

**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

**DSDS-701** ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 06/16/2020 ROYAL FARMS GREENBELT; REQUEST FOR DEPARTURE / TO BE WITHDRAWN AND FILE WITH GREENBELT

LOCATED ON THE NORTH SIDE OF GREENBELT ROAD, APPROXIMATELY 635 FEET EAST OF ITS INTERSECTION WITH WALKER DRIVE

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	034 D-1	200 SHEET:	210NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	67	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	21	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

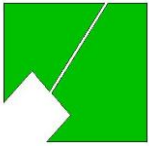
<b><u>ZONING:</u></b>		<b><u>AUTHORITY:</u></b>		<b><u>FEE(S):</u></b>	
C-O	4.07 Acres	PLANNING BOARD	PENDING	09/24/2020	\$2,000.00 (Application Fee)
Total:	<b>4.07 Acres</b>	SDRC MEETING	SCHEDULED	06/26/2020	\$2,000.00

**APPLICANT**  
ROYAL FARMS GREENBELT, LLC  
117 WEST PATRICK SUITE #200  
FREDERICK, MD 21701

**AGENT**  
DEWBERRY  
10003 DEREKWOOD LANE, SUITE #204  
LANHAM, MD 20706  
301-337-2860

Assigned Reviewer: BOSSI, ADAM

**DSP-19045** ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 06/16/2020 ROYAL FARMS GREENBELT; DEVELOPMENT OF A 4,649 SQ FT FOOD & BEVERAGE STORE, A GAS STATION, AND A SEPARATE 4,368 SQ FT COMMERCIAL BUILDING



**Development Review Applications - Process Monitoring**

06/22/2020

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LOCATED ON THE NORTH SIDE OF GREENBELT ROAD, APPROXIMATELY 635 FEET EAST OF ITS INTERSECTION WITH WALKER DRIVE

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	034 D-1	200 SHEET:	210NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	67	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	4	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	21	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
9,017 GROSS FLOOR AREA (SQ FT)					

APA: N/A

**ZONING:**

C-O 4.07 Acres  
Total: **4.07** Acres

**AUTHORITY:**

PLANNING BOARD  
SDRC MEETING

PENDING 09/24/2020  
SCHEDULED 06/26/2020

**FEE(S):**

\$90.00 (Sign Posting Fee)  
\$2,134.10 (Application Fee)  
\$2,224.10

**APPLICANT**

ROYAL FARMS GREENBELT, LLC  
117 WEST PATRICK SUITE #200  
FREDERICK, MD 21701

**AGENT**

DEWBERRY  
10003 DEREKWOOD LANE, SUITE #204  
LANHAM, MD 20706  
301-337-2860

**OWNER(S)**

ROYAL FARMS GREENBELT, LLC; 117 WEST PATRICK STREET; Frederick, MD 21701

Assigned Reviewer: BOSSI, ADAM

**DSP-20021**  
ACCEPTED: 06/17/2020

ACCEPTED IN SPECIFIED RANGE  
POTOMAC ENERGY HOLDINGS; GAS STATION WITH FOOD AND BEVERAGE AND CAR WASH

10000 GREENBELT ROAD GREENBELT



**Development Review Applications - Process Monitoring**

06/22/2020

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0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 035 F-2	200 SHEET: 210NE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 70	COUNCILMANIC DISTRICT: 04
1 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

**ZONING:**

I-1 0.90 Acres  
 Total: **0.90** Acres

**AUTHORITY:**

PLANNING BOARD  
 SDRC MEETING

PENDING 09/17/2020  
 SCHEDULED 06/26/2020

**FEE(S):**

\$60.00 (Sign Posting Fee)  
 \$2,012.00 (Application Fee)  
 \$2,072.00

**APPLICANT**

POTOMAC ENERGY HOLDINGS  
 P.O. BOX 2810  
 LA PLATA, MD 20646

**AGENT**

MCNAMEE & HOSEA  
 6411 IVY LANE, #200  
 GREENBELT, MD 20770

@MHLAWYERS.COM

Assigned Reviewer: ZHANG, HENRY

**5-20014**

ACCEPTED: 06/18/2020

ACCEPTED IN SPECIFIED RANGE  
 BLUE OCEAN SERENADE AT CEDAR POINTE - RESUB; 34 TOWNHOUSE LOTS AND 2 PARCELS (SF ATTACHED DWELLINGS)  
 10310 SERENADE LANE CLINTON



