

**ZONING HEARING EXAMINER
DOCUMENT SHEET**

APPLICATION NO. SE-22002/AC-23008

**APPLICANT: ESC 8215 Springfield L C/
Stewart Property**

ITEM: Number	Description
Check Mark <input type="checkbox"/> indicates nonacceptance by the ZHE into the Record to be an Exhibit	
1.	Memo to King frm Meoli dtd 7-10-23 Alternative Compliance Recommendation
2.	P&P PowerPoint Presentation
3.	Transmittal Ltr to ZHE and Technical Staff Report and backup
4.	Affidavit of Mailing (Informational Ltrs)
5.	Affidavit of Mailing (Acceptance Ltrs)
6.	Acceptance Ltr of P&P frm CPJ dtd 4-28-23
7.	Application Form signed by Joan Stewart (owner) on 11/16/22 and Jude Burke (contract purchaser) on 11/17/22
8.	Variance Application signed by Jude Burke on 3-31-23
9.	Type 2 Tree Conservation Application Form Signed by Sommer on 12-9-22
11.	Updated Ltr re previous mailing on 11-17-22 frm CPJ dtd 12-7-22
12.	Mailing List - Receipt dtd 7-26-22 frm MNCPPC
13.	MNCPPC Bowie Municipal Addresses dtd 7-26-22 (muni)
14.	MNCPPC Commission - Property Account Results dtd 7-26-22 (property)

ITEM: Number	Description
15.	MNCPPC Commission Association Results dtd 7-26-22 (Reg Assoc)
16.	Mailing List - Receipt dtd 4-26-23
17.	MNCPPC Bowie/Primary DAMS Commission Results dtd 4-26-23 (muni-1 mile)
18.	MNCPPC Property Tax Commission
19.	MNCPPC Registered Commission Results dtd 4-26-23 (RegAssoc)
20.	P&P Party of Record
21.	ARCH Elev 1
22.	ARCH Elev 2
23.	ARCHP (Square Footage)
24.	State Ethics Business Affidavit - Elm St Development & ESC 8215 Springfield, L.C. (contract purchaser)
25.	Applicant Payments/Contribution to Member Information signed by Stewart, (Owner) on 12/11/22
26.	Stewart Property - Statement of Justification
27.	Transportation Pre-Submittal Checklist for Development Applications

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28.	Ltr to Jude Burke frm David A. Nelson (Street Traffic Studies, Ltd) dtd 10-26-22
29.	Ltr to Environmental Planning Section frm Sommer dtd 2-28-23
30.	Zoning Map (Current) dtd 4-3-23
31.	Zoning Map (Prior) dtd 4-3-23
32.	Zoning Sketch Map (Current) dtd 5-3-23
33.	Zoning Sketch Map (Prior) dtd 4-3-23
34.	Special Exception Site Plan - Glenn Dale Cove (CIVP)
35.	Ltr to Hatcher frm Mazzara dtd 5-18-22
36.	ESC Mid-Atlantic, LLC - Preliminary Geotechnical Report dtd 1-21-22
37.	Landscape & Lighting Plan - Glenn Dale Cove dtd 12/2022
38.	NRI-069-2022 dtd March 2022
39.	Pre-Application Conference - Comments dtd 8-29-22
40.	Property Boundary Survey dtd 1-27-22
41.	SWMP - Concept Receipt - Glenn Dale Townhouse Development

ITEM: Number	Description
42.	SWMP - Stormwater Management Plan
43.	Tree Conservation Plan - Type 2
44.	Tree Conservation Plan Preparation & Review Checklist dtd 11-9-22
45.	Visibility Exhibit
46.	Ltr to Environmental Planning Sections frm Sommer last revised 6-27-23
47.	Ltr to Andrew Shelly frm Sommer dtd 6-2-23
48.	Ltr to Environmental Planning Section frm Sommer revised 6-2-23
49.	Environmental Impact Exhibit
50.	Environmental Ltr of Justification for Impacts to Primary Management Area dtd 6-2-23
51.	Tree Conservation Plan Type 2 dtd 12/22
52.	Ltr to MNCPPC frm Sommer dtd 6-2-23
53.	Declaration of Covenants
54.	ARCH Elev 28' Villa Side High Vis No Porch

