


AFFIDAVIT

The purpose of this affidavit is to certify that pursuant to *The Process Guidelines for Development Review Applications*, informational mailing letters regarding Detailed Site Plan DSP-22023 and Departure from Design Standards (DDS-22001) for 7010 Greenbelt Road, Greenbelt, MD 20770, were mailed to all adjoining property owners, registered associations, municipalities within a mile, and previous parties of record. The letters, dated September 16, 2022, were mailed on September 16, 2022.

A copy of the letter and a list of those parties receiving the letter are attached and marked as Exhibits A and B.

I, Thomas H. Haller, solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.



Name


Date 9/16/22

STATE OF MARYLAND

COUNTY OF PRINCE GEORGE'S, ss:

I HEREBY CERTIFY that on this 16th day of September, 2022, before me, the subscriber, a Notary Public, for the State and County aforesaid, personally appeared Thomas H. Haller, being authorized to execute this Affidavit in accordance with the requirements of the Prince George's County Zoning Ordinance for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

Colleen L. Brinkman
Notary Public
Prince George's County, Maryland
My Commission Expires: 06/06/2023

LAW OFFICES
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774

EDWARD C. GIBBS, JR.
THOMAS H. HALLER
JUSTIN S. KORENBLATT

(301) 306-0033
FAX (301) 306-0037
gibbshaller.com

September 16, 2022

Greenbriar Condominium - Phase 1
6300 Woodside Court, Suite 10
Columbia, MD 21046

Re: Detailed Site Plan DSP-22023; DDS-22001
7010 Greenbelt Road, Greenbelt, MD 20770
4.5 acres on the north side of Greenbelt Road

Dear Sir or Madam:

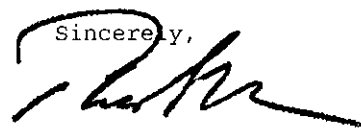
A Detailed Site Plan (DSP-22023) and Departure from Design Standards (DDS-22001) for the above-referenced project will be submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission, M-NCPPC. This is a second notice. A letter was previously mailed advising of the filing of the DSP. This revised letter advises that a DDS is also being filed with the Application.

The property forming the subject matter of this application contains 4.5 acres and is located at 7010 Greenbelt Road, which is located on the north side of Greenbelt Road approximately 150 feet east of its intersection with Lakecrest Drive. The property is more particularly described as Parcel G, as shown on a plat of subdivision entitled "Parcel G, Charlestowne Village", as recorded at Plat Book REP 205 Page 91. The property is zoned RMF-20, (Residential Multifamily) and was formerly zoned R-18. This DSP proposes to develop the property with four age-restricted multifamily buildings containing a total of 95 dwelling units and a community meeting. The DDS proposes to construct parking spaces 9' X 18' deep, rather than 9.5' X 19', to increase green area on site. A copy of justification statements for each application are attached.

If you wish to become a Person of Record to this application, you may submit your request online at <http://www.pgplanning.org/1586/Become-a-Person-of-Record> or by written request to the Development Review Division of the M-NCPPC, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please reference the Pre-Application Number and the Name of Project in your request. At this time no government agency has reviewed the application. After the application has been filed, you may contact the M-NCPPC at 301-952-3530.

IMPORTANT: *This notice is your opportunity to interact with the applicant prior to the acceptance of the subject application. Once an application is accepted, it may be subject to mandatory action time frames that are established by law. Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed. Any concerns regarding an applicant's failure to provide information or engage in dialogue about the proposed development should be directed in writing to the same mailing address listed for becoming a party of record. Please be sure to include the application number with any such correspondence.*

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact Thomas H. Haller, the attorney for the applicant, at 301-306-0033.

Sincerely,


Thomas H. Haller

Exhibit "A"

Greenbriar Condominium - Phase 1
6300 Woodside Court, Suite 10
Columbia, MD 21046

Carsondale Civic Assn.
Attn: Lula Beatty
9007 Wallace Road
Lanham, MD 20706

Greenbelt Advocates for
Environmental and Social Justice
112 Hedgewood Drive
Greenbelt, MD 20770

Lakeview Homeowners Assn.
Attn: Robert Kee
11103 Superior Landing
Bowie, MD 20720

Woodmore Estates HOA
Attn: Peter Nikitakis
204 Washington Ave., #102
LaPlata, MD 20646

Ridgeview Estates HOA
c/o Sentry Management
2200 Defense Highway
Crofton, MD 21114

Silverbrook HOA
4900 Forest Creek Court
Bowie, MD 20720

Hills Over Mullikan Station HOA
16606 Peach Street
Bowie, MD 20716

Seniors R Us
1918 Golden Morning Drive
Bowie, MD 20721

Westchester Park II Condominiums
6216 Westchester Park Drive, Unit D
College Park, MD 20740

The Woods of Woodmore
3003 Westbrook Lane
Bowie, MD 20721

Glenn Dale Citizens Assn.
P.O. Box 235
Glenn Dale, MD 20769

Westlake at Lake Arbor HOA
c/o Benjamin Colbert, Metropolis
4307 Gallatin Street
Hyattsville, MD 20781

Clagett Landing Assn.
1209 Heritage Hills Drive
Upper Marlboro, MD 20774

Windsor Green HOA, Inc.
7474 Frankfort Drive
Greenbelt, MD 20770

Canterbury Estates Civic Assn.
Attn: Margo Nelson
1802 Albert Court
Bowie, MD 20721

Gabriel's Run HOA
Attn: David Webster
14435 Cherry Lane Court, #210
Laurel, MD 20707

Federal Hill Farm Neighborhood Assn.
Attn: Mark Banks
17013 Federal Hill Court
Bowie, MD 20716

Princess Garden/Hickory Hill
Neighborhood Assn.
8910 1st Street
Lanham, MD 20706

Yorkberry HOA
c/o Terry Anderson-D Bader Management
14435 Cherry Lane Court, #210
Laurel, MD 20707

Honorable Emmett V. Jordan
Mayor, City of Greenbelt
25 Crescent Road
Greenbelt, MD 20770

Honorable Amanda M. Dewey
Mayor, Town of Berwyn Heights
5700 Berwyn Road
Berwyn Heights, MD 20740

Lerner Development Company
2000 Tower Oaks Blvd., 8th Floor
Rockville, MD 20852

Holy Cross Lutheran Church
6905 Greenbelt Road
Box 185
Greenbelt, MD 20770

HWH Investors LLC
10100 Business Parkway
Lanham, MD 20706

Maryland National Guard
69 Greenbelt Road
Greenbelt, MD 20770

Armory Place LLC
4909 Cordell Avenue
Bethesda, MD 20814

Pr. George's Co. Chamber of Commerce
David Harrington, President and CEO
4640 Forbes Blvd., Suite 130
Lanham, MD 20706

Greater Pr. George's Business Roundtable
M.H. Jim Estep, President and CEO
10201 Martin Luther King, Jr. Highway, #200
Bowie, MD 20720