



Cases Accepted or Approved between: 9/25/2023 and 10/1/2023

AC-21014 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 23781

ACCEPTED: 09/28/2023

FORESTVILLE CENTER, PARCEL 193; 4.7 BUFFERING INCOMPATIBLE USES; SEE PAGE 74 OF THE LANDSCAPE MANUAL

7521 MARLBORO PIKE DISTRICT HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	081 F-4	200 SHEET:	205SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	06	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:	
CGO	1.00 Acres
MIO	0.00 Acres
RSF-65	0.37 Acres
Total:	1.37 Acres

AUTHORITY:		
ALT. COMP. COMM.	SCHEDULED	10/10/2023

FEE(S):	
_____	(Application Fee)
\$0.00	

APPLICANT
NSR PETRO SERVICES LLC
7303 HANOVER PARKWAY, SUITE A
20770

AGENT
HIJAZI LAW GROUP
3231 SUPERIOR LANE, SUITE A-26
20715
301-464-4646

OWNER(S)
NSR PETRO SERVICES; 7303 HANOVER PARKWAY, SUITE A; Greenbelt, MD 20770

Assigned Reviewer: HUANG, TE-SHENG (EMERY)



Cases Accepted or Approved between: 9/25/2023 and 10/1/2023

DDS-649 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 23143

ACCEPTED: 09/29/2023

RIVERDALE LAUNDROMAT (WILDERCROFT); A DEPARTURE FROM THE DESIGN STANDARDS REQUESTING A VARIANCE TO THE SETBACK OF A PROPOSED LOADING SPACE FROM THE ADJOINING PROPERTY.

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	ELECTION DISTRICT:	02	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	9	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	4,307 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:	
CGO	6.00 Acres
RSF-95	6.00 Acres
Total:	12.00 Acres

AUTHORITY:		
PLANNING BOARD	PENDING	12/07/2023

FEE(S):	
\$60.00	(Sign Posting Fee)
<u>\$1,762.00</u>	(Application Fee)
\$1,822.00	

APPLICANT
 NPKS LLC
 5258 KNIGHT ARCH COURT
 22030
 443-622-4430

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

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 9/25/2023 and 10/1/2023

DSP-04080-26 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26143

ACCEPTED: 09/27/2023

RITCHIE STATION MARKETPLACE; PROPOSED TO ADD THREE NEW TENANT PAD SITES FOR 5,100 SF ± PANERA BREAD RESTAURANT, 10,000 SF± CRACKER BARREL RESTAURANT, AND 8,000 ± PATIENT FIRST MEDICAL BUILDING

1680 RITCHIE STATION COURT CAPITOL HEIGHTS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	074 C-4	200 SHEET:	203SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		VII		

APA: N/A

ZONING: CGO 7.18 Acres Total: 7.18 Acres	AUTHORITY: PLANNING DIRECTOR PENDING 09/27/2023	FEE(S): \$2,000.00 (Application Fee) \$2,000.00
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APPLICANT
RITCHIE HILL, LLC
10100 BUSINESS PARKWAY
20706
301-459-4400

AGENT
ARTHUR J. HORNE, JR. ESQ.
1101 MERCANTILE LANE SUITE 240
20774
301-925-1800
ahorne@shpa.com

OWNER(S)
RITCHIE HILL, LLC; 10100 BUSINESS PARKWAY; Lanham, MD 20706

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 9/25/2023 and 10/1/2023

DSP-16039 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 23552
ACCEPTED: 09/28/2023 FORESTVILLE CENTER; PROPOSED 8,960 SQ FT COMMERCIAL SHOPPING CENTER

7521 MARLBORO PIKE DISTRICT HEIGHTS

0 LOTS 0 UNITS DETACHED TAX MAP & GRID: 081 F-4 200 SHEET: 205SE07
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 75A COUNCILMANIC DISTRICT: 06
1 PARCELS 0 UNITS MULTIFAMILY ELECTION DISTRICT: 06 TIER: DEVELOPING
0 OUTPARCELS 0 TOTAL UNITS POLICE DIVISION: 16 GROWTH POLICY AREA: ESTABLISHED
0 GROSS FLOOR AREA (SQ FT) COMMUNITIES
VIII

APA: N/A

Table with ZONING: CGO 1.00 Acres, Total: 1.00 Acres

Table with AUTHORITY: PLANNING BOARD SCHEDULED 11/30/2023, SDRC MEETING SCHEDULED 10/13/2023

Table with FEE(S): \$30.00 (Sign Posting Fee), \$2,056.10 (Application Fee), \$2,086.10

