



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

DSP-20050 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 22954

ACCEPTED: 01/07/2022

STEPHEN'S CROSSING AT BRANDYWINE; DEVELOPMENT OF 431 TOWNHOMES AND 116 TWO-OVER-TWO UNITS INCLUDING RECREATIONAL AMENITIES AND INFRASTRUCTURE.

LOCATED ON THE SOUTHBOUND SIDE OF MD 301 (CRAIN HIGHWAY) NEAR THE INTERSECTION OF MATTAWOMAN DRIVE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	145 C-3	200 SHEET:	218SE08
0 OUTLOTS	496 UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	496 TOTAL UNITS	ELECTION DISTRICT:	11	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:		AUTHORITY:		FEE(S):	
M-X-T	75.52 Acres	PLANNING BOARD	PENDING	03/17/2022	\$150.00 (Sign Posting Fee)
Total:	75.52 Acres	SDRC MEETING	SCHEDULED	01/21/2022	\$4,292.00 (Application Fee)
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				\$4,442.00	

APPLICANT

ROUTE 301 INDUSTRIAL CPI LTD PARTNERSHIP
7117 MEADOW STREET
WARRENTON, VA 20187
(703) 304-7904

AGENT

MASER CONSULTING
22375 BRODERICK DRIVE, SUITE 110
STERLING, VA 20166
703-430-4330

Assigned Reviewer: GUINN, RACHEL



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

SA-130001-03 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24374

ACCEPTED: 01/06/2022

CAFRTZ PROPERTY AT RIVERDALE PARK (STATION FOOD HALL); SECONDARY AMENDMENT TO CAFRTZ PROPERTY AT RIVERDALE PARK DEVELOPMENT PLAN TO ALLOW A FOOD HALL WITHIN THE M-U-TC TABLE OF USES

4501 VAN BUREN STREET RIVERDALE PARK

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	042 D-2	200 SHEET:	208NE04
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:	09	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: College Park Airport

ZONING:	
MU-TC	37.37 Acres
Total:	37.37 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	02/10/2022

FEE(S):	
_____ \$252.00	(Application Fee)
_____ \$252.00	

APPLICANT
CT BUILDING 4 LLC
2101 L STREET NW, SUITE 700
WASHINGTON, DC 20037

AGENT
O'MALLEY, MILES, NYLEN & GILMORE
7850 WALKER DRIVE
GREENBELT, MD 20770

Assigned Reviewer: HURLBUTT, JEREMY



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

CDP-9306-05 APPROVED IN SPECIFIED RANGE

EVENT ID: 23933

ACCEPTED: 10/19/2021

PRESERVE AT PISCATAWAY (BAILEYS VILLAGE); AMENDMENT TO REMOVE COMMERCIAL, RETAIL, OFFICE, AND MULTIFAMILY USES AND REPLACE WITH 26 SINGLE-FAMILY ATTACHED DWELLING UNITS IN BAILEY'S VILLAGE, VILLAGES AT PISCATAWAY. 2501 ST. MARYS VIEW ROAD ACCOKEEK

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	142 E-2	200 SHEET:	218SE03
0 OUTLOTS	26 UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	4	TIER:	DEVELOPING
0 OUTPARCELS	26 TOTAL UNITS	ELECTION DISTRICT:	05	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:	
L-A-C	19.98 Acres
Total:	19.98 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	01/06/2022
SDRC MEETING	SCHEDULED	10/29/2021

FEE(S):	
\$90.00	(Sign Posting Fee)
\$3,012.00	(Application Fee)
\$3,102.00	

APPLICANT

NVR MS CAVALIER PRESERVE, LLC
11700 PLAZA AMERICA DRIVE, SUITE 310
RESTON, VA 20190

AGENT

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

OWNER(S)

NVR MS CAVALIAR PRESERVES LLC; 11700 PLAZA AMERICA DRIVE, SUITE 310; Reston, VA 20190

Assigned Reviewer: BOSSI, ADAM



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

DPLS-494 APPROVED IN SPECIFIED RANGE

EVENT ID: 23917

ACCEPTED: 10/14/2021

STEEPLECHASE BUSINESS PARK - PARCELS 65 & 66; DEPARTURE FROM PARKING AND LOADING FOR REDUCTION OF 33 PARKING SPACES

1250 HAMPTON PARK BOULEVARD CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 D-4	200 SHEET:	202SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
2 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	8	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:	
I-1	2.70 Acres
Total:	2.70 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	01/06/2022
SDRC MEETING	SCHEDULED	10/29/2021

FEE(S):	
\$2,000.00	(Application Fee)
\$2,000.00	

APPLICANT
ATAPCO BELTSVILLE LLC
ONE SOUTH STREET, SUITE 2800
BALTIMORE, MD 21202

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

Assigned Reviewer: BUTLER, TIERRE



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

DSDS-714 APPROVED IN SPECIFIED RANGE

EVENT ID: 23916

ACCEPTED: 10/14/2021

STEEPLECHASE BUSINESS PARK, PARCELS 65 & 66; DEPARTURE FOR SIGN DESIGN TO HAVE LARGER SIGNS THAT MATCH THE EXISTING SIZES IN THE REST OF THE DEVELOPMENT