**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

34 LOTS	2 UNITS DETACHED	TAX MAP & GRID:	116 E-4	200 SHEET:	213SE06
0 OUTLOTS	34 UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	09
2 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	36 TOTAL UNITS	ELECTION DISTRICT:	09	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

M-I-O 0.00 Acres  
R-T 6.70 Acres  
Total: **6.70 Acres**

**AUTHORITY:**

PLANNING DIRECTOR APPROVED 06/18/2020

**FEE(S):**

\$750.00 (Application Fee)  
\$750.00

**APPLICANT**

BLUE OCEAN SERENADE, LLC  
1143 WESTLAKE AVENUE  
BALTIMORE, MD 21210

**AGENT**

CV INC.  
1395 PICCARD DR. SUITE 370  
ROCKVILLE, MD 20850  
301-637-2510

Assigned Reviewer: CONNER, SHERRI

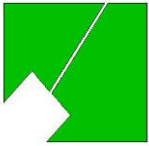
**SDP-1302-05**

ACCEPTED: 06/15/2020

ACCEPTED IN SPECIFIED RANGE  
PARKSIDE; LAYOUT REVISIONS TO SECTION 5 AND 6 TO REFLECT DIFFERENT SINGLE-FAMILY ATTACHED LOT SIZES.

LOCATED ON BOTH SIDES OF MELWOOD ROAD, AT ITS INTERSECTION WITH MOORE'S WAY

599 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	090 E-1	200 SHEET:	205SE08
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**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
98 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

R-M 150.49 Acres  
 Total: **150.49** Acres

**AUTHORITY:**

SDRC MEETING  
 PLANNING DIRECTOR

SCHEDULED  
 PENDING

06/26/2020  
 06/15/2020

**FEE(S):**

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

**APPLICANT**

SHF PROJECT OWNER, LLC  
 1999 AVE. OF THE STARS SUITE 2850, LOS ANGELES, CA  
 LOS ANGELES, CA 90067

**AGENT**

DEWBERRY  
 4601 FORBES BOULEVARD, SUITE 300  
 LANHAM, MD 20706  
 301-364-1864

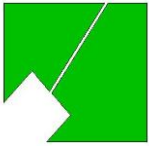
Assigned Reviewer: BISHOP, ANDREW

**DPLS-476**

ACCEPTED: 04/15/2020

APPROVED IN SPECIFIED RANGE  
 STUART LANE MCDONALD'S; DEPARTURE TO ALLOW A REDUCTION OF 32 PARKING SPACES  
 8905 STUART LANE CLINTON

2 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	116 E-3	200 SHEET:	212SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	09	GROWTH POLICY AREA:	ESTABLISHED



**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

4,157 GROSS FLOOR AREA (SQ FT)

COMMUNITIES

APA: N/A

**ZONING:**

C-S-C 0.90 Acres  
Total: **0.90** Acres

**AUTHORITY:**

PLANNING BOARD  
SDRC MEETING

APPROVED  
SCHEDULED

06/18/2020  
05/01/2020

**FEE(S):**

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

**APPLICANT**

MCDONALD'S USA, LLC  
110 NORTH CARPENTER STREET  
CHICAGO, IL 60607

**AGENT**

GIBBS AND HALLER  
1300 CARAWAY COURT  
UPPER MARLBORO, MD 20774  
301-306-0033

Assigned Reviewer: BURKE, THOMAS

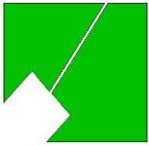
**DSP-19007** APPROVED IN SPECIFIED RANGE  
ACCEPTED: 03/19/2020 FAIRWAY ESTATES AT GLENN DALE; RESIDENTIAL DEVELOPMENT INCLUDING 62 SINGLE-FAMILY ATTACHED UNITS, 210 SINGLE-FAMILY DETACHED UNITS, AND RECREATION FACILITIES  
1150 OLD PROSPECT HILL ROAD GLENN DALE