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55.	ARCH Elev 28' Villa Side High Vis w/optional porch
56.	ARCH Elev - 28' Villa Medium Vis w/opt optional porch
57.	ARCH Elev Side Low Vis w/optional porch
58.	Ltr to Andrew Shelly frm Sommer dtd 6-8-23
59.	Statement of Justification dtd 6-8-23
60.	CIVP - Special Exception Site Plan dtd Nov. 2022
61.	CR-017-2022 - Water & Sewer Category Amendment (Attachments A&B)
62.	CR-018-2022 - Resolution
63.	Landscape & Lighting Plan dtd 12/2022
64.	Ltr to Andrew Shelly frm Sommer dtd 7-11-23
65.	CIVP - Special Exception Site Plan
66.	Visibility Exhibit dtd June 2023
67.	ARCH Elev 28' Vill Side High Vis no porch
68.	ARCH Elev 28' Villa Side High Vis w/ optional porch

ITEM: Number	Description
69.	ARCH Elev 28' Villa Side Medium Vis w/optional porch
70.	ARCH Elev 28' Villa Side Low Vis w/ optional porch
71.	Ltr to Environmental Planning Section frm Sommer dtd 8-16-23
72.	Special Exception Site Plan (CIVP) dtd August 2023
73.	Landscape & Lighting Plan dtd Aug 2023
74.	Tree Conservation Plan Type 2 dtd Aug 2023
75.	Visibility Exhibit dtd June 2023
76.	Environmental Impact Exhibit dtd June 2023
77.	Environmental Ltr of Justification for Impacts to Primary Management Area Revised 8-21-23
78.	Application Form Signed by Stewart on 3-3-23 and Burke on 3-1-23
79.	Alternative Compliance (ACL) Checklist
80.	Ltr to MNCPPC frm Sommer dtd 8-23-23
81.	Planning Board Survey dtd 6/28/22

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| 82. | Ltr to Hatcher frm MNCPPC dtd 5/18/22 |
| 83. | Landscape & Lighting Plan |
| 84. | Landscape & Lighting Plan 8-2023 |
| 85. | Aerial |
| 86. | Ltr to MNCPPC frm Sommer dtd 3/1/2023 |
| 87. | State Ethics Individual Affidavit David D. Elm Street Development, L.C., signed By Jude Burke dtd 12-4-23 |
| 89. | Mark Ferguson - Resume |
| 90. | State Ethics Business Entity Affidavit - ESC 8215 Springfield, L.C., signed by Jude Burke |
| 91. | David A. Nelson - Resume |
| 92. | Certificate of Good Standing - ESC 8215 Springfield, L.C., dtd 12-5-23 |
| 93. | Amy Sommer - Resume |
| 94. | Ltr to McNeil frm Sommer dtd 12-5-23 |
| 95. | Personal Financial Power of Attorney of Joan M. Stewart |
| 96. | Kenneth R. Wallis - Resume |

- | ITEM:
Number | Description |
|-------------------------|--|
| 97. | Original Sign Posting Affidavit and Photos |
| 98. | Revised Sign Posting and Photos |
| 99. | Applicant's Exhibit A - Proposed Revisions to Staff Report |
| 100. | Statement of Justification |
| 101. | Revised Ltr to Burke frm Nelson Street Traffic Studies, Ltd.) dtd 12-5-23 |
| 102. | Land Planning Analysis - M. Ferguson |
| 103. | 8215 Springfield Road - Prespective Easement for Springfield Road |
| 104. | Aldag's Letter of Testimony |
| 105(a) | Ltr to ZHE frm Suhar dtd 12-19-23 |
| (b) | Neighborhood Map |
| (c) | Ltr frm WSSC Water to Burke dtd 11-17-23 |
| 106. | Memo frm Burke to ZHE re Prespective Easement dtd 12-19-23 - Statement of Square Footage |
| 107. | CPJ Boundary Memo - Statement of Square Footage dtd 12-19-23 |
| 108. | Elm Street - Ltr re Prespective Easement and Acreage |
| 109. | Proof Representation on behalf of Wingate Homeowner's Association |

