



Cases Accepted or Approved between: 9/27/2021 and 10/3/2021

DSP-19017 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 23414

ACCEPTED: 09/30/2021

ENCLAVE AT WESTPHALIA; RESIDENTIAL DEVELOPMENT CONSISTING OF 356 SINGLE-FAMILY ATTACHED DWELLING UNITS

2420 MELWOOD ROAD UPPER MARLBORO

|              |                            |                    |         |                        |                         |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 0 LOTS       | 0 UNITS DETACHED           | TAX MAP & GRID:    | 091 A-3 | 200 SHEET:             | 206SE09                 |
| 0 OUTLOTS    | 356 UNITS ATTACHED         | PLANNING AREA:     | 78      | COUNCILMANIC DISTRICT: | 06                      |
| 0 PARCELS    | 0 UNITS MULTIFAMILY        | POLICE DISTRICT:   | 2       | TIER:                  | DEVELOPING              |
| 0 OUTPARCELS | 356 TOTAL UNITS            | ELECTION DISTRICT: | 15      | GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES |
|              | 0 GROSS FLOOR AREA (SQ FT) |                    |         |                        |                         |

APA: N/A

|                |                    |
|----------------|--------------------|
| <b>ZONING:</b> |                    |
| M-X-T          | 68.70 Acres        |
| Total:         | <b>68.70</b> Acres |

|                   |           |            |
|-------------------|-----------|------------|
| <b>AUTHORITY:</b> |           |            |
| PLANNING BOARD    | PENDING   | 12/09/2021 |
| SDRC MEETING      | SCHEDULED | 10/15/2021 |

|                 |                   |
|-----------------|-------------------|
| <b>FEE(S):</b>  |                   |
| \$2,132.00      | (Application Fee) |
| <u>        </u> |                   |
| \$2,132.00      |                   |

**APPLICANT**  
 BRAVEHEART LAND, LLC  
 2077 SOMERVILLE ROAD, SUITE 206  
 ANNAPOLIS, MD 21401  
 410-266-5110

**AGENT**  
 SOLTESZ, LLC.  
 4300 FORBES BOULEVARD, SUITE #230  
 LANHAM, MD 20706  
 301-794-7555

Assigned Reviewer: BOSSI, ADAM



Cases Accepted or Approved between: 9/27/2021 and 10/3/2021

5-20108 ACCEPTED IN SPECIFIED RANGE

EVENT ID: 22679

ACCEPTED: 09/28/2021

BRANDYWINE VILLAGE, PLAT 11; PARCELS 1, 2, 3 AND A

NORTHWEST CORNER OF US ROUTE 301 AND CHADDS FORD DRIVE

|              |                            |                    |         |                        |             |
|--------------|----------------------------|--------------------|---------|------------------------|-------------|
| 0 LOTS       | 0 UNITS DETACHED           | TAX MAP & GRID:    | 154 F-3 | 200 SHEET:             | 220SE07     |
| 0 OUTLOTS    | 0 UNITS ATTACHED           | PLANNING AREA:     | 85A     | COUNCILMANIC DISTRICT: | 09          |
| 4 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

**ZONING:**

|        |                    |
|--------|--------------------|
| L-A-C  | 12.79 Acres        |
| Total: | <b>12.79 Acres</b> |

**AUTHORITY:**

|                |           |            |
|----------------|-----------|------------|
| PLANNING BOARD | SCHEDULED | 10/07/2021 |
|----------------|-----------|------------|

**FEE(S):**

|                |                   |
|----------------|-------------------|
| _____ \$750.00 | (Application Fee) |
| _____ \$750.00 |                   |

**APPLICANT**

BRANDYWINE PARTNERS, LLC  
 4920 ELM STREET SUITE 325  
 BETHESDA, MD 20814

**AGENT**

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

Assigned Reviewer: VATANDOOST, MAHSA



Cases Accepted or Approved between: 9/27/2021 and 10/3/2021

DSP-02018-05 APPROVED IN SPECIFIED RANGE

EVENT ID: 22522

ACCEPTED: 10/29/2020

GREATER MORNING STAR APOSTOLIC MINISTRIES; REMOVE 15.14 ACRES FROM SITE, EXPAND SWM POND, ADD SEWER LIN

1700 RITCHIE MARLBORO ROAD UPPER MARLBORO

|              |                            |                    |         |                        |                         |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 1 LOTS       | 0 UNITS DETACHED           | TAX MAP & GRID:    | 074 F-4 | 200 SHEET:             | 202SE09                 |
| 0 OUTLOTS    | 0 UNITS ATTACHED           | PLANNING AREA:     | 73      | COUNCILMANIC DISTRICT: | 06                      |
| 0 PARCELS    | 0 UNITS MULTIFAMILY        | POLICE DISTRICT:   | 2       | 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-3    | 54.00 Acres        |
| R-55   | 0.00 Acres         |
| R-S    | 0.00 Acres         |
| Total: | <b>54.00 Acres</b> |

**AUTHORITY:**

|                   |                |            |
|-------------------|----------------|------------|
| PLANNING DIRECTOR | APPROVED       | 10/01/2021 |
| STAFF             | PLAN CERTIFIED | 10/01/2021 |

**FEE(S):**

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

**APPLICANT**

GREATER MORNING STAR PENTECOSTAL CHURCH  
1700 RITCHIE MARLBORO ROAD  
HYATTSVILLE, MD 20785  
202-398-3842

**AGENT**

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

**OWNER(S)**

GREATER MORNING STAR APOSTOLIC MINISTRIES; 1700 RITCHIE MARLBORO ROAD; Upper Marlboro, MD 20772

Assigned Reviewer: BUTLER, TIERRE



Cases Accepted or Approved between: 9/27/2021 and 10/3/2021

DSP-04054-03

APPROVED IN SPECIFIED RANGE

EVENT ID: 22955

ACCEPTED: 06/23/2021

BELLEVILLE; CONSTRUCTION OF TWO WAREHOUSE BUILDINGS WITH ASSOCIATED PARKING AND INFRASTRUCTURE.

LOCATED ON THE WEST SIDE OF LOUIE PEPPER DRIVE, APPROXIMATELY 200 FEET SOUTH OF MD 223 (WOODYARD ROAD).

|              |                            |                    |         |                        |                         |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 0 LOTS       | 0 UNITS DETACHED           | TAX MAP & GRID:    | 117 B-1 | 200 SHEET:             | 211SE07                 |
| 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 COMMUNITIES |
|              | 0 GROSS FLOOR AREA (SQ FT) |                    |         |                        |                         |

APA: N/A

|                |                    |                   |           |                |                              |
|----------------|--------------------|-------------------|-----------|----------------|------------------------------|
| <b>ZONING:</b> |                    | <b>AUTHORITY:</b> |           | <b>FEE(S):</b> |                              |
| I-4            | 29.30 Acres        | PLANNING BOARD    | APPROVED  | 09/30/2021     | \$2,432.00 (Application Fee) |
| Total:         | <b>29.30</b> Acres | SDRC MEETING      | SCHEDULED | 07/09/2021     | \$2,432.00                   |

**APPLICANT**  
MATAN, INC  
4600 WEDGEWOOD BLVD., SUITE A  
FREDERICK, MD 21703  
301-694-9200

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

Assigned Reviewer: BUTLER, TIERRE



Cases Accepted or Approved between: 9/27/2021 and 10/3/2021

SDP-1901 APPROVED IN SPECIFIED RANGE

EVENT ID: 22746

ACCEPTED: 06/23/2021

PRESERVE AT WESTPHALIA; RESIDENTIAL COMMUNITY OF 189 SINGLE-FAMILY ATTACHED AND 103 SINGLE-FAMILY DETACHED DWELLING UNITS

11100 WESTPHALIA ROAD UPPER MARLBORO

|              |                            |                    |         |                        |                         |
|--------------|----------------------------|--------------------|---------|------------------------|-------------------------|
| 292 LOTS     | 103 UNITS DETACHED         | TAX MAP & GRID:    | 083 C-3 | 200 SHEET:             | 204SE10                 |
| 0 OUTLOTS    | 189 UNITS ATTACHED         | PLANNING AREA:     | 78      | COUNCILMANIC DISTRICT: | 06                      |
| 25 PARCELS   | 0 UNITS MULTIFAMILY        | POLICE DISTRICT:   | 2       | TIER:                  | DEVELOPING              |
| 0 OUTPARCELS | 292 TOTAL UNITS            | ELECTION DISTRICT: | 15      | GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES |
|              | 0 GROSS FLOOR AREA (SQ FT) |                    |         |                        |                         |

APA: N/A

**ZONING:**

|        |                    |
|--------|--------------------|
| L-A-C  | 19.45 Acres        |
| R-M    | 44.21 Acres        |
| Total: | <b>63.66 Acres</b> |

**AUTHORITY:**

|                |           |            |
|----------------|-----------|------------|
| PLANNING BOARD | APPROVED  | 09/30/2021 |
| SDRC MEETING   | SCHEDULED | 07/09/2021 |

**FEE(S):**

|                       |                   |
|-----------------------|-------------------|
| <u>    \$5,052.00</u> | (Application Fee) |
| <b>\$5,052.00</b>     |                   |

**APPLICANT**

STANLEY MARTIN COMPANIES, LLC.  
6404 IVY LANE, SUITE 600  
GREENBELT, MD 20770  
301-636-6111

**AGENT**

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

Assigned Reviewer: BOSSI, ADAM



Cases Accepted or Approved between: 9/27/2021 and 10/3/2021

SDP-9710-02 APPROVED IN SPECIFIED RANGE

EVENT ID: 23697

ACCEPTED: 07/20/2021

15900 LEELAND ROAD (TARGET); DEVELOPMENT OF 499,230 SQUARE-FEET OF ADDITIONS TO TWO EXISTING WAREHOUSE BUILDINGS

15900 LEELAND ROAD UPPER MARLBORO

|              |                                  |                    |         |                        |                         |
|--------------|----------------------------------|--------------------|---------|------------------------|-------------------------|
| 0 LOTS       | 0 UNITS DETACHED                 | TAX MAP & GRID:    | 085 C-1 | 200 SHEET:             | 202SE14                 |
| 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 COMMUNITIES |
|              | 499,230 GROSS FLOOR AREA (SQ FT) |                    |         |                        |                         |

APA: N/A

**ZONING:**

|        |                     |
|--------|---------------------|
| E-I-A  | 156.89 Acres        |
| Total: | <b>156.89</b> Acres |

**AUTHORITY:**

|                |           |            |
|----------------|-----------|------------|
| PLANNING BOARD | APPROVED  | 09/30/2021 |
| SDRC MEETING   | SCHEDULED | 08/06/2021 |

**FEE(S):**

|                   |                    |
|-------------------|--------------------|
| \$210.00          | (Sign Posting Fee) |
| <u>\$2,012.00</u> | (Application Fee)  |
| <b>\$2,222.00</b> |                    |

**APPLICANT**

RYAN COMPANIES US, INC.  
533 SOUTH THIRD ST. SUITE 100  
MINNEAPOLIS, MN 55415

**AGENT**

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

Assigned Reviewer: BOSSI, ADAM