



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

DSP-21037 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 24359

ACCEPTED: 09/20/2023

GLENWOOD HILLS; MIXED-USE DEVELOPMENT CONSISTING OF RESIDENTIAL, COMMERCIAL, RETAIL, AND INDUSTRIAL USES.

LOCATED SOUTH OF MD-214 (CENTRAL AVE) AT PEPPER MILL DRIVE INTERSECTION

132 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	073 E-1	200 SHEET:	201SE06
0 OUTLOTS	132 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	06
32 PARCELS	230 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	DEVELOPING
0 OUTPARCELS	362 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	414,242 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

ZONING:

MIO	0.00 Acres
RMF-48	121.00 Acres
RSF-65	12.00 Acres
Total:	133.00 Acres

AUTHORITY:

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

FEE(S):

\$3,572.00	(Application Fee)
\$3,572.00	

APPLICANT

BE GLENWOOD LLC
5410 EDSON LANE SUITE 220
20852

AGENT

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

OWNER(S)

GLENWOOD HILLS VENTURE, LLC; 5410 EDSON LANE, SUITE 220; Rockville, MD 20852

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

DSP-22042 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 26564

ACCEPTED: 09/20/2023

WESTPHALIA RETAIL; INFRASTRUCTURE TO FACILITATE THE GRADING, UTILITY, AND STREET LAYOUT FOR THE RETAIL COMPONENT OF WESTPHALIA TOWN CENTER.

4999 MELWOOD ROAD UPPER MARLBORO(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	100 A-1	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:	AUTHORITY:	FEE(S):
TAC-e 72.66 Acres	PLANNING BOARD PENDING 11/16/2023	\$4,382.00 (Application Fee)
Total: 72.66 Acres	SDRC MEETING SCHEDULED 10/13/2023	\$4,382.00

APPLICANT
WALTON WESTPHALIA EUROPE LP
8800 NORTH GAINERY CENTER DRIVE,
85258

AGENT
DEWBERRY ENGINEERS INC.
4601 forbes boulevard suite 300
20706
301-337-2857
MBYER@DEWBERRY.COM

OWNER(S)
WALTON WESTPHALIA EUROPE LP; 8800 N. GAINERY CENTER DRIVE, SUITE 345; Scottsdale, AZ 85258

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

5-23094 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 27481
ACCEPTED: 09/18/2023 EASTGATE INDUSTRIAL CENTER, PARCEL L; RESUBDIVISION OF PARCEL B
3500 BLADENSBURG BLADENSBURG

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	050 A-4	200 SHEET:	204NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	05
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	02	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	9	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

ZONING:	
NAC	5.59 Acres
Total:	5.59 Acres

AUTHORITY:		
PLANNING DIRECTOR	APPROVED	09/14/2023

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

APPLICANT
BLADENSBURG GRANITE, LLC
5500 MACARTHUR BLVD
20016

AGENT
CHARLES P. JOHNSON & ASSOCIATES, INC.
1751 ELTON ROAD, SUITE #300
20903
301-434-7000
sstewart@cpja.com

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

5-23108 ACCEPTED IN SPECIFIED RANGE
EVENT ID: 27655 SOUTH LAKE, PLAT 4, PLAT OF CORRECTION; LOTS 1-6 BLOCK A, AND PARCELS B, S, & XX
ACCEPTED: 09/21/2023 144 LAWNSDALE DRIVE BOWIE

6 LOTS 0 UNITS DETACHED TAX MAP & GRID: 070 C-2 200 SHEET: 201NE14
0 OUTLOTS 0 UNITS ATTACHED PLANNING AREA: 74A COUNCILMANIC DISTRICT: 04
3 PARCELS 0 UNITS MULTIFAMILY ELECTION DISTRICT: 07 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

Table with ZONING: LCD 6.42 Acres, Total: 6.42 Acres

Table with AUTHORITY: PLANNING DIRECTOR APPROVED 09/21/2023

Table with FEE(S): \$750.00 (Application Fee), \$750.00

APPLICANT SOUTH LAKE PARTNERS LLC 4750 OWINGS MILLS BOULEVARD 21117

AGENT CHARLES P. JOHNSON & ASSOCIATES 1751 ELTON ROAD, SUITE 300 20903

OWNER(S) JASON SCHUBERT; 4750 OWINGS MILLS BVLD; Owings Mills, MD 21117

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

ROSP-4313-05

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27397

ACCEPTED: 09/18/2023

NATIONAL HARMONY MEMORIAL PARK; CONSTRUCTION OF NEW OFFICE BUILDING, GARAGE AND PARKING.