APPLICANT
NSR PETRO SERVICES LLC
7303 HANOVER PARKWAY, SUITE A
20770

AGENT
HIJAZI LAW GROUP
3231 SUPERIOR LANE, SUITE A-26
20715
301-464-4646

OWNER(S)
NSR PETRO SERVICES; 7303 HANOVER PARKWAY, SUITE A; Greenbelt, MD 20770

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 9/25/2023 and 10/1/2023

PPS-2022-043

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26583

ACCEPTED: 09/25/2023

HARMONY GARDEN; 67 LOTS AND 10 PARCELS FOR THE DEVELOPMENT OF 67 SINGLE-FAMILY ATTACHED DWELLINGS.

11701 OLD BALTIMORE PIKE BELTSVILLE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	013 D-4	200 SHEET:	215NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	01
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	01	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	14	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VI		COMMUNITIES

APA: N/A

ZONING:

CGO	7.75 Acres
Total:	7.75 Acres

AUTHORITY:

PLANNING BOARD	PENDING	11/30/2023
SDRC MEETING	SCHEDULED	10/13/2023

FEE(S):

\$4,367.00	(Application Fee)
\$4,367.00	

APPLICANT

POTOMAC REALTY COMPANY
500 N. WASHINGTON STREET #1043
20849
301-908-7568
SBAI@POTOMAC-REALTY.COM

AGENT

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

Assigned Reviewer: HEATH, ANTOINE



Cases Accepted or Approved between: 9/25/2023 and 10/1/2023

DSP-19009-02 APPROVED IN SPECIFIED RANGE

EVENT ID: 26681

ACCEPTED: 04/12/2023

WESTPHALIA EAST; AMENDMENT FOR THE INCLUSION OF PREVIOUSLY APPROVED ARCHITECTURE SHOWN IN THE UMBRELLA ARCHITECTURE BOOK FOR DSP-13001-03 INTO THE WESTPHALIA EAST SITE PLAN DSP-19009-01

4901 MELWOOD PLACE UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	091 A-4	200 SHEET:	207SE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		VIII		COMMUNITIES

APA: N/A

ZONING:

MIO	0.00 Acres
TAC-e	58.03 Acres
Total:	58.03 Acres

AUTHORITY:

PLANNING DIRECTOR	APPROVED	09/28/2023
STAFF	PLAN CERTIFIED	09/28/2023
APPLICANT	CERT REVIEW FILED	09/20/2023
APPLICANT	CERT REVIEW FILED	07/06/2023
APPLICANT	CERT REVIEW FILED	06/09/2023

FEE(S):

\$2,000.00	(Application Fee)
\$2,000.00	

APPLICANT

RYAN HOMES
10003 DEREKWOOD LANE
LANHAM, MD 20706
2403981538
mmchale@nvrinc.Com

AGENT

DEWBERRY ENGINEERS INC
4601 FORBES BLVD
LANHAM, MD 20706
3013641862
nsnyder@dewberry.com

OWNER(S)

WESTPHALIA MD LP; 448 VIKING DRIVE; Virginia Beach, VA 23452

Assigned Reviewer: BYNUM, ANGELE



Cases Accepted or Approved between: 9/25/2023 and 10/1/2023

SDP-9612-H2 APPROVED IN SPECIFIED RANGE

EVENT ID: 26993

ACCEPTED: 07/06/2023

BELLEHAVEN ESTATES, LOT 60 BLOCK A; HOMEOWNER MINOR AMENDMENT FOR SCREENED PORCH

2818 BERRYWOOD LANE UPPER MARLBORO

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	060 E-1	200 SHEET:	204NE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	10	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES
			II		

APA: N/A

ZONING:	AUTHORITY:	FEE(S):
LCD 0.03 Acres	PLANNING BOARD APPROVED 09/28/2023	\$92.00 (Filing Fee)
Total: 0.03 Acres	APPLICANT CERT REVIEW FILED 09/28/2023	\$92.00 (Application Fee)
		<u> </u>
		\$184.00

APPLICANT
MICHELLE CLANCY
P.O. BOX 310
PERRY HALL, MD 21128
443-610-7514
MICHELLE@APPLIED AND APPROVED.CO

AGENT
MICHELLE CLANCY
P.O BOX 310
PERRY HALL, MD 21128

OWNER(S)
PATRICIA ROBINSON; 2818 BERRYWOOD LANE; Upper Marlboro, MD 20774

Assigned Reviewer: BYNUM, ANGELE