



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

AC-21009 ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 04/20/2021 DOBSON RIDGE; 4.10 STREET TREES ALONG PRIVATE STREETS; SEE PAGE 101 OF THE LANDSCAPE MANUAL
SOUTH SIDE OF MCKENDREE ROAD, APPROXIMATELY 413 FEET WEST OF ITS INTERSECTION WITH US 301 (ROBERT CRAIN HIGHWAY)

0 LOTS 0 UNITS DETACHED TAX MAP & GRID: 164 F-2 200 SHEET: 221SE07
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 85A COUNCILMANIC DISTRICT: 09
0 PARCELS 0 UNITS MULTIFAMILY POLICE DISTRICT: 7 TIER: DEVELOPING
0 OUTPARCELS 0 TOTAL UNITS ELECTION DISTRICT: 11 GROWTH POLICY AREA: ESTABLISHED
0 GROSS FLOOR AREA (SQ FT) COMMUNITIES

APA: N/A

Table with ZONING: R-T 80.94 Acres, Total: 80.94 Acres

Table with AUTHORITY: ALT. COMP. COMM. SCHEDULED 05/04/2021

Table with FEE(S): (Application Fee) \$0.00

APPLICANT
D.R. HORTON
15810 GAITHER DRIVE, SUITE #220
GAITHERSBURG, MD 20877
301-670-6144
JAMES IBARRA

AGENT
RODGERS CONSULTING
1101 MERCANTILE LANE, SUITE 280
UPPER MARLBORO, MD 20774
301-948-4700

Assigned Reviewer: RYAN, BENJAMIN



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

AC-21010 ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 04/20/2021 SOUTH LAKE, COMMERCIAL; 4.3 PARKING LOT REQUIREMENTS; SEE PAGE 47 OF THE LANDSCAPE MANUAL
LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF US 301 (CRAIN HIGHWAY) AND MD ROUTE 214 (CENTRAL AVENUE)

0 LOTS 0 UNITS DETACHED TAX MAP & GRID: 070 C-3 200 SHEET: 201NE14
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 74A COUNCILMANIC DISTRICT: 04
0 PARCELS 0 UNITS MULTIFAMILY POLICE DISTRICT: 2 TIER: DEVELOPING
0 OUTPARCELS 0 TOTAL UNITS ELECTION DISTRICT: 07 GROWTH POLICY AREA: ESTABLISHED
0 GROSS FLOOR AREA (SQ FT) COMMUNITIES

APA: N/A

Table with ZONING: E-I-A 59.83 Acres, Total: 59.83 Acres

Table with AUTHORITY: ALT. COMP. COMM. SCHEDULED 05/04/2021

Table with FEE(S): (Application Fee) \$0.00

APPLICANT
KARINGTON LLC
10100 BUSINESS PARKWAY
LANHAM, MD 20706
301-459-4400

AGENT
RODGERS CONSULTING
1101 MERCANTILE LAND, SUITE 280
UPPER MARLBORO, MD 20774
301-984-4700

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

CSP-20001  
ACCEPTED: 04/22/2021

ACCEPTED IN SPECIFIED RANGE  
ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE; A CSP FOR UP TO 80 TOWNHOUSE UNITS, INCLUDING LIVE/WORK UNITS. THE LIVE/WORK COMPONENT WILL HAVE TOTAL OFFICE SPACE BETWEEN 2,600 SQ. FT. AND 3,100 SQ. FT. IN FOUR OF THE UNITS.  
LOCATED ON THE WEST SIDE OF MANNING ROAD, NORTH OF ITS INTERSECTION WITH BERRY ROAD.

80 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	161 E-2	200 SHEET:	221SW01
0 OUTLOTS	80 UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	7	TIER:	DEVELOPING
0 OUTPARCELS	80 TOTAL UNITS	ELECTION DISTRICT:	05	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>	
M-X-T	7.24 Acres
Total:	<b>7.24</b> Acres

<b>AUTHORITY:</b>			
PLANNING BOARD	PENDING		07/01/2021
SDRC MEETING	SCHEDULED		05/14/2021

<b>FEE(S):</b>	
\$120.00	(Sign Posting Fee)
\$4,412.00	(Application Fee)
<b>\$4,532.00</b>	