1250 HAMPTON PARK BOULEVARD CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 D-4	200 SHEET:	202SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	8	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

I-1	2.70 Acres
Total:	2.70 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	01/06/2022
SDRC MEETING	SCHEDULED	10/29/2021

FEE(S):

<u>\$2,000.00</u>	(Application Fee)
\$2,000.00	

APPLICANT

ATAPCO BELTSVILLE LLC
ONE SOUTH STREET, SUITE 2800
BALTIMORE, MD 21202

AGENT

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

Assigned Reviewer: BUTLER, TIERRE



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

DSP-16009-02

APPROVED IN SPECIFIED RANGE

EVENT ID: 23747

ACCEPTED: 10/14/2021

STEEPLECHASE BUSINESS PARK, PARCELS 65 & 66; TO CONSTRUCT A RETAIL, SERVICE, AND RESTAURANT USE

1250 HAMPTON PARK BOULEVARD CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 C-3	200 SHEET:	202SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	8	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

I-1	2.70 Acres
Total:	2.70 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	01/06/2022
SDRC MEETING	SCHEDULED	10/29/2021

FEE(S):

<u> </u>	\$6,162.00 (Application Fee)
<u> </u>	\$6,162.00

APPLICANT

ATAPCO RITCHIE INTERCHANGE, INC.
ONE SOUTH STREET, SUITE #2800
BALTIMORE, MD 21202
410-347-7178

AGENT

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

Assigned Reviewer: BUTLER, TIERRE



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

5-21076

APPROVED IN SPECIFIED RANGE

EVENT ID: 24030

ACCEPTED: 12/21/2021

SILVER HILL INDUSTRIAL CENTER, PARCEL 1; RESUB OF PARCEL G

4625 OLD BRANCH AVENUE MARLOW HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	088 E-3	200 SHEET:	206SE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	07
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	4	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	06	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:

C-O	1.63 Acres
Total:	1.63 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	01/06/2022
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FEE(S):

_____ \$750.00	(Filing Fee)
_____ \$750.00	

APPLICANT

MARLOW HEIGHTS BRANCH, LLC
6401 GOLDEN TRIANGLE DRIVE, STE 305
GREENBELT, MD 20770
301-947-8901

AGENT

CV, INC.
1395 PICCARD DRIVE, SUITE 370
ROCKVILLE, MD 20850
(301) 637-2510
CVYAS@CVINC.COM

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

5-21091 APPROVED IN SPECIFIED RANGE
EVENT ID: 24226 WESTPHALIA ROW, PLAT 9; LOTS 162-180 & PARCELS T,U,V,W, BLOCK A
ACCEPTED: 12/17/2021 1601 SANSBURY ROAD UPPER MARLBORO

19 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 E-4	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
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:	
M-X-T	1.23 Acres
Total:	1.23 Acres

AUTHORITY:		
PLANNING BOARD	APPROVED	01/06/2022

FEE(S):	
_____ \$750.00	(Filing Fee)
_____ \$750.00	

APPLICANT
WESTPHALIA ROW PARTNERS LLC
6110 EXECUTIVE BOULEVARD, SUITE 430
ROCKVILLE, MD 20852

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

OWNER(S)
WESTPHALIA ROW PARTNERS, LLC; 6110 EXECUTIVE BLVD., SUITE 430; Rockville, MD 20852

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 1/3/2022 and 1/9/2022

4-21016 APPROVED IN SPECIFIED RANGE
EVENT ID: 23739
ACCEPTED: 12/02/2021 ROZON HOMES; 2 LOTS FOR FOR SINGLE FAMILY DETACHED DWELLINGS

12601 LANHAM SEVERN ROAD BOWIE(MUNICIPAL)

2 LOTS 0 UNITS DETACHED TAX MAP & GRID: 029 A-3 200 SHEET: 211NE11
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 71B COUNCILMANIC DISTRICT: 04
0 PARCELS 0 UNITS MULTIFAMILY POLICE DISTRICT: 2 TIER: DEVELOPING
0 OUTPARCELS 0 TOTAL UNITS ELECTION DISTRICT: 14 GROWTH POLICY AREA: ESTABLISHED
0 GROSS FLOOR AREA (SQ FT) COMMUNITIES

APA: N/A

Table with ZONING: R-R 1.92 Acres, Total: 1.92 Acres

Table with AUTHORITY: PLANNING DIRECTOR APPROVED 01/05/2022, STAFF PLAN CERTIFIED 01/05/2022, SDRC MEETING SCHEDULED 12/10/2021

Table with FEE(S): \$1,072.00 (Application Fee), \$1,072.00

APPLICANT
VILMA CEBALLOS
4917 EDGEWOOD ROAD
COLLEGE PARK, MD 20740
240-5086542
craig@ambercontractors.com

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

OWNER(S)
CRAIG KIENAST; ; College Park, MD 20740

Assigned Reviewer: DICRISTINA, KAYLA