

## APPLICATION FORM

**DO NOT WRITE IN THIS SPACE:**

Application No.(s): \_\_\_\_\_ Planning Board Review  Planning Director Review   
 Acceptance Date: \_\_\_\_\_ 70-day limit \_\_\_\_\_ Limit waived-2<sup>nd</sup> 70-day limit \_\_\_\_\_  
 Posting Waived  Posting Date: \_\_\_\_\_ No. of Signs Posted: \_\_\_\_\_ Agenda Date: \_\_\_\_\_  
 Filing Fee: \_\_\_\_\_ Posting Fee: \_\_\_\_\_ Case Reviewer: \_\_\_\_\_  
 Subdivision Development Review Committee Date: \_\_\_\_\_  
 Referral Mail-Out Date: \_\_\_\_\_ Referral Due Date: \_\_\_\_\_  
 Date of Informational Mailing: \_\_\_\_\_ Date of Acceptance Mailing: \_\_\_\_\_

|  |   |  |
|--|---|--|
| <b>APPLICATION TYPE:</b> ZMA   |   | <input type="checkbox"/> Revision of Case # _____  |
| <small>(See page 2 for a list of applications)</small>   |   |  |
| <b>PROJECT NAME:</b> Cafritz Property  |   |  |
| Geographic Location (give distance related to or near major intersection):<br>approximately 1400 feet north of intersection of Baltimore Ave. and East-West Hwy. |   |  |
| Address (if applicable) 6667 Baltimore Avenue, Riverdale Park, MD  |   |  |
| Companion Case(s): N/A   |   |  |
| Total Acreage: 37.35 acres   | Planning & Policy Analysis Areas: 68, 243D  | Election District: 19  |
| Tax Map/Grid: 42-d1/d2   | Current Zone(s): R-55   | Council District: 3  |
| 200 Sheet: 208NE04   | Existing Lots/Blocks/Parcels: Parcel 81   | Dev. Review District: N/A  |
| COG TAZ: <del>678</del> 985  | PG TAZ: 705   | Aviation Policy Area: APA-6  |
| Plat Book/Page: N/A  | Municipality(ies): <small>Edgewater, Hyattsville, College Park, Riverdale Park, University Park</small> | Is development exempt from grading permit pursuant to 4-273.(a)(6)(A) : <input type="checkbox"/> Y <input checked="" type="checkbox"/> N |
| General Plan Tier (check one): <input checked="" type="checkbox"/> Developed <input type="checkbox"/> Developing <input type="checkbox"/> Rural                  |   |  |

|   |  |
|---|--|
| Proposed Use of Property and Request of Proposal:<br>Mixed Use: Residential, Commercial, Hotel and Office<br>MU-TC - Request to amend Riverdale Park MUTC Zone to include Parcel 81 | Please list and provide copies of resolutions of previously approved applications affecting the subject property:<br>N/A |
|---|--|

|  |  |
|--|--|
| <b>Applicant Name, Address &amp; Phone:</b><br>Calvert Tract, LLC<br>1666 Connecticut Ave. NW, Suite 250<br>Washington, DC 20009<br>Jane Lipton Cafritz (202) 483-0420<br><b>Owner Name, Address &amp; Phone:</b><br>(If same as applicant, please indicate)<br>Same | <b>Consultant Name, Address, Phone, &amp; Fax:</b><br>Loiederman Soltesz Associates, Inc. p: 301 794 7556<br>4300 Forbes Blvd. #230 f: 301 794 7656<br>Lanham, Md 20706<br><b>Contact Person, Phone Number, Fax &amp; E-Mail:</b><br>Tim Davis tdavis@LSAssociates.net<br>p: 301 794 7555<br>f: 301 794 7656 |
|--|--|