**APPLICANT**  
SIGNATURE LAND HOLDINGS, LLC.  
2120 BALDWIN AVENUE, SUITE 200  
CROFTON, MD 21114  
240-888-7320

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

Assigned Reviewer: ZHANG, HENRY



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

DSP-13048-03  
ACCEPTED: 04/23/2021

ACCEPTED IN SPECIFIED RANGE  
TOP GOLF AT POTOMAC BUSINESS PARK; AMENDMENT FOR THE SUBSTITUTION OF FOUR REGULAR PARKING SPACES WITH FOR EV STATIONS AND MINOR RELATED SITE IMPROVEMENTS  
6400 CLIPPER WAY OXON HILL

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	096 A-4	200 SHEET:	209SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	08
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	4	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	12	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

I-3	13.36 Acres
Total:	<b>13.36 Acres</b>

**AUTHORITY:**

PLANNING DIRECTOR	PENDING	04/23/2021
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**FEE(S):**

\$1,000.00	(Application Fee)
<u>          </u>	
\$1,000.00	

**APPLICANT**

6400 CLIPPERWAY, LLC  
6936-A LITTLE RIVER TPKE  
ANNANDALE, VA 22003  
703-943-7400

**AGENT**

ROBERT HAASE  
1801 PORTER STREET, SUITE 401  
BALTIMORE, MD 21230  
443-743-3465

Assigned Reviewer: BYNUM, ANGELE



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

DSP-17023-02  
ACCEPTED: 04/20/2021

ACCEPTED IN SPECIFIED RANGE  
ADDISON ROW; TO ADD GROUND-MOUNTED ENTRANCE FEATURES, REVISE GATE/FENCE OF THE PROPOSED REC.  
FACILITIES AND BUILDING MOUNTED SIGNAGE AND ADDRESS ADA ISSUES  
4800 ADDISON ROAD CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	058 E-4	200 SHEET:	203NE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	3	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	18	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

M-X-T	34.59 Acres
Total:	<b>34.59 Acres</b>

**AUTHORITY:**

PLANNING DIRECTOR	PENDING	04/20/2021
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**FEE(S):**

\$1,000.00	(Application Fee)
<b>\$1,000.00</b>	

**APPLICANT**

JEMAL'S FAIRFIELD FARMS, LLC  
655 NEW YORK AVENUE, SUITE 830  
WASHINGTON, DC 20001  
202-345-0936

**AGENT**

DEWBERRY  
4601 FORBES BLVD., SUITE 300  
LANHAM, MD 20706

Assigned Reviewer: ZHANG, HENRY



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

DSP-20007 ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 04/22/2021 DOBSON RIDGE; CONSTRUCTION OF 196 SINGLE-FAMILY-ATTACHED DWELLING UNITS, AND A VARIANCE TO REDUCE THE WIDTH OF END UNITS IN BUILDING GROUPS CONTAINING MORE THAN SIX UNITS. SOUTH SIDE OF MCKENDREE ROAD, APPROXIMATELY 413 FEET WEST OF ITS INTERSECTION WITH US 301 (ROBERT CRAIN HIGHWAY)

Table with 6 columns: Property Type, Units, Tax Map & Grid, Planning Area, Police District, Election District, Sheet, Councilmanic District, Tier, Growth Policy Area, and Communities.

APA: N/A

ZONING: R-T 80.94 Acres, Total: 80.94 Acres

AUTHORITY: PLANNING BOARD PENDING 07/01/2021, SDRC MEETING SCHEDULED 05/14/2021

FEE(S): \$12.00 (Information Mailing Fee), \$60.00 (Sign Posting Fee), \$3,960.00 (Application Fee), \$4,032.00

APPLICANT D.R. HORTON 181 HARRY S. TRUMAN PARKWAY, SUITE 250 ANNAPOLIS, MD 21401

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

Assigned Reviewer: BISHOP, ANDREW



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

DSP-20039 ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 04/19/2021 ADELPHI FRIENDS MEETING, INC.; CONSTRUCTION A 4,580 SQUARE FOOT ADDITION TO AN EXISTING CHURCH, INCLUDING CHURCH OFFICE SPACE, RELIGIOUS EDUCATION CLASSROOMS, AND FELLOWSHIP SPACE. 2303 METZERLOTT ROAD HYATTSVILLE

