAX MAP & GRID: 100 A-3
 200 SHEET: 208SE09
 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: NORBOURNE PROPERTY, ADD RYAN HOMES ARCHITECTURE, UPDATE PUE & SWM OUTFALLS
 ZONING with ACREAGE: R-T 30.42
 TOTAL ACRES: 30.42
 LOCATED ON: INTER. OF MARLBORO PIKE & WOODYARD RD, SOUTH OF MARLBORO PIKE & WEST OF WOODYARD RD
 APPLICANT: WOODYARD LAND, LLC
 AGENT: DEWBERRY
 OWNER(S): SAME AS APPLICANT

ADJACENT TOWN(S):

CDP-9503-H1
 DATE ACCEPTED: 10/26/2016
 PLANNING AREA: 84
 ELECTION DISTRICT: 05
 TIER: DEVELOPING
 STREET ADDRESS: 16800 BEALLE HILL FOREST LANE
 CITY: ACCOKEEK
 TAX MAP & GRID: 161 F-2
 200 SHEET: 221SE01
 LOTS: 1 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 1
 PARCELS: 0 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 1
 GROSS FLOOR AREA: 0

TITLE: COATES (PROPERTY) GAZEBO (BEALLE HILL FOREST), ADD A BACKYARD GAZEBO
 ZONING with ACREAGE: R-L 0.50
 TOTAL ACRES: 0.50
 LOCATED ON: INTERSECTION OF BEALLE HILL FOREST LANE AND BELLEVUE RIDGE.
 APPLICANT: COATES, JOHN AND ANGERNETTE COY-COATES
 AGENT: COATES, JOHN & ANGERNETTE
 OWNER(S):

ADJACENT TOWN(S):