272 LOTS  
0 OUTLOTS  
9 PARCELS  
1 OUTPARCELS  
210 UNITS DETACHED  
62 UNITS ATTACHED  
0 UNITS MULTIFAMILY  
272 TOTAL UNITS  
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 036 E-2  
PLANNING AREA: 70  
POLICE DISTRICT: 2  
ELECTION DISTRICT: 14

200 SHEET: 209NE10  
COUNCILMANIC DISTRICT: 04  
TIER: DEVELOPING  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

APA: N/A



**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

**ZONING:**

O-S	115.11 Acres
R-18C	10.05 Acres
Total:	<b>125.16 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED
PLANNING BOARD	CONTINUED
SDRC MEETING	SCHEDULED

**FEE(S):**

06/18/2020	\$120.00 (Sign Posting Fee)
06/11/2020	\$4,720.00 (Application Fee)
05/01/2020	\$4,840.00

**APPLICANT**

SLDM, LLC  
 448 VIKING DRIVE, SUITE 220  
 VIRGINIA BEACH, VA 23452

**AGENT**

DEWBERRY  
 4601 FORBES BOULEVARD, SUITE 300  
 LANHAM, MD 20706  
 301-364-1864

Assigned Reviewer: BURKE, THOMAS

**DSP-19058** APPROVED IN SPECIFIED RANGE  
 ACCEPTED: 04/15/2020 MCDONALD'S, STUART LANE; CONSTRUCT A TOTAL OF 679 SQUARE FEET OF BUILDING ADDITIONS AND A SECOND DRIVE-THROUGH LANE TO THE EXISTING EATING AND DRINKING ESTABLISHMENT  
 8905 STUART LANE CLINTON

2 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	116 E-3	200 SHEET:	212SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	09
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	09	GROWTH POLICY AREA:	ESTABLISHED
	4,157 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A



**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

**ZONING:**

C-S-C 0.97 Acres  
M-I-O 0.00 Acres  
Total: **0.97 Acres**

**AUTHORITY:**

PLANNING BOARD  
SDRC MEETING

APPROVED  
SCHEDULED

06/18/2020  
05/01/2020

**FEE(S):**

\$60.00 (Sign Posting Fee)  
\$2,012.00 (Application Fee)  
\$2,072.00

**APPLICANT**

MCDONALD'S USA, LLC  
110 NORTH CARPENTER STREET  
CHICAGO, IL 60607

**AGENT**

GIBBS, EDWARD C.  
1300 CARAWAY COURT, SUITE #102  
UPPER MARLBORO, MD 20774  
301-306-0033  
egibbs@gibbshaller.com

Assigned Reviewer: BURKE, THOMAS

**DSP-87050-13**

ACCEPTED: 04/14/2020

APPROVED IN SPECIFIED RANGE

THE SHOPS AT OXFORD, PHASE 2; CONSTRUCTION OF APPROXIMATELY 8,247 SQUARE FEET OF COMMERCIAL AND RETAIL SPACE INCLUDING A DRIVE THRU SERVICE ON CONDOMINIUM UNITS 2 & 5  
6013 OXON HILL ROAD OXON HILL

0 LOTS  
0 OUTLOTS  
2 PARCELS  
0 OUTPARCELS  
0 UNITS DETACHED  
2 UNITS ATTACHED  
0 UNITS MULTIFAMILY  
2 TOTAL UNITS  
8,247 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 096 D-3  
PLANNING AREA: 76B  
POLICE DISTRICT: 4  
ELECTION DISTRICT: 12