1 LOTS 0 UNITS DETACHED TAX MAP & GRID: 024 E-4 200 SHEET: 211NE02
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 65 COUNCILMANIC DISTRICT: 02
0 PARCELS 0 UNITS MULTIFAMILY POLICE DISTRICT: 1 TIER: DEVELOPED
0 OUTPARCELS 0 TOTAL UNITS ELECTION DISTRICT: 17 GROWTH POLICY AREA: ESTABLISHED
9,888 GROSS FLOOR AREA (SQ FT) COMMUNITIES

APA: N/A

Table with ZONING: R-R 1.30 Acres, Total: 1.30 Acres

Table with AUTHORITY: PLANNING BOARD PENDING 06/24/2021, SDRC MEETING SCHEDULED 04/30/2021

Table with FEE(S): \$12.00 (Information Mailing Fee), \$90.00 (Sign Posting Fee), \$1,000.00 (Application Fee), \$1,102.00

APPLICANT
ADELPHI FRIENDS MEETING, INC.
2303 METZEROTT ROAD
HYATTSVILLE, MD 20783
301-445-1114

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

Assigned Reviewer: BUTLER, TIERRE



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

**MR-2028F**  
 ACCEPTED: 04/19/2021  
 ACCEPTED IN SPECIFIED RANGE  
 DC DDOT AND DMV FACILITY; TWO-STORY BUILDING WITH 33,600 SQ FT OF OFFICE SPACE ABOVE 12-BUS MAINT. BAYS AND 5,500 SQ FT OF MAINT. GARAGE. TO INCLUDE A 121-SURFACE PKNG LOT AND A 107-PASSENGER VEHICLE PKNG  
 1201 CLAYBROOK ROAD CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	066 B-1	200 SHEET:	202NE05
1 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	3	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	18	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>	
I-1	11.12 Acres
Total:	11.12 Acres

<b>AUTHORITY:</b>		
PLANNING BOARD	SCHEDULED	06/17/2021

**APPLICANT**  
 DC DEPT OF GENERAL SERVICES  
 2000 14TH STREET nw 8th fl  
 WASHINGTON, DC 20009

**AGENT**  
 DC DEPT OF GENERAL SERVICES  
 2000 14TH STREET  
 WASHINGTON, DC 20009

**OWNER(S)**  
 AMERICAN RESOURCE MANAGEMENT GROUP, LTD; P.O. BOX 405; Bladensburg, MD 20710

Assigned Reviewer: HASAN, FATIMAH





Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

MR-2032F ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 04/19/2021 CAPITOL HEIGHTS SOLAR (ADDISON ROAD); CONSTRUCTION AND OPERATION OF A GROUND-MOUNTED 1,500 KILOWATT ALTERNATING CURRENT PHOTOVOLTAIC COMMUNITY SOLAR ENERGY GENERATION FACILITY 1355 ADDISON ROAD SOUTH CAPITOL HEIGHTS(MUNICIPAL)

0 LOTS 0 UNITS DETACHED TAX MAP & GRID: 073 C-4 200 SHEET: 202SE06
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 75B COUNCILMANIC DISTRICT: 07
1 PARCELS 0 UNITS MULTIFAMILY POLICE DISTRICT: 8 TIER: DEVELOPED
0 OUTPARCELS 0 TOTAL UNITS ELECTION DISTRICT: 18 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
0 GROSS FLOOR AREA (SQ FT)

APA: N/A

Table with ZONING: R-A 15.64 Acres, Total: 15.64 Acres

Table with AUTHORITY: PLANNING BOARD SCHEDULED 06/17/2021

APPLICANT DISTRIBUTED SOLAR OPERATIONS, LLC 200 HARBORSIDE DRIVE SUITE 200 ROCHESTER, NY 14623

AGENT TETRA TECH INC 3136 SOUTH WINTON ROAD, SUITE 303 ROCHESTER, NY 14623 5854174007 jodi.hunt@tetrattech.com

OWNER(S) VERTICAL BRIDGE AM, LLC; 750 PARK OF COMMERCE DRIVE; Boca Raton, FL 33487

Assigned Reviewer: NA



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

4-18011 ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 04/20/2021 WILDERCROFT; TWO PARCELS FOR 4,307 SQUARE FEET OF COMMERCIAL DEVELOPMENT.

