**APPLICATION FORM**APPLICATION TYPE: SE ☒ Revision of Case # SE-22002

Companion Cases: _____

Payment option: ☐ Credit Card ☒ Check (payable to M-NCPPC) *Do not submit payment until requested by staff*PROJECT NAME: Stewart PropertyComplete address (if applicable) 8215 Springfield Road, Glenn Dale, MD

Geographic Location (distance related to or near major intersection)

Southeast of the intersection of Springfield Road and Lake Glen Drive

Total Acreage: 12.01 AC	Aviation Policy Area: none	Election District: 14
Tax Map/Grid: 028D3	Current Zone(s): RR	Council District: 4
WSSC Grid: 211NE10	Existing Lots/Blocks/Parcels: 131	Dev. Review District:
Planning Area: 71A	In Municipal Boundary: no	Is development exempt from grading permit pursuant to 32-127(a)(6)(A)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tax Account #: 1641547	Police District #: II	General Plan Growth Policy: Established Communities

Proposed Use of Property and Request of Proposal:
A Planned Retirement Community composed of 57 single-family attached dwelling units.
Revision Proposed to Add: Variance from Sec. 27-395(a)(3)(B))

Please list previously approved applications affecting the subject property:

Applicant Name, Address & Phone:

ESC 8215 Springfield L.C.
1355 Beverly Road, Suite 240
McLean, VA 22101
703-734-9730

Owner Name, Address & Phone:

(if same as applicant indicate same/corporation see Disclosure)

David M. Stewart, as Personal Representative of Estate of Joan M. Stewart
6101 Atlantic Ave #203, Ocean City, MD 21842
410-320-0149

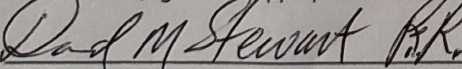
Consultant Name, Address & Phone:

Charles P. Johnson & Associates, Inc
1751 Elton Road, Suite 300
Silver Spring, MD 20903
301-434-7000

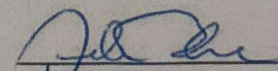
Contact Name, Phone & E-mail:

Amy Sommer
Charles P. Johnson & Associates, Inc
301-434-7000 x127
asommer@cpja.com

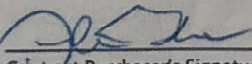
SIGNATURE (Sign where appropriate; include Application Form Disclosure for additional owner's signatures):

 3/19/25
Owner's Signature (signed) Date

David M. Stewart, Personal Representative

 19 MAR 2025
Applicant's Signature (signed) Date

Jude Burke, Manager

 19 MAR 2025
Contract Purchaser's Signature (signed) Date

Jude Burke, Manager

Applicant's Signature (signed) Date

FOR STAFF USE ONLY

Application No.(s): _____

**SUBDIVISION CASES: Preliminary Plan of Subdivision/Conservation Sketch Plan**

Type of Application (Check all that apply): ☐ Conventional Subdivision ☐ Conservation Subdivision
☐ Conservation Sketch Plan ☐ Subdivision Ordinance Interpretation ☐ Vacation Petition

Variation, Variance or Alternative Compliance Request(s):
☐ Yes ☐ No

Applicable Zoning/Subdivision Regulation Section(s):

Total Number of Proposed:

Lots _____ Outlots _____ Parcels _____ Outparcels _____

Number of Dwelling Units:

Attached _____ Detached _____ Multifamily _____

Gross Floor Area (Nonresidential portion only):

SUBDIVISION CASES: Final Plat

Water/Sewer: ☐ DPIE ☐ Health Department

Number of Plats: _____

Detailed Site Plan No.: _____

WSSC Authorization No.: _____

Approval Date of Preliminary Plan: _____

Check box if a hearing is requested: ☐

URBAN DESIGN AND ZONING CASES

Type of Application (Check all that apply): ☐ Certification of Nonconforming Use ☐ Conservation Plan
☐ Detailed Site Plan ☐ Planned Development ☐ Secondary Amendment ☒ Special Exception
☐ Zoning Map Amendment ☐ Zoning Ordinance Interpretation

Details of Request:

A Planned Retirement Community composed of 57 single-family attached dwelling units.
Revised Request to Include: Variance from Sec. 27-395(a)(3)(B))

Applicable Zoning Ordinance Section(s):
Sec. 27-395; Sec. 27-296

Total Number of Proposed:

Lots ⁵⁷ _____ Outlots _____ Parcels ³ _____ Outparcels _____

Number of Dwelling Units:

Attached ⁵⁷ _____ Detached _____ Multifamily _____

Gross Floor Area (Nonresidential portion only):

Variance Request:

☒ Yes ☐ No

Applicable Zoning/Subdivision Regulation Section(s):
Sec. 27-395(a)(3)(B)

Departure Request:

☐ Yes ☒ No

Application Filed:

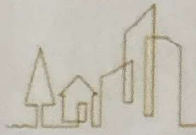
☐ Yes ☒ No

Alternative Compliance Request:

☒ Yes ☐ No

Application Filed:

☒ Yes ☐ No



APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	Signature and Date	Residence Address
David M. Stewart, Personal Representative	<i>David M Stewart P.R.</i>	6101 Atlantic Ave #203, Ocean City, MD 21842

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

Officers	Date Assumed Duties	Residence Address	Business Address
David Flanagan, President	1978		1355 Beverly Rd, Ste 240, McLean, VA 22101
Lauren Bauer, CFO	2023		1355 Beverly Rd, Ste 240, McLean, VA 22101
Jason Wiley, Regional Partner/ VP	2023		1355 Beverly Rd, Ste 240, McLean, VA 22101
Jude Burke, Partner/ VP	2009		1355 Beverly Rd, Ste 240, McLean, VA 22101

Officers	Date Assumed Duties	Date Term Expires	Residence Address	Business Address