7051 SHERIFF ROAD LANDOVER

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	066 E-1	200 SHEET:	202NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	11	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		III		COMMUNITIES

APA: N/A

ZONING:

RSF-95	142.86 Acres
Total:	142.86 Acres

AUTHORITY:

PLANNING DIRECTOR	PENDING	10/27/2023
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FEE(S):

\$3,912.00	(Application Fee)
\$3,912.00	

APPLICANT

MICHAEL DECELL
1929 ALLEN PARKWAY

77019

716-525-5473

AGENT

KCI TECHNOLOGIES, INC
11830 W MARKET PL, SUITE F

20759

4107928086

snehil.kumar@kci.com

OWNER(S)

MICHAEL DECELL; 1929 ALLEN PARKWAY; Houston, TX 77019

Assigned Reviewer: PRICE, TODD



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

ROSP-4785-06

ACCEPTED IN SPECIFIED RANGE

EVENT ID: 27413

ACCEPTED: 09/22/2023

TRADITIONS AT BEECHFIELD; REVISION TO PREVIOUSLY APPROVED PARCEL 2 ARCHITECTURE ELEVATIONS

NORTHEAST CORNER OF ENTERPRISE ROAD & JOHN HANSEN HIGHWAY (RTE. 50) INTERSECTION

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	053 E-2	200 SHEET:	205NE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	07	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:

RE	83.66 Acres
Total:	83.66 Acres

AUTHORITY:

PLANNING DIRECTOR	PENDING	10/31/2023
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FEE(S):

\$2,104.00	(Application Fee)
\$2,104.00	

APPLICANT

KCG SSP BOWIE SENIOR GP, LLC
 9311 N MERIDIAN STREET, SUITE 100
 46260
 317-529-7764
 jennifer.lewis@kcgcompanies.com

AGENT

DEWBERRY ENGINEERS INC.
 4601 FORBES BOULEVARD, SUITE 300
 20706

OWNER(S)

GREENLIFE PROPERTY GROUP; 2661 RIVA ROAD, SUITE 300; Baltimore, MD 21201

Assigned Reviewer: LOCKHART, DOMINIQUE



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

MRF-2022-023

APPROVED IN SPECIFIED RANGE

EVENT ID: 26622

ACCEPTED: 07/24/2023

GOLDEN DOG SOLAR; 1.5 MW COMMUNITY SOLAR PROJECT ON APPROXIMATELY 12 ACRES OF A 20.20 ACRE SITE

15708 NOTTINGHAM ROAD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	138 B-2	200 SHEET:	215SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	86A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	04	TIER:	
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	13	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREA
	0 GROSS FLOOR AREA (SQ FT)		V		

APA: N/A

ZONING:

AG	20.30 Acres
Total:	20.30 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	09/21/2023
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APPLICANT

GOLDEN DOG SOLAR LLC
PO BOX 310

60035

AGENT

ASPEN POWER PARTNERS
100 CRESCENT COURT #700

75201

4699499321
KIVELELII@ASPENPOWER.COM

Assigned Reviewer: NA



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

4-22056 APPROVED IN SPECIFIED RANGE

EVENT ID: 25481

ACCEPTED: 06/26/2023

CAPITAL WESTPHALIA REAL ESTATE; 1 PARCEL FOR 525,120 SF OF INDUSTRIAL DEVELOPMENT, OF WHICH 362,880 SF IS EXISTING.

ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 0.5 MILE EAST OF ITS INTERSECTION WITH MD 4

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	090 C-1	200 SHEET:	205SE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
1 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	16	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	525,120 GROSS FLOOR AREA (SQ FT)		VIII		

APA: N/A

ZONING:	AUTHORITY:	FEE(S):
MIO 0.00 Acres	PLANNING BOARD APPROVED 09/21/2023	\$6,097.00 (Application Fee)
RMF-20 45.40 Acres	SDRC MEETING SCHEDULED 07/07/2023	\$6,097.00
Total: 45.40 Acres		

APPLICANT
 CAPITAL WESTPHALIA REAL ESTATE, LLC
 530 WALNUT ST., SUITE 1650
 19106
 843-408-8609

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

OWNER(S)
 CAPITAL WESTPHALIA REAL ESTATE, LLC; 530 WALNUT ST., SUITE 1650; Philadelphia, PA 19106

Assigned Reviewer: GUPTA, MRIDULA



Cases Accepted or Approved between: 9/18/2023 and 9/24/2023

SDP-0609-H8 APPROVED IN SPECIFIED RANGE

EVENT ID: 27272

ACCEPTED: 06/09/2023

BALMORAL, LOT 13 BLOCK A; HOMEOWNER MINOR AMENDMENT FOR THE CONSTRUCTION OF A 12'X20' SCREENED PORCH W/5'X5' LANDING & STAIRS

3803 PERTSHIRE PLACE UPPER MARLBORO

1 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	ELECTION DISTRICT:	03	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:	
LCD	0.17 Acres
Total:	0.17 Acres

AUTHORITY:			
PLANNING BOARD	APPROVED	09/21/2023	
PLANNING BOARD	SCHEDULED	09/21/2023	

FEE(S):	
_____	\$92.00 (Application Fee)
_____	\$92.00

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)
 RICKEY GIBSON ETAL; 3803 PERTSHIRE PLACE; Upper Marlboro, MD 20772

Assigned Reviewer: BYNUM, ANGELE