6901 RIVERDALE ROAD RIVERDALE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	043 C-3	200 SHEET:	207NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	03
2 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	02	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
2,730 GROSS FLOOR AREA (SQ FT)					

APA: N/A

**ZONING:**

C-A	0.66 Acres
R-80	5.01 Acres
Total:	<b>5.67 Acres</b>

**AUTHORITY:**

PLANNING BOARD	PENDING	06/17/2021
SDRC MEETING	SCHEDULED	05/14/2021

**APPLICANT**

NPKS LLC  
5258 KNIGHT ARCH COURT  
FAIRFAX, VA 22030  
443-622-4430

**AGENT**

PACKARD & ASSOCIATES, LLC.  
16220 FREDERICK ROAD SUITE #300  
GAITHERSBURG, MD 20877  
301-208-0250

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

CDP-0302-H1 APPROVED IN SPECIFIED RANGE
ACCEPTED: 02/11/2021 BALMORAL, LOT 24 BLOCK C - VALA DECK; ADDITION OF DECK
4001 HOUSE OF LORDS DR UPPER MARLBORO

0 LOTS 0 UNITS DETACHED TAX MAP & GRID: 093 B-2 200 SHEET: 205SE13
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 79 COUNCILMANIC DISTRICT: 06
0 PARCELS 0 UNITS MULTIFAMILY POLICE DISTRICT: 2 TIER: DEVELOPING
0 OUTPARCELS 0 TOTAL UNITS ELECTION DISTRICT: 03 GROWTH POLICY AREA: ESTABLISHED
0 GROSS FLOOR AREA (SQ FT) COMMUNITIES

APA: N/A

Table with ZONING: R-S 0.22 Acres, Total: 0.22 Acres

Table with AUTHORITY: PLANNING BOARD APPROVED 04/22/2021

Table with FEE(S): \$30.00 (Sign Posting Fee), \$50.00 (Application Fee), \$80.00

APPLICANT
CARINE VALA
4001 HOUSE OF LORDS DRIVE
UPPER MARLBORO, MD 20772

AGENT
FENCE & DECK CONSTRUCTIONS
8057 VETERANS HIGHWAY
MILLERSVILLE, MD 21108
410-969-4444
dking@fencedeckconnect.com

Assigned Reviewer: BUTLER, TIERRE



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

CSP-07001-03  
ACCEPTED: 02/05/2021

APPROVED IN SPECIFIED RANGE  
WESTPHALIA ROW; REMOVE 10,000 SQUARE FEET OF RETAIL/OFFICE USE IN PHASE III AND REPLACE IT WITH 19 TOWNHOUSES  
1601 SANSBURY ROAD CAPITOL HEIGHTS

19 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 E-4	200 SHEET:	203SE09
0 OUTLOTS	19 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
4 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	19 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

M-X-T	20.67 Acres
Total:	<b>20.67 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED	04/22/2021
SDRC MEETING	SCHEDULED	02/19/2021

**FEE(S):**

<u>        </u>	\$3,000.00 (Application Fee)
<u>        </u>	\$3,000.00

**APPLICANT**

WESTPHALIA ROW PARTNERS, LLC  
6110 EXECUTIVE BOULEVARD, SUITE 310  
ROCKVILLE, MD 20852

**AGENT**

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

Assigned Reviewer: ZHANG, HENRY



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

DSP-08039-10 APPROVED IN SPECIFIED RANGE  
ACCEPTED: 02/05/2021 WESTPHALIA ROW; ADDITION OF 19 TOWN HOUSES  
  
1703 SANSBURY ROAD CAPITOL HEIGHTS

19 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	082 E-1	200 SHEET:	203SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
4 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	10,000 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>	
M-X-T	20.67 Acres
Total:	<b>20.67</b> Acres