200 SHEET: 208SE02  
COUNCILMANIC DISTRICT: 09  
TIER: DEVELOPED  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

APA: N/A

**ZONING:**

C-S-C 24.95 Acres

**AUTHORITY:**

PLANNING BOARD

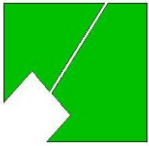
APPROVED

06/18/2020

**FEE(S):**

\$180.00 (Sign Posting Fee)





**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

Total: **24.95** Acres                      SDRC MEETING                      SCHEDULED                      05/01/2020                      \$1,372.00 (Application Fee)  
\$1,552.00

**APPLICANT**

6009 OXON HILL ROAD, LLC  
7819 NORFOLK AVENUE  
BETHESDA, MD                      20814

**AGENT**

MCNAMEE & HOSEA  
6411 IVY LANE, #200  
GREENBELT, MD                      20770

@MHLAWYERS.COM

**OWNER(S)**

6009 OXON HILL ROAD, LLC; 4915 ST. ELMO AVE., SUITE 302; Bethesda, MD 20814

Assigned Reviewer: BISHOP, ANDREW

**5-19182**                      APPROVED IN SPECIFIED RANGE  
ACCEPTED: 06/03/2020                      SOUTHLAKE, PLAT ONE, VARIATION; OPEN SPACE

100 KARINGTON BLVD UPPER MARLBORO

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:                      070 B-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
5 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:                      07	GROWTH POLICY AREA:                      ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		COMMUNITIES

APA: N/A

**ZONING:**

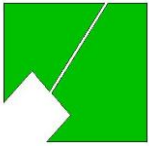
E-I-A                      110.63 Acres  
Total:                      **110.63** Acres

**AUTHORITY:**

PLANNING BOARD                      APPROVED                      06/18/2020  
SDRC MEETING                      SCHEDULED                      05/01/2020

**FEE(S):**

\$750.00 (Application Fee)  
\$750.00



**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

**APPLICANT**

SOUTH LAKE PARTNERS LLC  
10100 BUSINESS PARKWAY  
LANHAM, MD 20706

**AGENT**

BEN DYER ASSOCIATES, INC  
11721 WOODMORE ROAD, SUITE #200  
BOWIE, MD 20721  
301-430-2000  
dmichael@BENDYER.COM

**OWNER(S)**

SOUTH LAKE PARTNERS, LLC; 10100 BUSINESS PKWY; Lanham, MD 20706

Assigned Reviewer: CONNER, SHERRI

**SDP-1701-H1**

ACCEPTED: 05/12/2020

APPROVED IN SPECIFIED RANGE

TIMOTHY BRANCH, LOT 22 BLOCK D; CONSTRUCTION OF A SCREENED 19 X 10 DECK WITH STEPS

8242 EAST BRANCH DRIVE BRANDYWINE

1 LOTS	1 UNITS DETACHED	TAX MAP & GRID: 155 B-1	200 SHEET: 219SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 85A	COUNCILMANIC DISTRICT: 09
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 5	TIER: DEVELOPING
0 OUTPARCELS	1 TOTAL UNITS	ELECTION DISTRICT: 11	GROWTH POLICY AREA: ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		COMMUNITIES

APA: N/A

**ZONING:**

R-M 0.15 Acres  
Total: **0.15 Acres**

**AUTHORITY:**

PLANNING DIRECTOR  
STAFF

APPROVED  
PLAN CERTIFIED

06/17/2020  
06/17/2020

**FEE(S):**

\$50.00 (Application Fee)  
\$50.00

**APPLICANT**

**AGENT**



**Development Review Applications - Process Monitoring**

06/22/2020

**Cases Accepted or Approved between: 6/15/2020 and 6/21/2020**

EDGAR DSOUZA  
8242 EAST BRANCH DRIVE  
BRANDYWINE, MD 20613  
609-790-8785

EDGAR DSOUZA  
8242 EAST BRANCH DRIVE  
BRANDYWINE, MD 20613  
609-790-8785

**OWNER(S)**

EDGAR DSOUZA; 8242 EAST BRANCH DRIVE; Brandywine, MD 20613

Assigned Reviewer: ZHANG, HENRY