**SIGNATURE** (Sign where appropriate; attach additional signatures if necessary)

|                            |                                |                         |
|----------------------------|--------------------------------|-------------------------|
| <i>Calvin Cafritz</i>      | <i>SAME AS OWNER</i>           | <i>(RCA) 10/12/2011</i> |
| Owner's Signature          | Applicant's Signature          | Date                    |
| <i>Jane Lipton Cafritz</i> |                                |                         |
| Owner's Signature          | Contract Purchaser's Signature | Date                    |

**ZONING CASES:**

|   |  |
|---|--|
| Details of Request: <i>Mixed use development will include 120 room hotel, 995 dwelling units 995 total, 22,000 sq ft office and 168,200 sq ft Commercial. request to include parcel 81 in MUTC Boundary</i> | Zoning Ordinance Section(s):<br>27-198.05(d) : 27-198.02<br>27-546.13 - (4) - (9)  |
| Number of Dwelling Units:<br>Attached <u>110</u> Detached <u>0</u> Multifamily <u>885</u>   | Gross Floor Area (Commercial/Industrial Only):<br>22,000 Office 168,200 Commercial |

**SUBDIVISION CASES – PRELIMINARY PLAN/CONSERVATION SKETCH PLAN:**

|  |   |  |   |
|--|---|--|---|
| <b>Type of Application: (Check all that apply)</b>   |   |  |   |
| Conventional <input type="checkbox"/>  | Comprehensive Design <input type="checkbox"/> | Conservation Sketch Plan <input type="checkbox"/>  | Pre-Preliminary Plan <input type="checkbox"/> |
| Overlay Zone: Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide name: _____         |   |  |   |
| Variation Request Required: Yes <input type="checkbox"/> No <input type="checkbox"/>                       |   | Justification Statement Attached: Yes <input type="checkbox"/> No <input type="checkbox"/> |   |
| Sewer and Water Service Categories:<br>Existing: Sewer _____ Water _____ Proposed: Sewer _____ Water _____ |   |  |   |
| <b>TOTAL NUMBER OF PROPOSED:</b>   |   |  |   |
| Lots: _____  | Outlots: _____                                | Parcels: _____   | Outparcels: _____                             |
| Number of Dwelling Units:<br>Attached _____ Detached _____ Multifamily _____                               |   | Gross Floor Area (Non-residential only): _____   |   |
| <b>AREAS OF DEDICATION:</b>  |   |  |   |
| Total Parkland: _____  | Homeowners: _____                             | Street ROW: _____  | Other: _____                                  |
| <b>OWNER:</b>  |   |  |   |
| Last Recorded Conveyance: Grantor: _____   |   | Grantee: _____   |   |
| Date of Conveyance: _____  |   | Land Records Reference: Liber _____ folio _____  |   |
| Legal Restrictions/Encumbrances Liber/folio: _____   |   |  |   |

**SUBDIVISION CASES – FINAL PLAT:**

|  |  |
|--|--|
| Water/Sewer: DER <input type="checkbox"/> Health Dept. <input type="checkbox"/>                      | Number of Plats: _____                   |
| Conceptual Stormwater Management Approval No. _____  | WSSC Authorization No.: _____            |
| CSP/DSP/SDP No.: _____   | Approval Date of CSP/DSP/SDP: _____      |
| Preliminary Plan No.: _____  | Approval Date of Preliminary Plan: _____ |
| I hereby certify that the submitted final plats are in conformance with the above-referenced SP/SDP. |  |
| _____<br><i>Signature of Surveyor, Authorized Representative</i>                                     |  |

**URBAN DESIGN CASES:**

|  |   |
|--|---|
| Number of Dwelling Units:<br>Attached _____ Detached _____ Multifamily _____ | Gross Floor Area: (Commercial or Industrial use only) |
| Nature of Revision: _____  |   |

## APPLICATION TYPE

### ZONING:

- ADT Alternative Development Technique
- DDS Departure from Design Standards
- DPLS Departure from Parking and Loading Spaces
- DSDS Departure from Sign Design Standards
- NCFF Nonconforming Fast-Food Restaurant
- NCGS Nonconforming Gas Station
- NCU Certified Nonconforming Use
- ROSP Revision of Site Plan
- SE Special Exception
- SP Special Permit
- ZMA Zoning Map Amendment:
  - Euclidean Zone
  - Comprehensive Design Zone
  - Floating Zone
  - Mixed-Use Zone
  - Chesapeake Bay Critical Area Zone
  - Basic Plan Amendment
  - Official Plan Amendment

### CHESAPEAKE BAY CRITICAL AREA:

- CP Chesapeake Bay Critical Area - Conservation Plan

### SUBDIVISION:

- 4- Preliminary Plan
- P- Pre-Preliminary Plan
- 5- Final Plat
- V- Vacation Petition
- S- Conservation Sketch Plan

### URBAN DESIGN:

- AC Alternative Compliance
- CDP Comprehensive Design Plan
- CSP Conceptual Site Plan
- DSP Detailed Site Plan
- SDP Specific Design Plan
- SDP/H Specific Design Plan for a Homeowners Minor Amendment

### VARIANCES TO SUBTITLE 27

- Variance with Chesapeake Bay Critical Area
- Variance with Detailed Site Plan
- Variance with Departure from Parking and Loading Spaces
- Variance with Departure from Design Standards
- Variance with Preliminary Plan of Subdivision
- Variance with Final Plat of Subdivision
- Variance with Special Exception

### VARIANCES TO SUBTITLE 25

- Do not use this form – use the  
Subtitle 25 Variance Application Form
- For variances to:
- Division 2: The Woodland and Wildlife  
Habitat Conservation Ordinance
  - Division 3: The Tree Canopy Coverage Ordinance







**M-NCPPC Development Review Division  
Zoning, Special Exception and Departures Checklist**

Submittal Date: 10/7/11

Project Name & Number: CAFeitz Property

Reviewer: SUSAN LOREUSE

Technician Review: Edward Holley 10/10/11 Date to Supervisor: 10/10/11

Date to Reviewer: 10/12/11 Date Returned to Technician: 10/12/11

Date Comments Transmitted to Applicant: 10/12/11

Revised Plans/Documents Received: Per the PROCESS Guidelines for DEVELOPMENT REV.

Application, which became effective on 5/30/08, you must submit the PRE-ACCEPTANCE ASSESSMENT for Historic Preservation & Environmental Planning.

**I. PLANNING TECHNICIAN - REVIEW OF BASIC REQUIREMENTS**

**A. DOCUMENTS REQUIRED:**

- Typed and signed Application Form
- Disclosure Statement
- Zoning Sketch Map showing property outlined in red
- Typed Statement of Justification Addressing All Specific and General Requirements or Basic Plan Text (CDZs)
- Conditions of all previous approvals, including comments from M-NCPPC Permits Office or DER violations
- Approval Letter for SWM Concept Plan
- Tree Conservation Plan or Exemption Letter
- State Ethics Commission Affidavit(s)

*f provide disclosure statement  
f provide state ethics affidavit for*

*did not include trail pipeline*

- Pre-Acceptance Assessment Reviews from Transportation and Historic Preservation completely filled out & signed by their staff person
- CB-12-2003 Affidavit of Informational Mailing (letter, "Receipt," list of addressees, & affidavit of mailing)
- Transmittal Letter from Clerk of the Council (for amendments to Basic Plans only)
- All applicable pre-assessments checklist /Scoping Agreement
- Point-by-Point Response of Revised Submission (to be submitted after our initial review comments)
- Application fee made payable to M-NCPPC:

*ok per meeting*

**(Do not submit the fee until it is requested)**

**B. PROPERTY SURVEY REQUIREMENTS: Calvin & June Cafeitz.**

- Professional Signed and Sealed
- Bearings and Distances in Feet
- Zoning of Subject Property
- Adjoining Property - Zoning, Owner's Names and/or Lot and Block
- Abutting Streets - Name, Location, Center Line and Right-of-Way Width

- Distance to Nearest Intersecting Street
- North Arrow and Scale
- Total Area Calculation in Square Feet or Acres
- Existing Buildings - Location, Area, Dimensions and Height
- Entire Property Outlined in Red on one sheet

**C. SITE PLAN AND LANDSCAPE PLAN REQUIREMENTS:**

**General Notes:**

- Subdivision Name
- Total Acreage (broken down by all zones)
- Existing Zoning
- Proposed Use of Property
- Number of Lot, Parcels, Outlots & Outparcels
- Breakdown of Proposed Dwelling Units by Type
- Gross Floor Area (Commercial/Industrial Only)
- 200 Foot Map Reference (WSSC)
- Tax map number and grid
- Aviation Policy Area (airport name and APA #)
- Water/Sewer Designation (Existing)
- Water/Sewer Designation (Proposed)

- Stormwater Management Concept Number
- 10-foot Public Utility Easement along all rights-of-way
- Mandatory Park Dedication (if applicable, how to be provided)
- Cemeteries on or contiguous to the property (indicate yes or no)
- Historic Sites on or in the vicinity of the property (indicate yes or no)
- Wetlands (indicate yes or no)
- 100-year floodplain (indicate yes or no)
- Within Chesapeake Bay Critical Area (indicate yes or no)
- Source of topography
- Applicant (indicate either owner or contract purchaser)

**Drawing Requirements:**

- Title Block
- Revision Block
- Professional Signed and Sealed
- Location Map
- North Arrow
- Drawings at Same Scale
- Property Boundaries Outlined in Red with Bearings and Distances
- Zoning of Subject Property
- Total Area Calculation in Square Feet or Acres
- Adjacent Properties -- Owner's Names, Lot, Block, Zoning, Use and Buildings Within 50 feet
- Location, Area, Height and Distance to Property Line for Existing and Proposed Buildings, Structures and Uses
- Dimensions of all Existing and Proposed Buildings and Structures
- Layout of Parking and Loading Facilities
- Access and Internal Circulation
- Schedules for Required Parking and Loading Spaces
- Typical Sizing of Parking and Loading Spaces
- Typical Screening of Loading Facilities
- Drive Aisles - Location, Width, Circulation and Street Connection
- Proposed Striping Method
- Lighting - Location, Height and Luminaire

- Waste Storage Areas and Typical Screening
- Typical for Fences and Retaining Walls
- Existing and Proposed Rights-of-Way and Easements
- Street Names and Distance to Nearest Intersecting Street
- Existing Vegetation or Tree Cover
- Tidal and Nontidal Wetlands
- Stormwater Management Facilities
- Storm Drains
- Steep Slopes
- Perennial Streams
- 100-Year Floodplain
- Notes of Prior Approvals (i.e., Application # for all prior cases)
- Current Zone Standards - Yards or Building Setbacks, Lot Area, Lot Coverage and Lot Width
- Keyed Locations of Landscape Materials
- Planting Schedules:
  - Residential Requirements
  - Commercial/Residential Landscaped Strip
  - Parking Lot Landscaped Strip
  - Perimeter Area
  - Interior Planting
  - Buffering Res from Streets
  - Bufferyard Planting
  - Planting Details and Specifications
  - Plant Substitution Notes
  - Existing Trees and Preservation Details

**D. ZONING CASES ONLY - CDZ & EUCLIDEAN:**

**PROPERTY SURVEY REQUIREMENTS:**

- Professional Signed and Sealed
- Bearings and Distances in Feet
- Zoning of Subject Property
- Adjoining Property - Zoning, Owner's Names and/or Lot and Block
- Abutting Streets - Name, Location, Center Line and Right-of-Way Width
- Distance to Nearest Intersecting Street
- North Arrow and Scale
- Total Area Calculation in Square Feet or Acres
- Existing Buildings - Location, Area, Dimensions and Height
- Property Outlined in Red

**BASIC PLAN DRAWING ONLY:**

- Physical Characteristics of the Property
- Proposed Land Use Types, Densities and Intensities
- Access and Circulation
- Relationship to Surrounding Properties
- Forest Stand Delineation or signed Natural Resources Inventory (NRI)

**II. PLANNER - SITE PLAN REVIEW:**

- Specific Special Exception Requirements - Section \_\_\_\_\_
- Landscape Manual
- Parking and Loading Design Standards
- Parking and Loading Space Requirements
- Sign Regulations
- Zoning Standards - \_\_\_\_\_ Zone

**III. PLANNER - STATEMENT OF JUSTIFICATION REVIEW:**

- Specific Special Exception Requirements - Section \_\_\_\_\_
- General Special Exception Requirements - Section 27-317
- Variances from Special Exception or Zoning Requirements - Section 27-230
- Alternative Compliance with the Landscape Manual - Section 1.3
- Departure from Landscape Manual Requirements - Section 27-239.01(a)(9)(A)&(B)
- Departure from Parking/Loading Design Standards - Section 27-239.01(a)(9)(A)
- Departure from Parking and Loading Spaces - Section 27-588(b)(8)
- Departure from Sign Design Standards - Section 27-239.01(a)(9)(A)
- Conventional Zones - Section 27-157(a)

\* MAKE notation on DEVELOPMENT Plan's Boundary Exhibit if there are/aren't any existing building.

\* DEVELOPMENT Plan sheets 1-6 should be signed & sealed by professional engineer

**IV. PLANNER - BASIC PLAN TEXT REVIEW FOR CDZs:**

- Physical Characteristics of the Property
- Proposed Land Use Types, Densities and Intensities
- Access and Circulation
  - Relationship to Surrounding Properties
- Forest Stand Delineation
- Construction Schedule (within and beyond six years)
- Economic Analysis for Retail Sales (except for MAC Zone)
- Traffic Study
- Required Findings - Section 27-195(b)

**APPLICATION DEFICIENCIES**

<sup>①</sup>TECHNICIAN COMMENTS: Page # 1 of APP, COGTAZ, should be 985 not 678.

- ② Page # 1 of APP, Municipality (yes), should only state Riverdale Park.
- ③ Page # 2 of APP, proposed use & request of proposal, should include the request "request to amend Riverdale Park MUTC zone to include Parcel 81."
- ④ Page # 2 of APP, details of request, should also include the request of the applicant.

**SUPERVISOR COMMENTS:**

SCHEDULE FOR SRG

- ⑤ Page # 2 of APP, zoning ordinance Section, should include all subtitle 27 sections of the zoning ordinance being quoted in your SDJ, such as 27-198.05.

**REVIEWER COMMENTS:** 27-198.05(d)

SECTION 27-198.02 -

SECTION 27-546-13. - (a) - (g)

(D) PROVIDE A DESCRIPTION OF THE AREA OF TC, LOCATION MAP.....

(1-5)

JHC 10/12/11

## TECHNICIAN COMMENTS:

① REVISE ZONING SKETCH MAP TO INCLUDE PART OF ABANDONED R-O-W BETWEEN VACANT PROPERTIES OWNED BY WMATA.

(GENERAL NOTES)

② COVER SHEET <sup>(GENERAL NOTES)</sup> & BOUNDARY EXHIBIT DIFFERS IN ACREAGE. BOUNDARY EXHIBIT STATES 37.34 AC & COVER SHEET <sup>(GENERAL NOTES)</sup> STATES 35.83 AC. PLEASE REVISE.

③ COVER SHEET (GENERAL NOTES) STATES TAX MAP AS BEING 12E-1 BUT SHOULD STATE 42-D2.

**DISCLOSURE**

List all persons having at least five percent (5%) interest in the subject property.

| Owner(s)                         | Residence Address  | Business Address                                      |
|----------------------------------|--|---|
| CALVERT TRACT, LLC<br>(100%)     | 1828 L STREET, NW<br>SUITE 703 WASH, DC<br>20036-5104              | 1828 L STREET, NW<br>SUITE 703 WASH, DC<br>20036-5104 |
| } 55% OWNED BY<br>} 45% OWNED BY | CALVIN CAFRITZ AND JANE LIPTON CAFRITZ, AS TENANTS BY THE ENTIRETY |   |
|                                  | JANE LIPTON CAFRITZ RIVERDALE, LLC, c/o JANE L. CAFRITZ            |   |

If the property is owned by a corporation, please fill in below.

| Officers | Date Assumed Duties | Residence Address | Business Address |
|----------|---------------------|-------------------|------------------|
|          |                     |                   |                  |
|          |                     |                   |                  |
|          |                     |                   |                  |
|          |                     |                   |                  |

| Board of Directors | Date Assumed Duties | Date Term Expires | Residence Address | Business Address |
|--------------------|---------------------|-------------------|-------------------|------------------|
|                    |                     |                   |                   |                  |
|                    |                     |                   |                   |                  |
|                    |                     |                   |                   |                  |
|                    |                     |                   |                   |                  |

**THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION**  
**14741 GOVERNOR ODEN BOWIE DRIVE**  
**UPPER MARLBORO, MARYLAND 20772**  
**DEVELOPMENT REVIEW DIVISION**  
**301-952-3530**

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

Name of Member Date

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

\_\_\_\_\_

\_\_\_\_\_

**Solicitation and other Payment/Contribution Information**

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?  Yes  No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

Name of Member Date Name of Contributor

\_\_\_\_\_

\_\_\_\_\_

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application?  Yes  No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

Name of Member Date Name of Contributor

\_\_\_\_\_

\_\_\_\_\_

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Calvin Caprite  
Signature (original to be filed with the Clerk)

6-17-11  
Date

CALVIN CAPRITE  
Printed Name of Signer

Director  
Title of Signer (if applicable)

STATE ETHICS COMMISSION  
45 CALVERT STREET, 3<sup>RD</sup> FLOOR  
ANNAPOLIS, MD 21401  
410-260-7770  
1-877-669-6085

This Form Is To Be Filled With:  
CLERK OF THE COUNTY COUNCIL  
COUNTY ADMINISTRATION BUILDING  
ROOM 2198  
UPPER MARLBORO, MD 20772

**Non-Corporate Applicant Affidavit**  
(Form PG 1)

General Information

The Prince George's County land use ethics law (State Government Article, §§ 15-829 to 15-835, Annotated Code of Maryland) ("Public Ethics Law") requires non-corporate applicants to file this affidavit with applications filed with the District Council. This includes, for example, any individual, sole proprietorship, partnership, or joint venture that is a title owner or contract purchaser of land that is the subject of an application; a trustee having an interest in the land, except interests described in a mortgage or deed of trust; or a holder of 5 percent or more interest in an entity having an interest in the land, provided that the individual or entity has substantive involvement in the disposition of the land, or substantive activities pertaining specifically to land development in Prince George's County. Applicant also includes a business entity in which another applicant holds a 5 percent or greater interest.

In completing this form, you should also review §§ 15-829 to 15-835 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Corporate Applicant Affidavit (Form PG 2). You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website at <http://ethics.gov.state.md.us>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.gov.state.md.us/pzaming.htm>.

Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to Council's consideration. Please note that under §15-831(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

Identifying Information

Name of Applicant Calvert Trail LLC Case No. (where applicable) \_\_\_\_\_  
Address of Applicant 1828 L Street, NW, Ste 703, Washington, DC 20036  
Identity of the Property/  
Subject of Application \_\_\_\_\_ Type of Application \_\_\_\_\_  
(see §15-829(d))

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application?  Yes  No