<b>AUTHORITY:</b>			
PLANNING BOARD	APPROVED		04/22/2021
SDRC MEETING	SCHEDULED		02/19/2021

<b>FEE(S):</b>	
	\$1,762.00 (Application Fee)
	<b>\$1,762.00</b>

**APPLICANT**  
WESTPHALIA ROW PARTNERS, LLC  
6110 EXECUTIVE BOULEVARD, SUITE 310  
ROCKVILLE, MD 20852

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

Assigned Reviewer: ZHANG, HENRY



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

4-19044

APPROVED IN SPECIFIED RANGE
ACCEPTED: 01/26/2021
METRO CITY; 72 LOTS AND 11 PARCELS FOR SINGLE-FAMILY ATTACHED DEVELOPMENT, 1,221 MULTI-FAMILY UNITS, AND 147,400 SF OF RETAIL.
1000 ROLLINS ROAD CAPITOL HEIGHTS(MUNICIPAL)

Table with 4 columns: Property Details (Lots, Outlots, Parcels, Outparcels, Gross Floor Area), Unit Types (Detached, Attached, Multifamily, Total Units), Tax/Planning Info (Map & Grid, Planning Area, Police District, Election District), and Policy Info (Sheet, District, Tier, Growth Policy Area).

APA: N/A

Summary table with three main sections: ZONING (M-X-T, Total 39.68 Acres), AUTHORITY (PLANNING BOARD APPROVED 04/22/2021, SDRC MEETING SCHEDULED 02/19/2021), and FEE(S) (\$10,962.00 Application Fee).

APPLICANT
METRO CITY, LLC (KUSHNER INVESTMENT)
10701 LADY SLIPPER
ROCKVILLE, MD 20852

@ANDY INTERDONATO

AGENT
CAPITOL DEVELOPMENT DESIGN, INC.
4600 POWDER MILL ROAD, SUITE #200
BELTSVILLE, MD 20705
301-937-3501
perez@cddi.net

OWNER(S)
METRO CITY; 10701 LADY SLIPPER; Rockville, MD 20852

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

4-20024  
ACCEPTED: 01/29/2021

APPROVED IN SPECIFIED RANGE  
WESTPHALIA ROW; SUBDIVIDE PARCEL Q INTO 19 TOWNHOUSE LOTS AND 4 HOA PARCELS

LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF RITCHIE MARLBORO ROAD AND  
SANSBURY ROAD

19 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 E-4	200 SHEET:	203SE09
0 OUTLOTS	19 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
4 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	19 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

M-X-T	1.23 Acres
Total:	<b>1.23 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED	04/22/2021
SDRC MEETING	SCHEDULED	02/19/2021

**FEE(S):**

\$12.00	(Information Mailing Fee)
\$60.00	(Sign Posting Fee)
<u>\$1,575.00</u>	(Application Fee)
<b>\$1,647.00</b>	

**APPLICANT**

WESTPHALIA ROW PARTNERS, LLC  
6110 EXECUTIVE BOULEVARD, SUITE 310  
ROCKVILLE, MD 20852

**AGENT**

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

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between: 4/19/2021 and 4/25/2021

**ROSP-4311-02**

APPROVED IN SPECIFIED RANGE  
MCDONALD'S RIVERDALE; REVISION OF A SPECIAL EXCEPTION SITE PLAN FOR THE ADDITION OF 311 SQ FT OF GROSS FLOOR AREA TO THE BLDG. AND MODIFICATIONS TO THE ARCHITECTURE, DRIVE THROUGH, PARKING AND SIDEWALKS  
6228 BALTIMORE AVENUE RIVERDALE PARK(MUNICIPAL)

ACCEPTED: 01/31/2020

5 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	042 C-3	200 SHEET:	207NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	03
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	19	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

<b>ZONING:</b>	
MU-TC	0.76 Acres
Total:	<b>0.76 Acres</b>

<b>AUTHORITY:</b>			
PLANNING DIRECTOR	APPROVED		04/21/2021
STAFF	PLAN CERTIFIED		04/21/2021

<b>FEE(S):</b>	
	\$1,387.00 (Application Fee)
	<u>\$1,387.00</u>

**APPLICANT**

MCDONALD'S USA, LLC  
6903 ROCKLEDGE DRIVE, SUITE #110  
BETHESDA, MD 20817

**AGENT**

BOHLER ENGINEERING  
16701 MELFORD BLVD, SUITE #310  
BOWIE, MD 20715  
301-809-4500

**OWNER(S)**

MORRISON PARTNERSHIP LLLP; 1800 ALEXANDER BELL DRIVE; Reston, VA 20191

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE